



An
Bord
Pleanála



Annual Report
Appendices

2023

Contents

1. Summary of all Planning Cases	3
2. Average Time Taken to Dispose of Cases (Weeks).....	3
3. Planning Appeals Received / Disposed / On Hands Cases	3
4. Strategic Infrastructure Development Cases (Private Entities and Statutory Undertakers)	4
5. Strategic Infrastructure Development Cases (Local Authorities)	4
6. Local Authority Projects.....	4
7. Appropriate Assessment Cases	5
8. Strategic Housing Development Cases 2023.....	5
9. Vacant Site Levy	5
10. Other Planning Case Types	6
11. Summary of Other Non-Planning Cases	6
12. Residential Zone Land Tax	
13. Analysis of Planning Appeal Decisions	8
13A. Planning Appeals Received by Development Category / Area	9
13B Normal Planning Appeals Received and Decided by Area 2023	11
14A. Summary of Cases Disposed of by Reference to Statutory Objective Period: Normal Planning Appeals.....	11
14B. Summary of all Cases Disposed of by Reference to Statutory Objective Period: Strategic Infrastructure Development Applications.....	13
14C. Summary of all Cases Disposed of by Reference to Statutory Objective Period: All Other Cases	14
14D. Summary of all Cases Disposed of by Reference to Statutory Objective Period: Total Cases	14

1.

Summary of all Planning Cases

	2023	2022	Increase / (decrease) %
On hand at start	2580	1641	57%
Received	3272	3059	7%
Disposed of	3284	2115	55%
On hand at end	2564	2580	-1%
Disposed of within statutory objective period ¹	28%	45%	
Average time taken (weeks) ¹	42.1	25.6	

¹ This figure excludes pre-application consultation cases.

2. Average Time Taken to Dispose of Cases (Weeks)

Year	Normal Planning Appeals	Strategic Infrastructure Cases	Strategic Housing Cases (except Pre Apps)	All Other Cases ^{1,2}	All
2019	18	28	13	22	22
2020	19	37	17	22	23
2021	19	39	16	23	20
2022	25	36	24	26	26
2023	48	44	59	28	42

¹ This figure excludes pre-application consultation cases

² Excludes normal planning appeals and strategic infrastructure cases

3. Planning Appeals Received / Disposed / On Hand Cases

	2023	2022	Increase / (decrease) %
On hand at start	1933	1100	75%
Received	2035	2302	-12%
Disposed of (Total)	2126	1466	45%
Disposed of Formally	1695	1059	60%
Disposed of Otherwise	431	407	-6%
On hand at end	1842	1933	-5%
Disposed of within statutory objective period	26%	46%	-43%
Average time taken (weeks)	48	25	92%

4. Strategic Infrastructure Development Cases (Private Entities and Statutory Undertakers)

	On-Hands Start	Received	Concluded	On-Hands End
Pre-Application Consultation Requests	96	68	76	88
Applications	31	38	17	52
Alteration / Amendment Requests	5	10	9	6
EIS Direction	0	0	0	0
Total	132	116	102	146

5. Strategic Infrastructure Development Cases (Local Authorities)

	On-Hands Start	Received	Concluded	On-Hands End
Applications	24	22	12	34
Environmental Impact Assessment Screening Cases	1	3	2	2
Alteration / Amendment Requests	2	2	2	2
Pre Application Consultation Request	10	2	2	9
EIAR / EIS Direction Cases	3	20	16	7
Total	40	49	34	54

6. Local Authority Projects

	On-Hands Start	Received	Concluded	On-Hands End
Compulsory Acquisition Compulsory Purchase Order (CPO)	33	43	47	29
Compulsory Acquisition Derelict Sites	23	62	21	64
Total	56	105	68	93

7. Appropriate Assessment Cases

	On-Hands Start	Received	Concluded	On-Hands End
Appropriate Assessment Applications	30	35	18	47
Appropriate Assessment Determinations	1	11	7	5
Total	31	46	25	52

8. Strategic Housing Development Cases 2023

	On-Hands Start	Received	Opinion Issued / Formally Decided ¹	Disposed of Otherwise	On-Hands End
Consultations	0	0	0	0	0
Applications	99	0	39	3	56
Alterations	1	0	0	1	0
Referrals	1	1	2	0	0
Total	100	1	41	4	56

