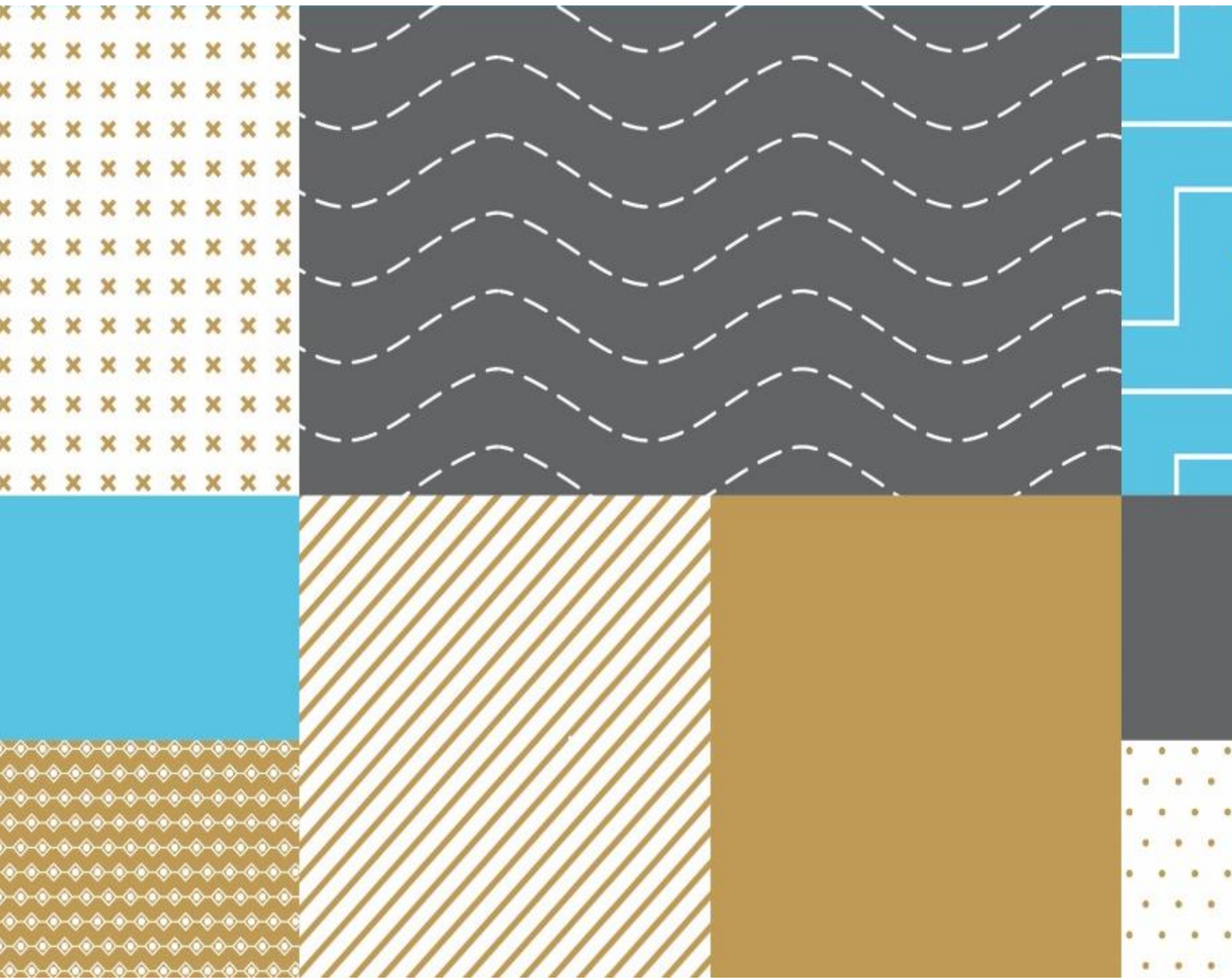


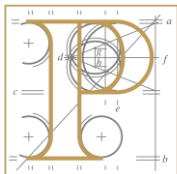


An
Coimisiún
Pleanála

Provision of information to members of the Oireachtas by An Coimisiún Pleanála.

