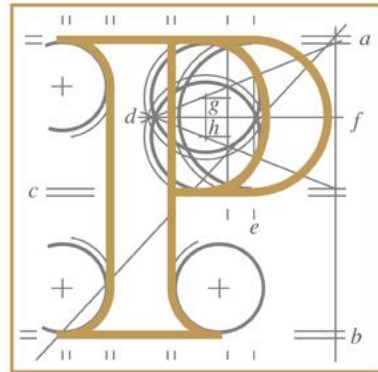
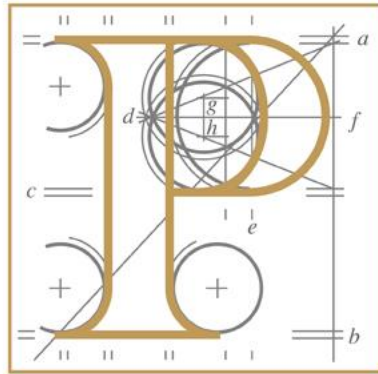




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Stakeholder Engagement

July 2026



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Casework Overview

All Case Types



Intake Previous 12 Months Disposed Previous 12 Months Formally Disposed Previous 12 Months On Hands Month End

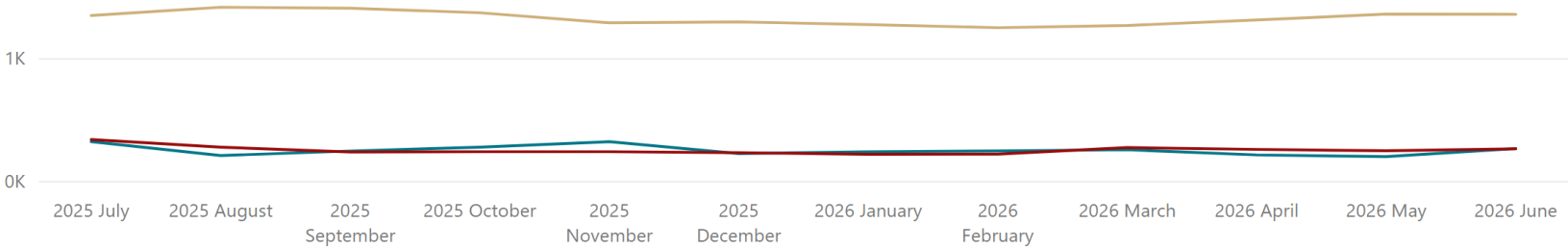
3027 3000 1821 1358

All Case Types

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	320	207	244	275	320	223	238	245	254	212	198	264
Cases Received	337	275	236	238	238	230	217	219	272	257	246	262
Total On Hands	1348	1416	1408	1371	1289	1296	1275	1249	1267	1312	1360	1358

All Case Types

● Cases Disposed ● Cases Received ● Total On Hands



Normal Planning Appeals - NPA



Intake Previous 12 Months	Disposed Previous 12 Months	Formally Disposed Previous 12 Months	On Hands Month End
2138	2190	1204	801

Normal Planning Appeals

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	236	169	200	208	188	163	155	171	193	153	140	214
Cases Received	206	189	178	183	175	160	164	150	200	177	171	185
Total On Hands	823	843	821	796	783	780	789	768	775	799	830	801

Planning appeals arise from decisions by planning authorities on applications for permission for the development of land.

Normal Planning Appeal (NPA) case figures do not include Large Scale Residential Development (LRD) appeals



SIDs - All Strategic Infrastructure Cases

Intake Previous 12 Months Disposed Previous 12 Months Formally Disposed Previous 12 Months On Hands Month End

52

48

46

60

SID Cases

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	5	2	5	6	5	4	3	4	2	6	4	2
Cases Received	4	3		5	4	11	2	5	4	3	9	5
Total On Hands	55	56	51	50	49	56	55	56	58	52	57	60

The Planning and Development (Strategic Infrastructure) Act 2006 provided for the making of direct applications for public and private Strategic Infrastructure Development (SID) to An Coimisiún Pleanála. Strategic Infrastructure Development (SID) direct applications examples include motorways, railway applications, onshore windfarms, gas pipelines, ports or major facilities like hospitals.

Strategic infrastructure development cases include direct applications from private or statutory undertakers and local authorities. Figures do not include pre-applications requests.

Renewable Energy Directive (RED) III Cases

The Renewable Energy Directive (RED III) 2023/2413 was transposed into Irish law via the European Union (Planning and Development) (Renewable Energy) Regulations 2025, becoming operational on 7 August 2025. These regulations introduced specific modifications to the statutory procedures for certain renewable energy developments including onshore wind and solar farms. Existing pre-application consultation arrangements continue to apply to relevant cases, while the Directive also provides for additional requirements and mandatory decision timelines.