¹ As appropriate

9. Vacant Site Levy

	On-Hands Start	Received	Disposed of Formally	Disposed of Otherwise	On-Hands End
Vacant Site Levy Appeal (Section 9)	7	0	6	0	1
Vacant Site Levy Appeal (Section 18)	20	23	17	2	24
Total	27	23	23	2	25

10. Other Planning Case Types

	On-hands start of year	Received	Formally decided	Otherwise disposed	On-hands end of year
Planning Acts					
Leave to Appeal	0	40	13	21	6
Referrals	132	85	73	14	130
Section 254 Licences	44	40	38	5	41
Environmental Impact Statement Exemption for Applicants - Referral	0	0	0	0	0
Amendment to Planning Scheme in Strategic Development Zone	0	3	0	1	2
Alteration to Planning Scheme in Strategic Development Zone	0	1	1	0	0
Total	176	170	125	41	179

11. Summary of Other Non-Planning Cases

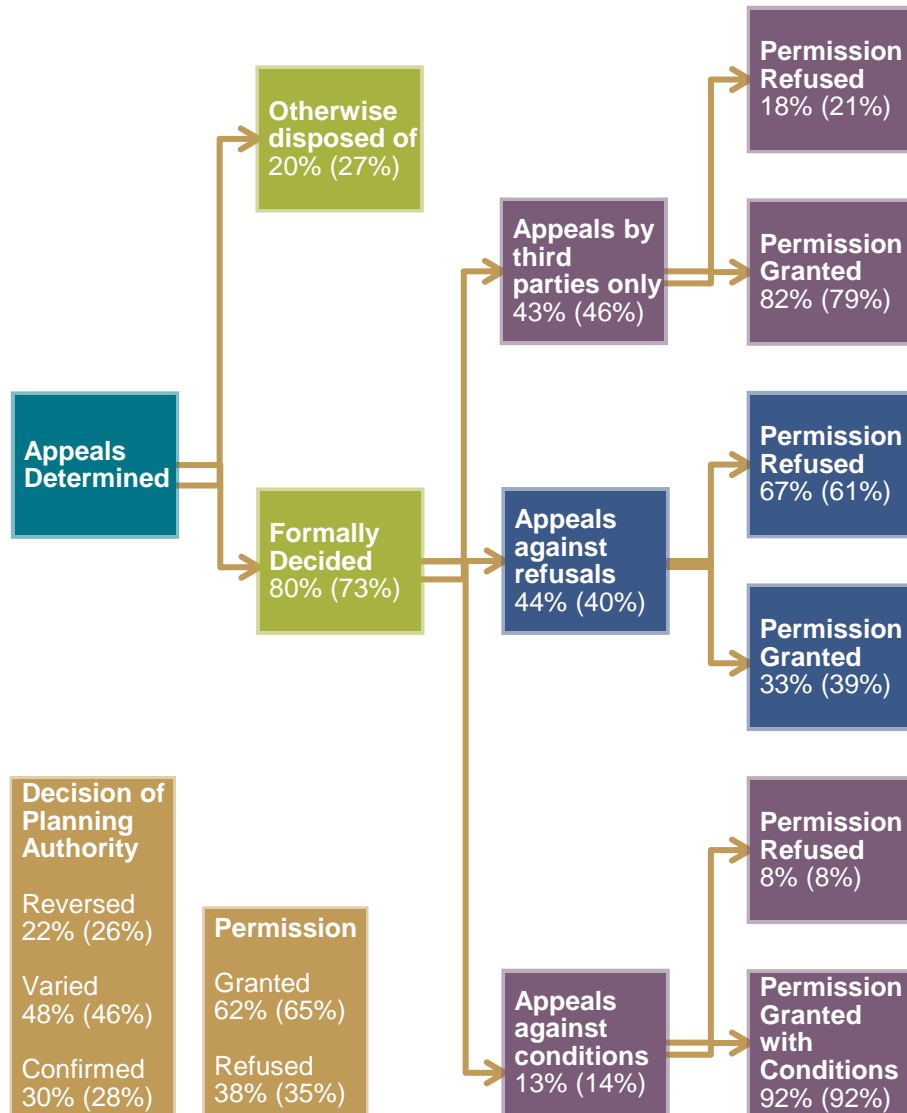
	On-hands start of year	Received	Formally decided	Otherwise disposed	On-hands end of year
Building Control Acts					
Fire Safety Certificate	25	22	17	3	27
Fire Safety Revised Certificate	6	1	5	0	2
Regularisation Certificate	0	1	0	0	1
Disability Access Certificate	2	6	1	2	5
Disability Access Certificate – Revised	0	3	0	1	2
Subtotal	33	33	23	6	37
Water Pollution Acts					
Discharge to Water	1	0	1	0	0
Total	34	33	24	6	37