Quarter 2 2026- 1 April 2026 to 30 June 2026





Query Number:OIR-26-023

Date Received: 7 April 2026

Query Subject: Administration

Deputy/Senator: Dept. of Housing

Acknowledged:

Substantive Reply Issued: 7 April 2026

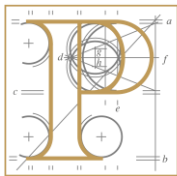
Language: English

Query:

Please see PQ for answer below. If you could respond back to us for you bodies by Thursday, 9 April To ask the Minister for Housing; Local Government and Heritage the bodies which operate under his aegis which have a regulatory or enforcement remit which include provision for a person convicted of an offence to receive a fine upon summary conviction; the associated maximum amount and duration of any related potential imprisonment term to receive a fine upon conviction on indictment; the associated maximum amount and duration of any related potential imprisonment term; the fines predicated upon the turnover of an entity, maximum percentage thereof and any associated imprisonment te; and if he will make a statement on the matter.

Substantive Reply:

Our response below is 'Nil'. An Coimisiún Pleanála does not have any enforcement powers under the Planning Acts.



Query Number: OIR-26-024

Date Received: 3 April 2026

Query Subject: SIDS/LAPS Case

Deputy/Senator: Deputy John Clendennen

(Live)

Acknowledged: 8 April 2026

Substantive Reply Issued: 13 April 2026

Language: English

Query:

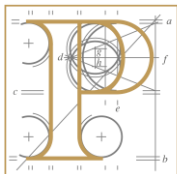
I am contacting you on behalf of our constituents from the Lemanaghan Bog Heritage & Conservation Group and the local residents of Lemanaghan. Please find below a press release issued by the Lemanaghan Bog Heritage & Conservation Group regarding the proposed wind farm: "Local Community Left in the Dark as Wind Farm Application Submitted." We have also received the attached official response from Bord na Móna. However, there is one outstanding aspect of the query that we hope you can clarify: Why will the application documents only be available for public viewing from April 7th? Given the level of local concern, we would appreciate any information you can provide regarding the timeline and process for making these documents accessible.

Substantive Reply:

I refer to your query 3 April 2026 regarding An Coimisiún Pleanála case 324161: Proposed development of 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure at Lemanaghan and surrounding townlands, Co. Offaly. (www.lemanaghanwindfarmplanning.ie) .

The planning application was submitted to An Coimisiún Pleanála on 27 March 2026. The Commission allows five working days from the date of a newspaper notice publication to make all application documentation available for viewing by the public. The five working days are needed for the Commission to prepare the documents for public viewing and to register the application on our case management system. Strategic Infrastructure Development applications contain a large volume of documents that need filing and checking before they can be made available for inspection.

Please note that the application documents are now available on our website: [324161 | An Coimisiún Pleanála](#) – Observations can be submitted during a seven-week consultation period from 7 April - 26 May 2026



Query Number:OIR-26-025

Date Received: 7 April 2026

Query Subject: Appeal Case (Live)

Deputy/Senator: Deputy Rob O'Donoghue

Acknowledged: 8 April 2026

Substantive Reply Issued: 14 April 2026

Language: English

Query:

I refer to representations from Mr Stephen Thorne in regard to his planning application in Courtlough, Balrothery, Co Dublin that has been appealed to An Commisiun Pleanala, Case Reference: PL06F.500363. Fingal County Council Planning Reference: F24A/1119E.

Stephen reports that the appeal has been in with An CP for 18 weeks and is with an Inspector awaiting signoff for the next phase of evaluation.

Given the nature of the development (Gallops & Stables) starting a build should the planning ultimately be granted, it would be optimal if it could be undertaken in the summer months.

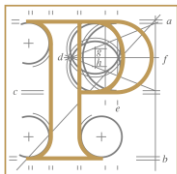
Stephen would like to know, if possible if there is an indicative timeline of when the report will move from the Inspector to the Board for evaluation, or when the case may come to a conclusion?

Substantive Reply:

In response to your query of 7 April 2026 regarding case file PL06F.500363; Construction of stables with all associated site works at Courtlough, Balrothery, Co. Dublin.

This appeal is currently at Inspectorate level however will not be possible to determine the case within the statutory objective period .