Compulsory Purchase Orders (Non SID)



Intake Previous 12 Months

Disposed Previous 12 Months

Formally Disposed Previous 12 Months

On Hands Month End

132

99

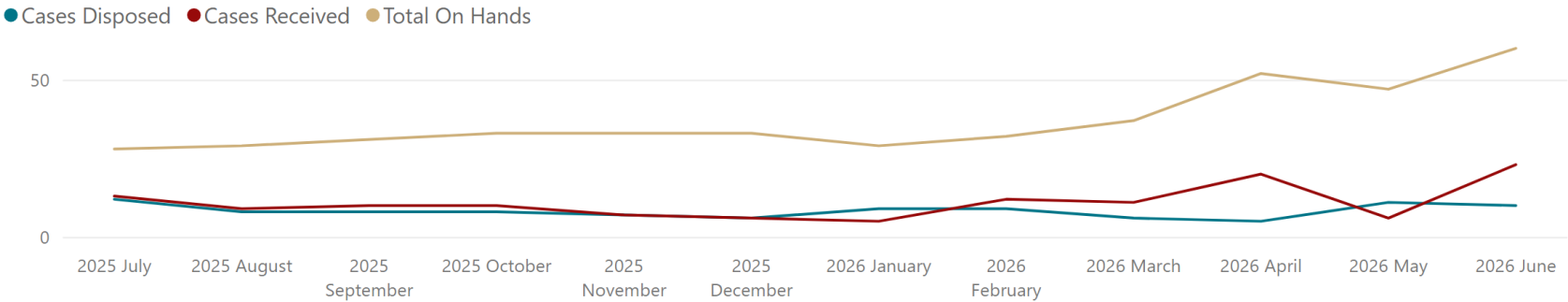
56

60

CPO (Non SID) Cases

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	12	8	8	8	7	6	9	9	6	5	11	10
Cases Received	13	9	10	10	7	6	5	12	11	20	6	23
Total On Hands	28	29	31	33	33	33	29	32	37	52	47	60

CPO (Non SID) Cases



A compulsory purchase order (CPO) is the most common procedure used by local authorities to authorise compulsory acquisition of land. A local authority can activate the CPO process (as set out in the Housing Act 1966) for any of the purposes under its remit for which it can exercise powers of compulsory acquisition. Applications by a local authority for confirmation of a CPO are made to An Coimisiún Pleanála.

Large Scale Residential Developments (LRD)



Intake Previous 12 Months

Disposed Previous 12 Months

Formally Disposed Previous 12 Months

On Hands Month End

76

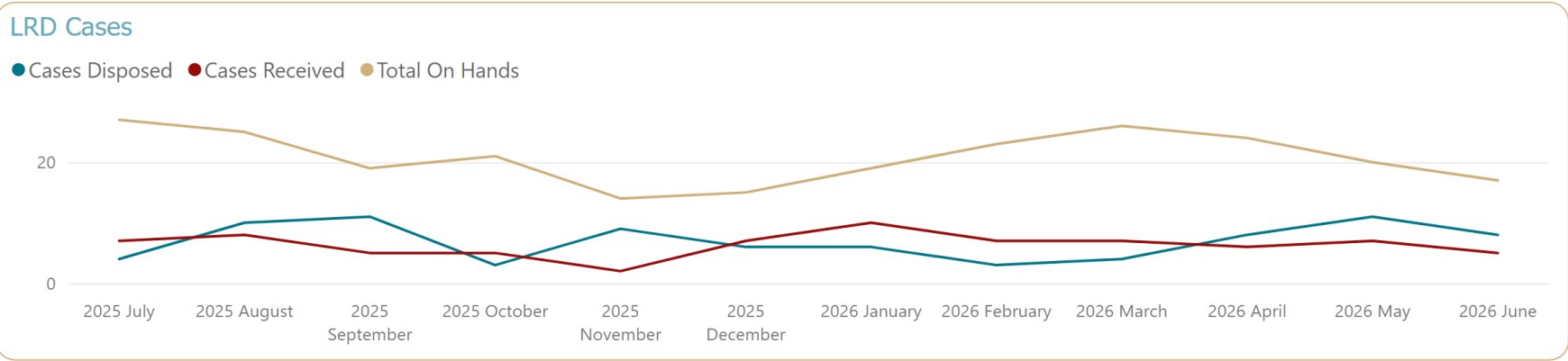
83

73

17

LRD Cases

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	4	10	11	3	9	6	6	3	4	8	11	8
Cases Received	7	8	5	5	2	7	10	7	7	6	7	5
Total On Hands	27	25	19	21	14	15	19	23	26	24	20	17



Large-Scale Residential Development (LRD) comprises developments of 100 or more houses or 200 or more bed spaces for student or shared accommodation units. Where such cases are appealed to the Commission, a mandatory statutory timeline applies.