0 (0%) of the total 24 cases (formally decided and otherwise disposed) above were disposed of within 18 weeks / 4 months, as appropriate

12. Residential Zone Land Tax Appeal

	On-Hands Start	Received	Disposed of Formally	Disposed of Otherwise	On-Hands End
Draft Map Appeal	0	627	593	26	8
Supplementary Map Appeal	0	21	21	0	0
Total	0	648	614	26	8

13. Analysis of Planning Appeal Decisions



13A. Planning Appeals Received by Development Category / Area – See Separate Sheet

Area	Development Category					
	Agriculture, Forestry and Fisheries	Community Facilities	Education and Training	Energy and Utilities	Industry	Mixed Development
County Area						
Carlow	1			5		
Cavan	2	1		5	2	
Clare	3	2		8	1	1
Cork County	1	1		21	7	5
Donegal	4	1		5	5	8
Dun Laoghaire /Rathdown	3	4		3	1	2
Fingal	2	5	2	8	6	6
Galway County	4	1		9	6	9
Kerry	13	4		9	1	3
Kildare	2	1	3	4	5	13
Kilkenny	5			6	2	4
Laois	6	1		1	2	
Leitrim				1		
*Limerick	1	3	1	1	4	
Longford	2	1	1	3	1	
Louth		3	1	2	2	3
Mayo	2	2	1	1	1	1
Meath	9	4	1	16	5	4
Monaghan	1			3	2	1
Offaly	1			6		
Roscommon	3			1	3	
Sligo				2	2	
South Dublin		5	1	1	6	4
Tipperary	7	5	2	8	2	
*Waterford	1	2		7		1
Westmeath		2		4		
Wexford	4	2	1	6		4
Wicklow	3	3	3	4	2	3
City						
Cork		2	2			1
Dublin		9	1	1	1	20
Galway	1	4		1		5
Total	81	68	20	152	69	98

Development Category

Office	Recreation, Leisure, and Hospitality	Residential	Retail	Transport	Total
	1	14	1	1	23
1	1	8	4		24
	4	31	1		51
1	6	80	4		126
	6	37	4	2	72
1	11	122	1		148
1	11	109	5	3	158
1	4	35	3	1	73
	4	51	4		89
	6	62	4	4	104
		17	2		36
	3	19	1		33
	2				3
3	1	50		2	66
1	1	6	2		18
1	4	39	4		59
1	1	29	2	3	44
1	5	48	2	1	96
1		3	1		12
	1	12			20
	2	12	1		22
	1	7			12
	1	48			66
1	5	24	2		56
1		23	2		37
	1	18			25
	4	35	2		58
	8	72	1	1	100
1	5	40			51
7	49	209	17	2	316
1	1	24			37
24	149	1,284	70	20	2,035