A notice advising parties under section 126(3)(a) of the Planning and Development Act, 2000 issued to the parties on Monday 13 April 2026 giving a revised date of before 4 June 2026 for decision



Query Number:OIR-26-026

Date Received: 9 April 2026

Query Subject: Appeal Case (Live)

Deputy/Senator: Senator Pat Casey

Acknowledged: 9 April 2026

Substantive Reply Issued: 10 April 2026

Language: English

Query:

In relation to the above cases for Echelon Clondalkin DC Services Limited, I would appreciate an update on the proposed decision timeline.

As you will appreciate, this appeal forms an integral part of the overall development of the site, and the project will also require an EPA licence should permission be granted. My understanding is that the appeal was submitted on 11 November 2024, with the original decision due by 25 March 2025.

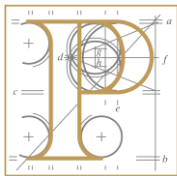
I would be grateful if any information could be provided on the current status of the appeal and whether the process might be advanced, insofar as possible, while fully recognising the constraints under which you are operating.

Substantive Reply:

In response to your query regarding case file 321230 for the construction of an ICT facility building, revised internal road network and all associated site works at 3-4 Crag Avenue, Clondalkin Industrial Estate, Clondalkin, Dublin 22.

This case is currently with the Planning Inspector awaiting completion of their report and recommendation. Once this has been completed the case file will progress to the Commission for decision.

The Commission cannot provide a definitive timeframe for a decision at present.



Query Number: OIR-26-027

Date Received: 10 April 2026

Query Subject: SID/LAP Case
(Live)

Deputy/Senator: Deputy Thomas Gould

Acknowledged: 16 April 2026

Substantive Reply Issued: 1 May 2026

Language: English

Query:

Many thanks for taking my call earlier. As I outlined then, we have deep concerns at the failure by An Comisiun Pleanala to follow the statutory planning process through a delay in notification to the local authority. The process clearly requires this notification which subsequently allows the authority notify the elected representatives in the Council ward (I have cc'ed two of these Councillors here). These Councillors can then inform constituents and empower engagement.

It is longstanding practice that the notification of the public takes place through various means – advertisement, site notice, word of mouth, elected representative. It is very clear that the community were not aware of these plans. This is evidenced by the dearth of submissions to the proposal. The Blarney community engage heavily in planning, and this can be seen on other recent projects in the area. The failure in process has led to a failure in notification.

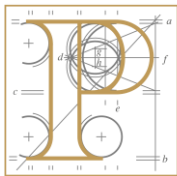
We believe that there are now only two satisfactory routes for the Commission to take – planning can be deemed invalid due to failure to follow proper procedure, and the process can recommence, or the local community can be afforded additional time for consultation similar to that provided to Cork City Council.

Substantive Reply:

I refer to your query of 10 April 2026 regarding case reference ACP-323930-25: Healthcare Waste Treatment and Transfer Facility at Block 8003, Blarney Business Park, Shean Upper, Blarney, County Cork.

As required under Section 37 E(3)(a) of the Planning and Development Act, 2000 as amended, the applicant published a notice on the 4th December, 2025 in the Echo Newspaper informing the public that they intended to make a planning application to the Commission and indicating that submissions could be made to An Coimisiún Pleanála up to 7 weeks from the 12th December, 2025. This notice also indicated that the application could be viewed/purchased at Cork City Council and the Commissions office.

As part of the application process the agent Fehily Timoney, acting on behalf of the applicant as required under Section 37E(3)(b), issued letter dated the 4th of December to Cork City Council, other local authorities and relevant prescribed bodies notifying them of the above proposal and inviting submissions. The Commission also received a copy of the site notice



dated the 4th of December erected by the applicant as part of this planning process which also indicated the timelines for submission.

This application was then lodged with An Coimisiún Pleanála on 5 December 2025 and the application documents were published on our website two working days later on 9 December 2025: Section 37E(3)(4) provides that the planning authority for the area shall, in which the proposed development would be situated shall, within 10 weeks from the making of the application to the Commission under this section (or such longer period as may be specified by the Commission), prepare and submit a report setting out the views of the authority on the effects of the proposed development. The Chief Executive shall also consult with members of the Council prior to responding.