Electricity Cases - All Types



Intake Previous 12 Months

Disposed Previous 12 Months

Formally Disposed Previous 12 Months

On Hands Month End

31

18

18

29

Electricity Cases

Year	2025						2026					
	July	August	September	October	November	December	January	February	March	April	May	June
Cases Disposed	4		1		2	2	2	2	1	1	2	1
Cases Received	1	2		3	3	4	1	6	6	1	2	2
Total On Hands	13	15	14	17	18	20	19	23	28	28	28	29

Electricity cases are a type of Strategic Infrastructure Development for the provision of development for electricity. Cases represented here include direct applications, applications for alterations/amendments, scoping requests and EIS Exemption requests. Pre-application consultation cases are not included in these figures.



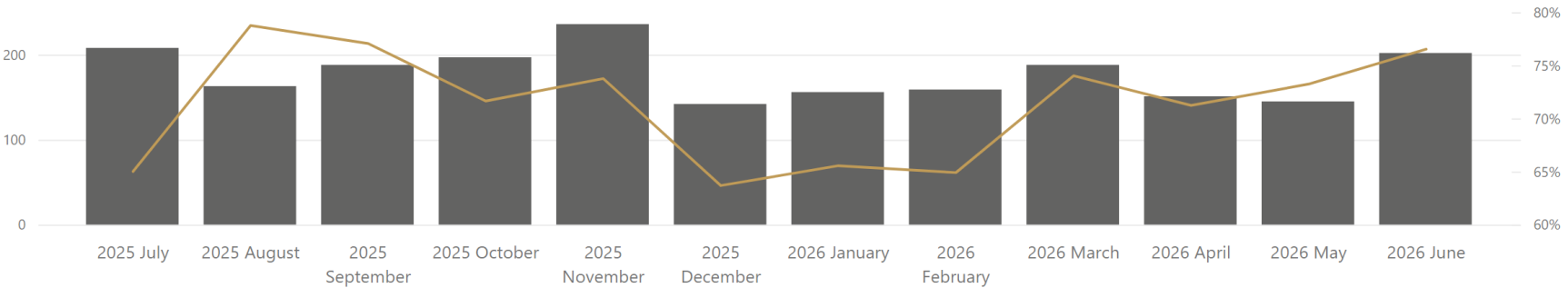
All Cases - SOP Compliance

Cases Disposed

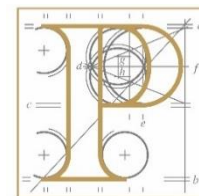
Year	2025						2026						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Disposed Within SOP	208	163	188	197	236	142	156	159	188	151	145	202	2135
% Disposals Within SOP	65.00%	78.74%	77.05%	71.64%	73.75%	63.68%	65.55%	64.90%	74.02%	71.23%	73.23%	76.52%	71.17%

Cases Disposed

● Disposed Within SOP ● % Disposals Within SOP



2026 targets – End of June 2026 Compliance Report



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Function	Targets until Commencement of P&D Act 2024	% of 2026 cases disposed of
Large Scale Residential Developments (LRD)	100% of cases disposed of within SOP of 16 weeks	96%
Normal Planning Appeals	90 – 100% of 2026 cases disposed of within SOP of 18 weeks	98%
Vacant Site Levy Appeals	95 – 100% of cases disposed of within SOP of 18 weeks	100%
Derelict Site Appeals – Derelict Site Act CPO	95 – 100% of cases disposed of within SOP of 26 weeks (as per LAPs)	100%
Residential Zone Land Tax (RZLT) Appeals	95 – 100% of cases disposed of within SOP of 16 weeks	N/A
Electricity Cases *All excluding Pre-Application Consultation case types	75 – 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	N/A
Section 37 (B) Private Applications	75 – 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	N/A
Local Authority Projects (LAP)	75 – 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (26 weeks)	100%
Strategic Infrastructure Developments (SID applications) Includes RED III	75 – 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	N/A

