



An
Coimisiún
Pleanála

PRESS STATEMENT

16.7% reduction in planning cases on hand at year end 2025

An Coimisiún Pleanála publishes 2025 Annual Report

61% of all planning cases decided within statutory objective period, up from 25% in 2024

Strategic Infrastructure Development (SID) cases increased by 24.6% to 177 cases received

Tuesday, 20th October 2026. An Coimisiún Pleanála, Ireland's national planning body, has published its 2025 annual report. The report reflects a year of significant change for the organisation, including the formal establishment of An Coimisiún Pleanála on 18 June 2025, replacing An Bord Pleanála. It shows continued progress by the Commission in reducing its caseload and improving decision times.

In 2025:

- 1,307 planning cases on hand at year end, down from 1,569 (2024), a 16.7% reduction, and down from a high of 3,600+ cases (May 2023).
- 27 weeks was the average time to decide all planning cases, down from 41.7 weeks in 2024.
- 61% of all planning cases were decided within the relevant statutory objective period, compared with 25% in 2024

Key performance highlights for 2025 include:

Planning casework

In 2025 the total number of cases (both appeals and direct applications) to An Coimisiún Pleanála increased by 4.8% to 2,857 cases (2024: 2,727 cases). A total of 3,119 cases were decided in 2025, compared with 3,705 in 2024. This decrease in the number of cases decided was partly due to a reduction in the number of planning case decision makers. Other factors include an increased complexity in applications and the designation of additional areas of responsibility to the Commission.

Decision timelines

In 2025, 61% of all planning cases were decided within the statutory objective period, up from 25% in 2024. For normal planning appeals lodged and disposed of during 2025, compliance with the relevant timeline was 94.5%. The Commission recorded 100% compliance for Large Scale Residential Development appeals and Local Authority Projects lodged and disposed of during the year.

Large Scale Residential Developments (LRD)

An Coimisiún Pleanála received 78 Large Scale Residential Development appeals in 2025. 77 LRD cases were disposed of in 2025, 100% of which were decided within the 16-week statutory period. Decisions on Large Scale Residential Developments resulted in permission being granted for 8,814 housing units during the year.

Peter Mullan, Chief Executive Officer, An Coimisiún Pleanála, said:

“The progress achieved in 2025 is significant and provides a strong foundation for the year ahead. By year end staff numbers at the Commission had grown to 295 of 314 sanctioned posts. We reduced the number of planning cases on hand by 16.7%. We increased the proportion of cases decided within the relevant statutory objective period from 25% in the previous year to 61% in 2025. Looking ahead, we expect the volume and complexity of the Commission’s workload to continue to increase as more large-scale infrastructure, and renewable energy applications are received. We remain focused on timely, robust and transparent decision-making as the mandatory decision timelines introduced under the Planning and Development Act 2024 come into effect.”

Strategic Infrastructure Development (SID)

In 2025, the Commission received 177 SID cases, including direct applications and pre-application consultations. This is a 24.6% increase on 2024.

The Commission concluded 139 SID cases in 2025. Significant infrastructure cases decided during the year included MetroLink, Finglas Luas, DART North, the Slane Bypass and the Greater Dublin Drainage project.

RED III regulations came into effect in August 2025 and introduced additional requirements and mandatory decision timelines for certain renewable energy developments. The Commission received 10 Renewable Energy Directive III (RED III) direct applications during 2025.

Paul Reid, Chairperson, An Coimisiún Pleanála, said:

“In its first year of existence, the Governing Board of An Coimisiún Pleanála has laid the foundations for a renewed organisation, establishing the structures, governance and accountability needed to support its critical work in the years ahead. This has included the appointment of the first Chief Planning Commissioner, together with new decision-making procedures, an updated Code of Conduct and the development of a new three-year Strategic Plan. These and other reforms leave An Coimisiún Pleanála better positioned to help shape Ireland’s future development.”

Housing Units

The Commission granted 474 housing cases and refused 431 in 2025, granting permission for 15,106 housing units in total. This included 8,814 units through LRD appeals, 5,489 through normal planning appeals and 803 through Strategic Housing Development cases.

Judicial Review - Key Statistics

- 143 new judicial reviews lodged in 2025, challenging 136 decisions.
- Judicial reviews initiated decreased during the second half of the year, from 85 in the first half to 58.
- 115 judicial reviews reached a substantive conclusion or judgment during 2025:
 - 37 cases won by the Commission
 - 35 cases withdrawn by JR applicant
 - Four cases concluded through a no-fault disposal
 - 24 cases conceded by the Commission
 - 15 cases lost by the Commission
 - 431 active legal cases on hand

Maritime Area Planning

A total of 11 maritime area cases - applications for maritime area development, pre application consultations and application amendments - were received in 2025 and four cases were concluded. Maritime area development includes offshore windfarms, port infrastructure and undersea cables. At year end, five ‘Phase One’ offshore renewable energy (ORE) projects remained under assessment, with further information requested in relation to each project during 2025.

Active Land Measures

The Commission received 86 Residential Zoned Land Tax appeals in 2025. A total of 82 were formally decided and four were otherwise disposed of, leaving no cases on hand at year end. Of the formally decided cases, 98% were decided within the 16-week statutory period. The Commission received 39 Derelict Site cases and disposed of 32 during the year.

Digital Transformation

A new internal Case Management System for normal planning appeals and leave-to-appeal applications went live on 1 October 2025. These appeals account for approximately 80% of the Commission's casework. The Commission piloted a new online appeals platform in December 2025, following regulations allowing appeals and referrals to be submitted electronically. Over 900 appeals have been submitted online since its launch in April 2026.

ENDS //

For Reference:

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Notes to Editors:

Large-Scale Residential Developments (LRDs): Local council applications for 100+ homes or 200+ student beds, where decisions can be formally appealed to An Coimisiún Pleanála

Strategic Infrastructure Developments (SIDs): applications for planning permission directly to An Coimisiún Pleanála for major infrastructure developments by local authorities and others. Examples include motorways, railway lines, pipelines, ports or major facilities like hospitals.

Renewable Energy Directive III: EU legislative requirements transposed into planning policy to introduce mandatory, permissible maximum timelines for the processing and determination of renewable energy permissions.

Strategic Housing Developments: A fast-track process under the Planning and Development (Housing) and Residential Tenancies Act 2016 where 100+ home applications went directly to An Coimisiún Pleanála, until replaced by the LRD system under subsequent legislation.

Maritime Area Planning: The statutory framework established to regulate, manage, and license spatial development within the marine domain, including offshore renewable energy infrastructure.

Residential Zoned Land Tax: Tax calculated on the market value of land that is zoned as suitable for residential development and serviced, introduced to stimulate housing activation.

Derelict Site Cases: Statutory cases where a local council wishes to compulsorily purchase neglected property under the Derelict Sites Act 1990.

A housing unit: A self-contained home built for one household, such as a house, or apartment.