On 6 February 2026, the Commission then sent correspondence to Cork City Council enclosing any submissions received requiring them to submit a report to the Commission on the effects of the proposed development in accordance with section 37 E (4). Due to an administrative error in the letter in relation to the time for response a further letter issued on 18 February 2026, clarifying that the time for the Council to respond was now the 15 April 2026. I can confirm that this report has been received.

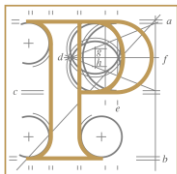
In terms of public participation and notification, this began with the publication of the notice in the newspaper on the 4th December 2025 (as required under Section 37E(3)) and specified a period of 7 weeks from the 12th December 2025. As the last date fell on a Sunday, the submission deadline was the following working day, 9 February 2026. This date is set by the applicant and published by the applicant in the public newspaper notices and notices to prescribed bodies.

As stated above Cork City Council had been notified by the applicant of its intention to lodge the planning application with An Coimisiún Pleanála by letter dated 4 December 2025. Both this letter and the public newspaper notices included information about the process and time period for the public to make submissions to the Commission.

Unfortunately, it is not within the Commission's remit to extend the public consultation period.

The Commission is satisfied that it has complied with its statutory procedures in this case.

All documents related to the case, and referred to above, are available on our website here: [323930 | An Coimisiún Pleanála -](#)



Query Number:OIR-26-028
Query Subject:Appeal Case
(Live)

Date Received: 22 April 2026
Deputy/Senator: Deputy Niall Collins

Acknowledged: 22 April 2026
Substantive Reply Issued: 29 April 2026
Language: English

Query:

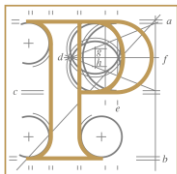
Re: Planning Reference Number: 25/15

A Chara, Please advise me of the decision by An Bord Pleanala to the above referenced appeal in due course.

Substantive Reply:

I refer to your email of 22 April 2026 regarding An Coimisiún Pleanála case 501143 (Planning Authority Case Reference: 2515) ; the demolition of commercial building . Construction of 4 no. 3 storey building to consist of 8 no. retail unit and 16 no. apartments together with all associated site works at Clarina Village , Clarina , Co. Limerick.

Consideration of this appeal which was lodged on 10 April 2026 is proceeding and will be completed as soon as possible. Your interest, as a public representative ,in the matter has been noted and you will be notified of the Commission's decision as soon as it is made.



Query Number:OIR-26-029

Date Received: 23 April 2026

Query Subject: Appeal Case
(Live)

Deputy/Senator: Deputy Ged Nash

Acknowledged: 24 April 2026

Substantive Reply Issued: 29 April 2026

Language: English

Query:

Can I ask when the Commission intends to make a determination on case ACP-323436-25?

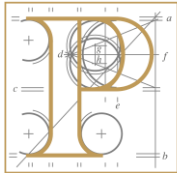
Substantive Reply:

I refer to your email of 23 April 2026 relating case ACP-323436-25; a Strategic Housing Development – Application in Co Meath.

As you may be aware, this case was remitted back to the Commission on 20 August 2025 following Judicial Review proceedings on this Strategic Housing Development case

The file is currently ongoing and with the Planning Inspector to complete their report and recommendation. Once completed, the file will then be forwarded to the Commissioners for formal decision .

Unfortunately, we cannot provide a definitive date for the making of a decision at this time, however, every effort will be made to make a decision as soon as practicable.



Query Number: OIR-26-030

Date Received: 29 April 2026

Query Subject: Administration

Deputy/Senator: Deputy Conor D. McGuinness

Acknowledged: 29 April 2026

Substantive Reply Issued: PENDING REPLY

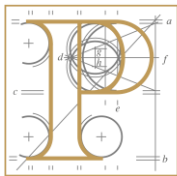
Language: English

Query:

Please provide your organisation's total spend on consultancy firms, broken down by the allocation to each named consultancy firm, for each of the past 15 years, in tabular form.

Substantive Reply:

PENDING REPLY



Query Number: OIR-26-031

Date Received: 1 May 2026

Query Subject: SID/LAP Case
(Live)

Deputy/Senator: Deputy John Clendennen

Acknowledged: 1 May 2026

Substantive Reply Issued: 29 May 2026

Language: English

Query:

I am contacting you on behalf of our constituents from the Lemanaghan Bog Heritage & Conservation Group and the local residents of Lemanaghan.