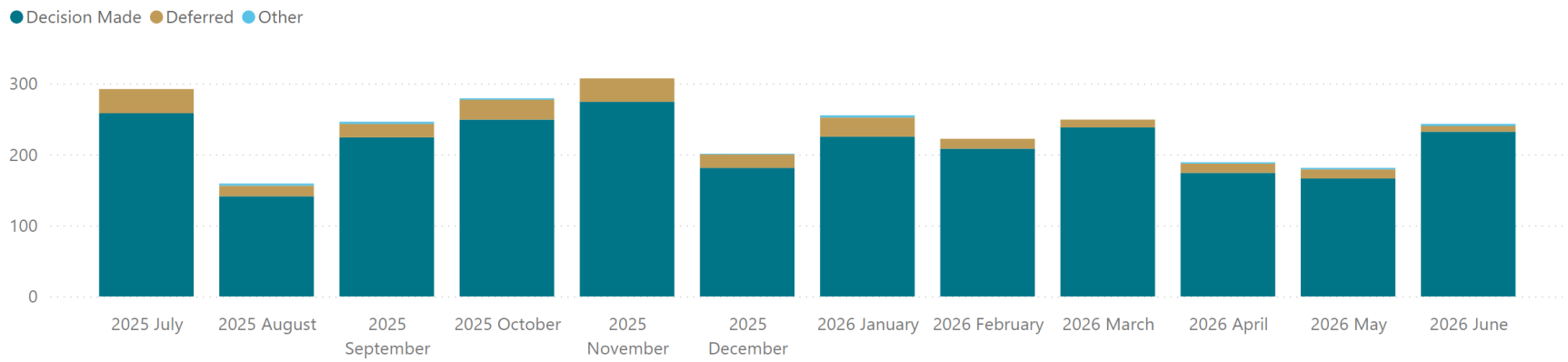
Commissioner Meeting Outcomes

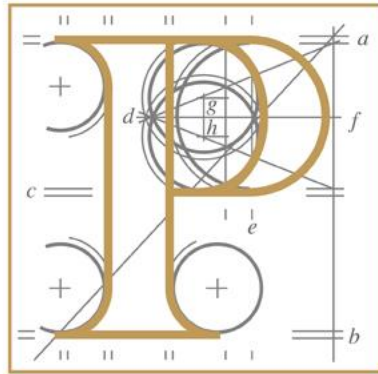


Decisions

Year	2025						2026						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Other		3	3	2		1	3			2	2	3	19
Deferred	34	15	19	28	33	19	27	14	11	13	13	8	234
Decision Made	258	141	224	249	274	181	225	208	238	174	166	232	2570

Decisions



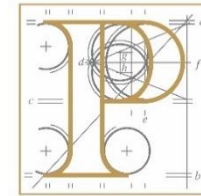


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Strategic Infrastructure Development

SIDs Cases

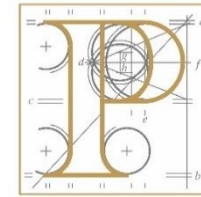
Pre 2026 – Actively managing remaining SID cases



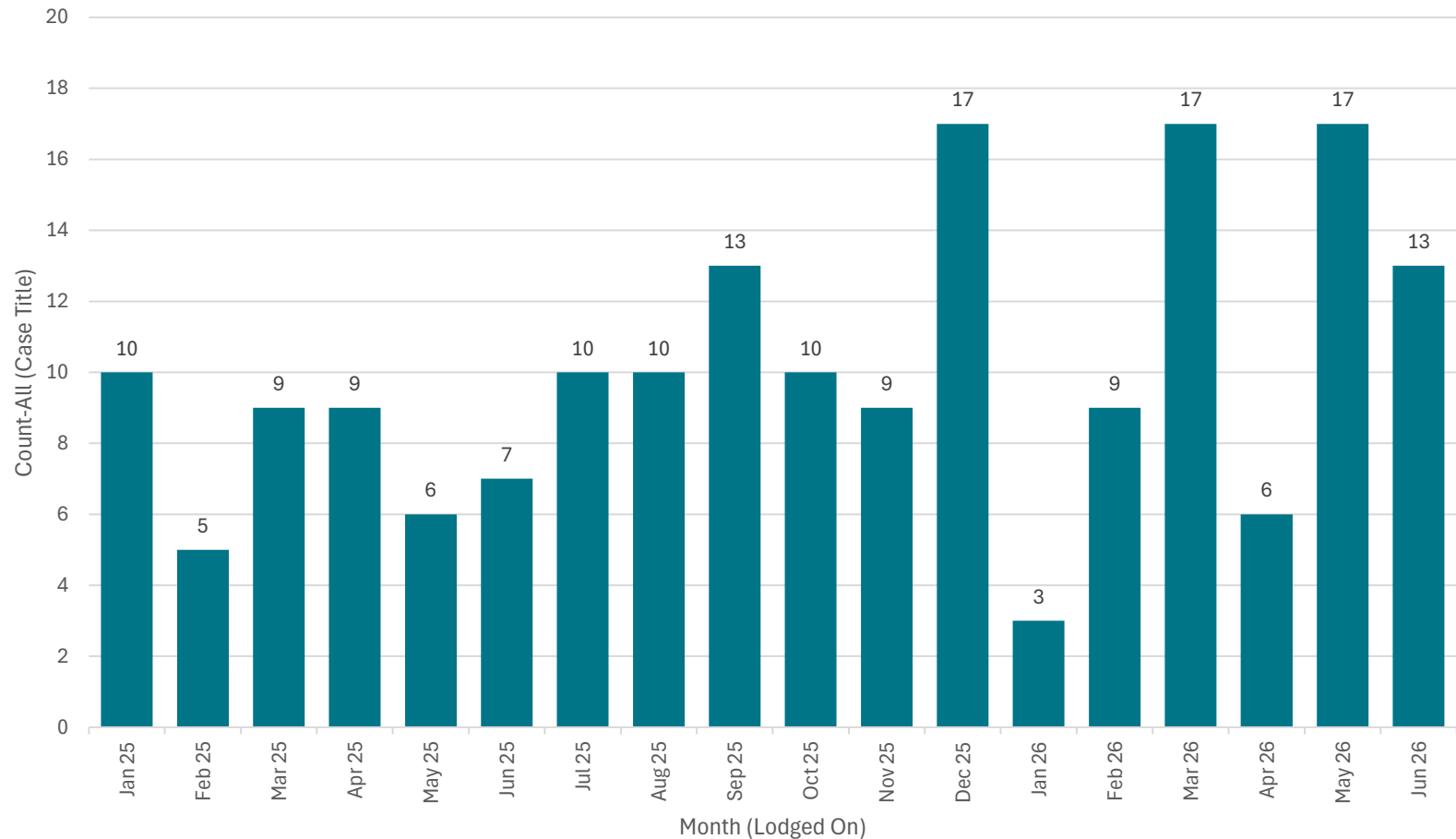
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Year	Total Cases	Status
2023	1 no. case	1 no windfarm – due to be discharged imminently
2024	15 no. cases	4 no. Marine Cases 8 no. 7th Schedule 3 no. Electricity cases
2025	42 no. cases	Inc. 7 REDIII cases , 8 electricity cases, 7 no. Private developments (non REDIII windfarms, Water etc)
Statistics Jan – June 2025		46 cases lodged
Statistics Jan – June 2026		65 cases lodged