“We have some other queries in relation to a **substitute consent application** currently before An Bord Pleanála concerning Lemanaghan Bog (ACP case reference ACP-323676-25).

The case was due to be decided end of March’26, we received correspondence confirming that the statutory decision timeline has not been met (again - this is the second delay) due to the current volume of cases, with a revised decision date of **23 June 2026**.

At the same time, a Strategic Infrastructure application for a **wind farm** has been lodged on the same lands.

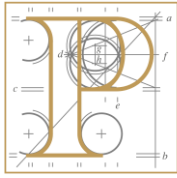
We would be very grateful if you could raise the following queries with An Coimisiún Pleanála:

- **How the Commission is coordinating these two processes on the same site**
- **Whether the substitute consent application will be determined in advance of any decision on the wind farm**
- **How the Commission ensures full environmental assessment compliance where substitute consent remains outstanding**
- **What the implications would be if substitute consent were refused, particularly in relation to the wind farm application on the same lands**
- **Whether delays due to case volumes are impacting substitute consent applications generally, and whether any such applications relating to peat extraction sites have been granted to date.”**

If you can get answers to these questions we would appreciate it.

Substantive Reply:

I refer to your query of 1 May 2026 relating to An Coimisiún Pleanála cases ACP-323676-25: Substitute Consent under the provisions of Section 177E of the Planning and Development Act 2000 (as amended) for peat extraction and ancillary works and ACP-324161-26:

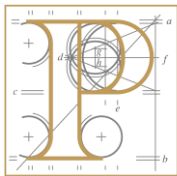


Proposed development of 15 no. wind turbines, a permanent 220kV on-site substation, and associated infrastructure at Lemanaghan and surrounding townlands, Co.Offaly.

The Commission cannot comment on the details of any live cases. However for interrelated projects of this nature, a co-ordinated approach is taken in terms of the environmental assessment.

The Commission endeavours to make all decisions in accordance with the statutory objective period but substitute consent cases are complex and can require additional time.

The Commission currently has four live substitute consent cases relating to peat extraction, but none have been decided to date. These applications were received between August 2024 and December 2025.



Query Number:OIR-26-032

Date Received: 1 May 2026

Query Subject: Housing

Deputy/Senator: Deputy Niall Collins

Acknowledged: 1 May 2026

Substantive Reply Issued: 26 May 2026

Language: English

Query:

Berwick Pines Development , Leopardstown Road , Dublin

I write in relation to the attached and email below. I would appreciate if this matter can be expedited. I look forward to hearing from you.

Dear Niall I write to highlight the excruciating planning delays to this development decision. Its an absolute disgrace. Timelines are attached*. Can you please present to housing department to highlight.

*1 Introduction

We have been asked to set out the planning timeline associated the SHD planning application for a proposal to deliver 463 residential units, open space of 9,885 sq m, 259 car parking spaces and 968 bicycle parking spaces on lands at St Josephs, Brewery Road/Leopardstown Road, Dublin 18.

2 SHD Application

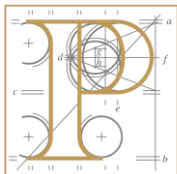
The Planning Application was submitted to An Bord Pleanála on 30 September 2021 under the case reference TA06D.311540. Permission was granted by ABP on 13 April 2022 which was then subject to Judicial Review. Following court proceedings, the decision of ABP was quashed in May 2024.

2.1 Remitted Case

The Court's decision remitted the case back to An Coimisiún Pleanála for a fresh assessment on 14 June 2024. A target decision date was 03 October 2024. Once that date had passed, we made frequent requests for an update on the decision date. No further date has been given by ACP and we are advised that the case remains at Inspector level.

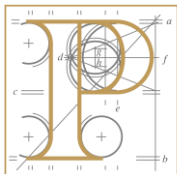
Substantive Reply:

I refer to your email of 1 May 2026 regarding ABP-319923-24; Demolition of properties and associated outbuildings, change of use of St. Joseph's House, construction of 463 no. apartments, childcare facility and associated site works at lands at 'St. Joseph's House' and adjoining properties at Brewery Road and Leopardstown Road, Dublin 18.



The case is currently with the Inspector for a report and recommendation. Once the inspector has completed their report and recommendation, the file will be forwarded to the Commission for decision, and you will be notified of the decision when it is made. Unfortunately, a definitive date for the making of a decision on the application cannot be given.

The Commission is aware of the urgency and importance of all SHD development applications and will take all steps that are necessary to have the case expedited as soon as practicable.



Query Number:OIR-26-033

Date Received: 11 May 2026

Query Subject: Appeal Case
(Live)

Deputy/Senator: Deputy John Connolly

Acknowledged: 11 May 2026

Substantive Reply Issued: 26 May 2026

Language: English

Query:

A Chara,

RE: Cuan na Loinge, Ceantar na nOileán, Conamara, Co. Galway Galway County Council

An Coimisiún Pleanála – Case reference JP07.323024.

I refer to the above application, which is currently under consideration by An Chóimisiún Pleanála.

I understand that all additional documentation requested to date has been submitted by Galway County Council.

I would be very grateful if you could advise when a decision is likely to be made in relation to this project/application.

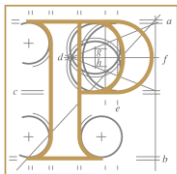
I look forward to hearing from you.

Substantive Reply:

I refer to your email of 11 May 2026 regarding our file ACP-323024-25; proposed elevation of local tertiary road (L-52214) in Cuan na Loinge, Ceantar na nOileán, Conamara, Co. Galway, submitted by Galway County Council.

Further information was received by An Coimisiún Pleanála on the 23 March 2026 and circulated to prescribed bodies for comments.

With the report and recommendation of the Inspector having now been finalised, the file is now at Commissioner level for a decision.



Query Number: OIR-26-036
Query Subject: SIDS/LAPS Case
(Live)

Date Received: 2 June 2026
Deputy/Senator: Senator Dee Ryan

Acknowledged: 2 June 2026
Substantive Reply Issued: 8 June 2026
Language: English

Query:

I am writing to request an update regarding the proposed Castletroy Link Road project in Limerick, which I understand has been under consideration by An Coimisiún Pleanála.

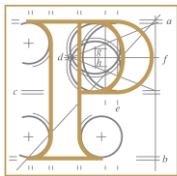
I would be grateful if you could provide information on the current status of the application, including whether a decision has been made or, if the application remains under consideration, any indicative timeline for a determination.

Many thanks in advance, and I look forward to your response.

Substantive Reply:

I refer to your query of 2 June 2026 about An Coimisiún Pleanála case reference ACP 323410-25: Proposed Limerick City Greenway (UL to NTP) within the townlands of Dromroe, Sreelane, Newcastle and Castletroy, Co. Limerick.

The Planning Inspector has finalised their report and the matter is with the Commission for a decision, and we anticipate a decision will be made in the coming month.



Query Number: OIR-26-037

Query Subject: Housing

Date Received: 5 June 2026

Deputy/Senator: Senator Victor Boyhan

Acknowledged: 5 June 2026

Substantive Reply Issued: 8 June 2026

Language: English

Query:

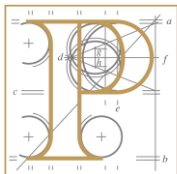
Can you please advise as to the status of the Design Standards for Apartment Guidelines for Planning Authorities (2025) and if they are in force and being considered or applied to current planning applications before any Planning Authority or Coimisiún Pleanála.

Substantive Reply:

I refer to your query of 5 June 2026 regarding Design Standards for Apartment Guidelines for Planning Authorities (2025).

An Coimisiún Pleanála have been applying the Design Standards for Apartment Guidelines for Planning Authorities (2025) to Planning Appeals since July 2025.

In relation to County and City Planning Authorities the Department of Housing, Local Government and Heritage can provide more clarity on your query in relation to their application of the Design Standards for Apartment Guidelines for Planning Authorities (2025).



Query Number:OIR-26-038
Query Subject: Appeal Case
(Live)

Date Received: 12 June 2026
Deputy/Senator: Senator Victor Boyhan

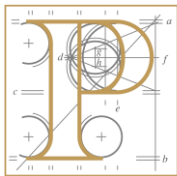
Acknowledged: 15 June 2026
Substantive Reply Issued: PENDING REPLY
Language: English

Query:

Can you please advise as to the status of ACP 324005/26 the number of units involved and if the matter has been determined within the statutory timeframe.