Cases Lodged (SIDs/LAPs) – Comparison of like-for-like cases

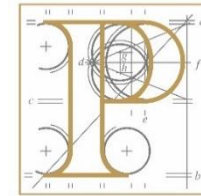


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Renewables Update

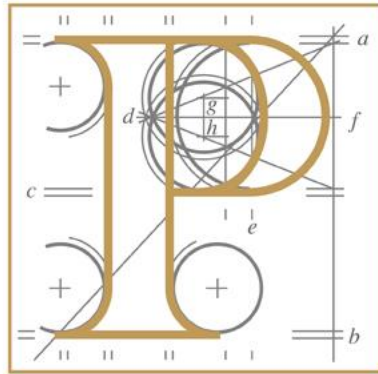
First REDIII decisions due September 2026



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RENEWABLE CASES ON HAND (not inc. amendments) (3 July 2026)		Decisions YTD (Jan – June 2026)
TYPE	Number of Cases at Inspectorate	Number of decisions
REDIII	20*	-
Substitute Consent – Peat and Wind	6	-
Pre-REDIII – SID Wind	8	4
SID Remittals	4	-
NPA Wind	13	3
NPA Wind Remittals	7	-
Solar	20	10
TOTAL	78	17

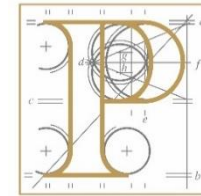
*inc. Biomass



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Normal Planning Appeals Older Files

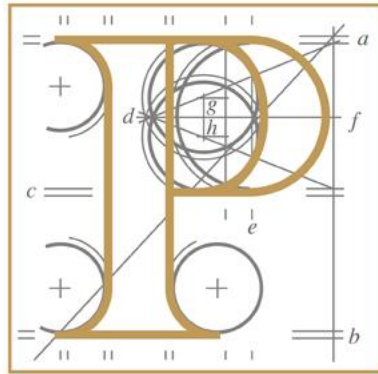
Normal Planning Appeals – Older Files



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Year	No. of Files	Status
2020	2 files	Further Information
2022	3 files	Legal Stay
2023	1 file	Further Information
2024	24 files	10 on Further Information/1 Legal Stay

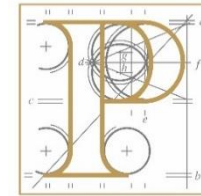
2025	
NPA	94
Licence	1
Referral	19
Substitute Consent	13
Other	6
Total	137



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Judicial Review and Legal Update