Substantive Reply:

PENDING REPLY



Query Number: OIR-26-039

Date Received: 23 June 2026

Query Subject: Appeal Case (Live)

Deputy/Senator: Deputy Máire Devine

Acknowledged: 24 June 2026

Substantive Reply Issued: 26 June 2026

Language: English

Query:

I received my letter informing me of a First Party Appeal to Ref 501390 – dated 17/06/26.

I am making enquires on behalf of my constituent who is also a party eligible to appeal this application. She has yet to receive her letter informing her of the 1st Party Appeal. Given its over a week since I was informed can you let me know when she should expect her letter?

Also is there a separate ref number for this or does the above ref suffice?

Substantive Reply:

I am responding to your recent queries about An Coimisiún Pleanála planning appeal case reference 501390: Site clearance works, including the demolition of all existing buildings/structures on site, construction of an Aparthotel building with a Café, a public bar/event space and all associated site works located at Site at Thomas Street, Dublin 8.

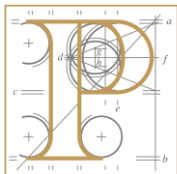
When the Commission receives appeals, they are cross circulated to parties only. When the first-party appeal on this case was lodged by the applicant on 16 June 2026, we sent copies to both you (the third-party appellant) and the planning authority (Dublin City Council). The Commission does not notify observers, as that is the role of the planning authority.

Regarding eligibility to make further observations, an individual who has already made a submission on a Commission case cannot lodge a further observation on any additional appeal lodged for this case.

Anyone who has not yet participated in the case is eligible to make an observation, provided they do so before the deadline, which is four-weeks after the most recent appeal was received (currently 16 June 2026) . Please note that observations are subject to a fee of €50.00.

The An Coimisiún Pleanála case reference number you have cited is correct, and you can view details on our website here: <https://www.pleanala.ie/en-ie/case/501390>. The related Dublin City Council South planning application case reference is WEB1165/26.

I hope this clarifies matters, but please let me know if you need further information.



Query Number: OIR-26-040

Date Received: 24 June 2026

Query Subject: Appeal Case (Live)

Deputy/Senator: Deputy Roderic O'Gorman

Acknowledged: 25 June 2026

Substantive Reply Issued: PENDING REPLY

Language: English

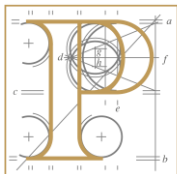
Query:

I am writing on behalf of constituents who are concerned with the status of the Manna Drones Limited Appeal for an 'aerodrome' base at the Coolmine Industrial Estate. Details as follows:

An Coimisiún Pleanála - Case reference: PL06F.501541

I am wondering what the current status of the above Appeal is?

Substantive Reply: PENDING REPLY



Query Number: OIR-26-041

Date Received: 25 June 2026

Query Subject: Other

Deputy/Senator: Deputy Brian Brennan

Acknowledged: 25 June 2026

Substantive Reply Issued: PENDING REPLY

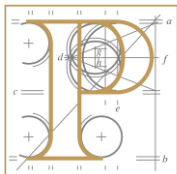
Language: English

Query:

I am contacting you on behalf of ECT Sand and Gravel Ltd, Ballinabarny North, Redcross, Wicklow A67X027 regarding case reference no 314374, Substitute Consent Application.

Whilst not interfering in the decision process this application was lodged on the 10/08/2022 and an inspection was carried out in January 2025. The delay to the decision is causing the business huge uncertainty and a decision is needed for their future development.

Substantive Reply: PENDING REPLY



Query Number:OIR-26-042

Date Received: 30 June 2026

Query Subject: Appeal Case (Live)

Deputy/Senator: Deputy Louise O'Reilly

Acknowledged: 30 June 2026

Substantive Reply Issued: PENDING REPLY

Language: English

Query:

I am inquiring about the timeframe for a decision in relation to the application detailed below.

Case number: PL-500871-26

Planning Authority Reference: F25A/1139E

Substantive Reply: PENDING REPLY