Judicial Review 2026 Intake

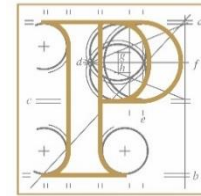


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- » 51 judicial reviews lodged with the High Court as of 3 July 2026 (88 as of 3 July 2025)
- » 26 taken by third parties, 15 by applicants for development and 10 by landowners (51)
- » Housing: Challenges to housing grants of 2,086 units and to housing refusals of 651 units
- » Judicial review by development type

Infrastructure	12	Renewable	6
Commercial	10	Housing 2 - 99	5
Housing LRD	7	Single house	3
RZLT	7	Quarry	1 (51)

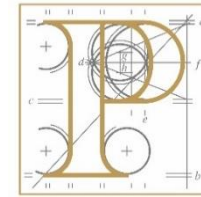
Judicial Review 2026 Outcomes



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- » Outcomes in 2026 (61): Wins 22, withdrawals 20, no-fault disposal 3, concessions 8, losses 8
- » A judicial review against a Commission decision is a challenge to the legal validity of the decision. The decision remains valid pending the challenge and also if the challenge is withdrawn. This is the same state of play if the Commission wins the challenge. It is, therefore, appropriate to count wins and withdrawals as categories of success (just as many count concessions and losses together)
- » The Commission successfully defended the validity of its decision in 69% of cases (42 / 61)

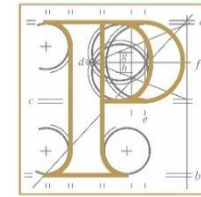
Judgments Received in 2026



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- » It is important to capture the scale, complexity and range of legal issues arising in planning and environmental law
- » So far in 2026, the Commission has received **46** judgments from the Courts, mainly the High Court, but also the Court of Appeal, the Supreme Court and the CJEU
- » Those 46 judgments consisted of 977,862 words
- » The presiding judge of the Planning & Environment Court has handed down **28** judgments involving the Commission, consisting of 634,965 words
- » This is very significant output by the Courts involved

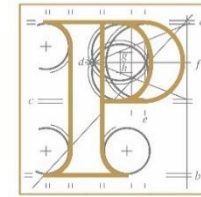
Linear Infrastructural Developments



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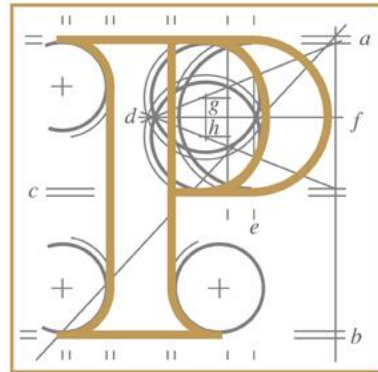
- » Applications for linear infrastructural developments raise many challenges. If granted/approved, they deliver much social and economic good
- » They cross many land use zonings and CDPs. They engage with parallel regulatory processes. They engage significant environmental considerations
- » They may involve multiple compulsory purchase orders
- » The Commission has decided and defended judicial reviews challenging the following linear infrastructure developments: Greater Dublin Drainage, Dart West, Dart South West, Dart North, Finglas Luas, Metrolink, Slane Bypass and several Bus Connects approvals

Significant Cases and Dates



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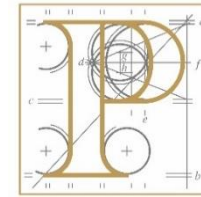
- » Galway Ring Road – hearing dates of 16 to 19 November 2026
- » Galway Harbour – hearing date of 9 November 2026
- » Judgment due from the CJEU in *Power and Massey* (C-27/25 and C-365/25) on 16 July 2026
- » *Friends of Ardee Bog* (Ardee bypass) reactivated by the Supreme Court. *Rogers v An Coimisiún Pleanála* (Slane bypass) appealed by the applicant and to be heard by the Court of Appeal
- » CJEU hearing scheduled for 16 September 2026 in *Thompson v An Coimisiún Pleanála & Protect East Meath* (C-507/25)
- » The Commission has hearing dates in 60 matters on the Planning & Environment List from 3 July 2026 to May 2027



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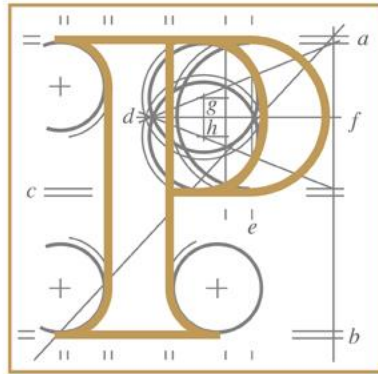
Transformation & Digital Strategy

Transformation & Digital Strategy



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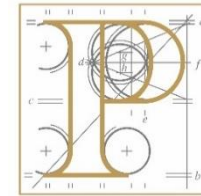
- Online Appeals – Live since 20 April 2026
 - Live since 20 April 2026. 330 online appeals received. No feedback indicating confusion with the online appeals process or difficulty navigating the service, suggesting that users are finding the platform and accompanying guidance clear and easy to use.
 - Ensures equal access to the appeals system, regardless of geography, resources, or availability during office hours in Dublin
 - Removes structural & location barriers to participation
 - Improves efficiency and reduces manual processing of paper files
 - Delivers time and cost savings for the public and internal processes
 - Aligns with Government targets for fully digital services by 2030 & use of centralised digital services
- Collaboration between An Coimisiún Pleanála and Planning Authorities- Public Facing Simplification
 - Through ongoing collaboration with the LGMA and planning authorities, An Coimisiún Pleanála is progressing initiatives to reduce administrative duplication and simplify the management of planning and appeal files. In addition to delivering operational efficiencies, this work will provide a clearer and more consistent experience for the public by making it easier to identify, access and navigate relevant planning documentation regardless of where it is held.



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Human Resources

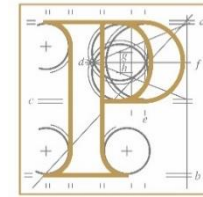
Resources



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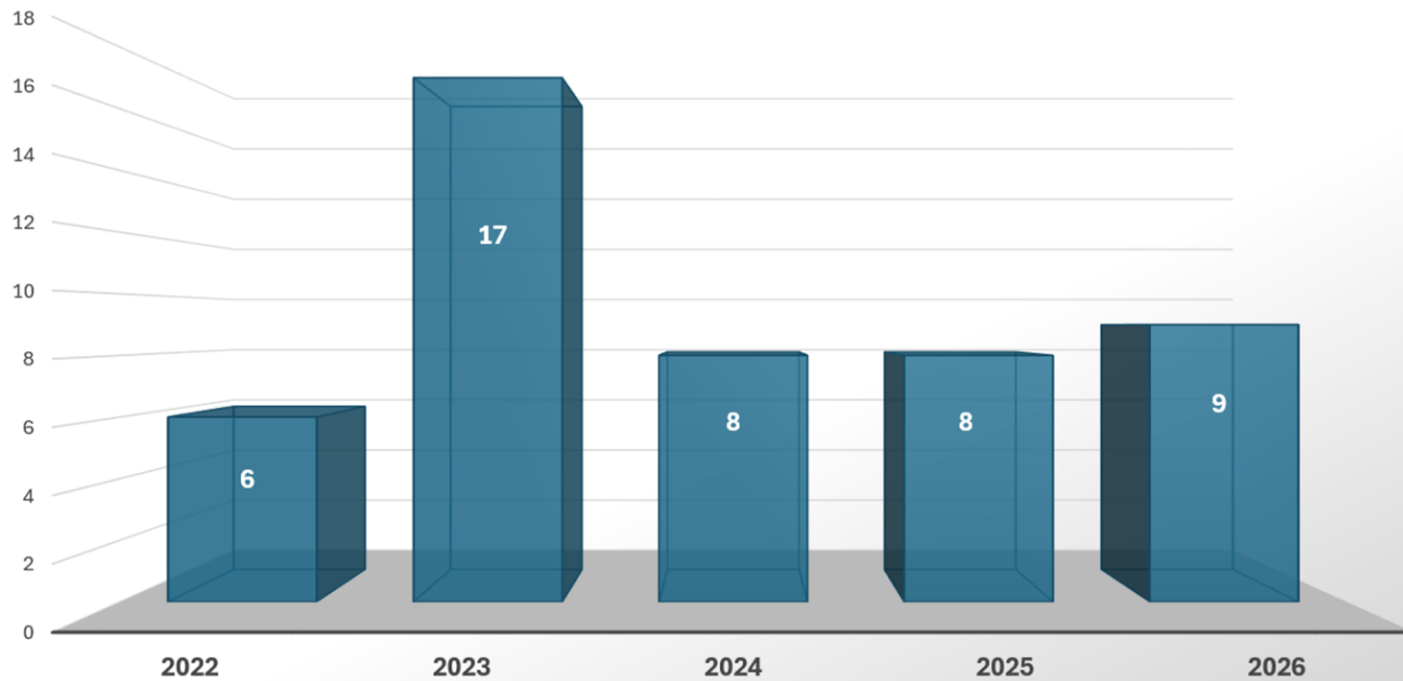
FTE	Commission	Senior Management	Inspectorate	Administration	Total
End 2023	15	22	86 (3)	131	254
End 2024	17	27	100 (3)	146	290
End 2025	1 CEO 14 PC's	29	100 (7)	151	295
2023 v 2025					+16%
End June 2026	1 CEO 13 PC's	30	108(9)	158	310
Sanctioned FTE					348
Period: Jan-Dec 2025			Period: Q2- 2026		
New Starters	43		New Starters	21	
Leavers	35		Leavers	10	
Promotions	15		Promotions	22	

Recruitment Q2

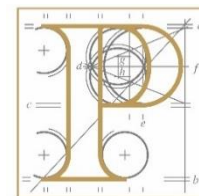


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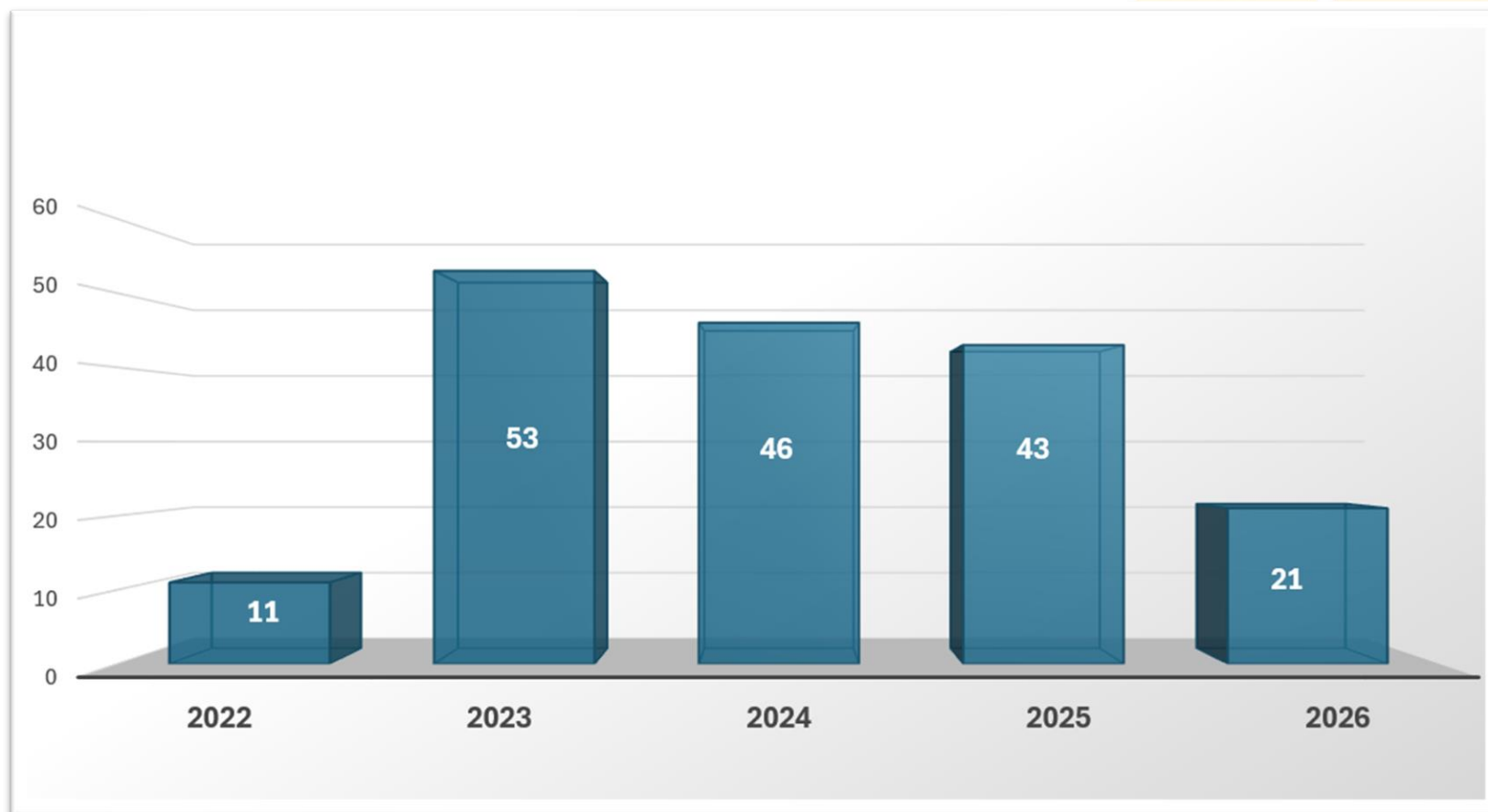
No. Of Competitions

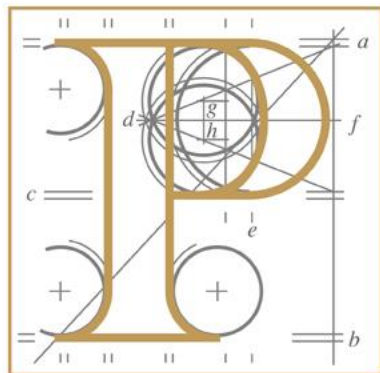


Starters



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