13B Normal Planning Appeals Received and Decided by Area 2023

	No. of Decision Made by PA	No. of Decision Appealed to the Board	% of Decisions Appealed	Decisions Appealed as a % of all Appeals to Board	% of PA decisions Confirmed by Board	% of PA decisions varied by Board	% of PA Decisions Reversed by Board	Total
County Area								
Carlow	339	23	6.8%	1.1%	12.5%	75.0%	12.5%	100.0%
Cavan	506	24	4.7%	1.2%	17.6%	41.2%	41.2%	100.0%
Clare	776	51	6.6%	2.5%	32.6%	47.8%	19.6%	100.0%
Cork County	2,448	126	5.1%	6.2%	25.3%	44.4%	30.3%	100.0%
Donegal	1,607	72	4.5%	3.5%	15.6%	51.1%	33.3%	100.0%
D L / Rathdown	1,251	148	11.8%	7.3%	28.1%	44.9%	27.0%	100.0%
Fingal	1,213	158	13.0%	7.8%	28.3%	49.6%	22.1%	100.0%
Galway County	1,527	73	4.8%	3.6%	42.3%	38.5%	19.2%	100.0%
Kerry	1,208	89	7.4%	4.4%	30.9%	38.2%	30.9%	100.0%
Kildare	1,108	104	9.4%	5.1%	35.4%	44.3%	20.3%	100.0%
Kilkenny	707	36	5.1%	1.8%	28.6%	57.1%	14.3%	100.0%
Laois	525	33	6.3%	1.6%	0.0%	66.7%	33.3%	100.0%
Leitrim	187	3	1.6%	0.1%	0.0%	33.3%	66.7%	100.0%
Limerick*	996	66	6.6%	3.2%	39.5%	37.2%	23.3%	100.0%
Longford	226	18	8.0%	0.9%	14.3%	64.3%	21.4%	100.0%
Louth	712	59	8.3%	2.9%	40.9%	45.5%	13.6%	100.0%
Mayo	1,034	44	4.3%	2.2%	44.7%	36.2%	19.1%	100.0%
Meath	1,264	96	7.6%	4.7%	22.7%	52.0%	25.3%	100.0%
Monaghan	393	12	3.1%	0.6%	33.3%	41.7%	25.0%	100.0%
Offaly	469	20	4.3%	1.0%	21.4%	64.3%	14.3%	100.0%
Roscommon	377	22	5.8%	1.1%	40.0%	25.0%	35.0%	100.0%
Sligo	393	12	3.1%	0.6%	42.9%	42.9%	14.3%	100.0%
South Dublin	852	66	7.7%	3.2%	36.4%	47.0%	16.7%	100.0%
Tipperary	958	56	5.8%	2.8%	5.6%	61.1%	33.3%	100.0%
Waterford*	690	37	5.4%	1.8%	32.6%	41.3%	26.1%	100.0%
Westmeath	465	25	5.4%	1.2%	26.9%	42.3%	30.8%	100.0%
Wexford	1,320	58	4.4%	2.9%	38.5%	30.8%	30.8%	100.0%
Wicklow	964	100	10.4%	4.9%	35.6%	42.4%	22.0%	100.0%
City								
Cork	599	51	8.5%	2.5%	33.9%	59.3%	6.8%	100.0%
Dublin	2,152	316	14.7%	15.5%	28.4%	56.8%	14.7%	100.0%
Galway	296	37	12.5%	1.8%	26.5%	41.2%	32.4%	100.0%
Total	27,562	2,035	7.4%	100.0%	30.0%	47.6%	22.4%	100.0%

No. of planning authority decisions confirmed by Board	No. of planning Authority decisions varied by Board* Including Split decisions	No. of Planning authority decisions reversed by Board	Total Formally Disposed
2	12	2	16
3	7	7	17
15	22	9	46
25	44	30	99
7	23	15	45
50	80	48	178
32	56	25	113
33	30	15	78
17	21	17	55
28	35	16	79
6	12	3	21
0	6	3	9
0	2	4	6
17	16	10	43
2	9	3	14
18	20	6	44
21	17	9	47
17	39	19	75
4	5	3	12
3	9	2	14
8	5	7	20
6	6	2	14
24	31	11	66
2	22	12	36
15	19	12	46
7	11	8	26
15	12	12	39
21	25	13	59
20	35	4	59
81	162	42	285
9	14	11	34
508	807	380	1,695

14A. Summary of Cases Disposed of by Reference to Statutory Objective Period: Normal Planning Appeals

Normal Planning Appeals

Year	A	B	% Within Statutory Objective Period ¹
2019	1,466	649	69%
2020	1,427	460	76%
2021	1,155	837	58%
2022	673	792	46%
2023	553	1569	26%

%Notes:

A Number disposed of within statutory objective periods.

B Number not disposed of within statutory objective periods.

¹ The statutory objective period is 18 weeks in the case of appeals, referrals and certain local authority project cases received by the Board under the 2000 Act, and 4 months in the case of appeals under the Building Control Act and the Water Pollution Acts. A statutory objective period does not apply to certain cases. This figure is for all Strategic Infrastructure Development application cases formally decided.

14B. Summary of all Cases Disposed of by Reference to Statutory Objective Period: Strategic Infrastructure Development Applications

Strategic Infrastructure Development Applications

Year	A	B	% Within Statutory Objective Period ¹
2019	7	14	33%
2020	3	16	16%
2021	4	26	13%
2022	1	21	5%
2023	2	27	7%

Notes:

A Number disposed of within statutory objective periods.

B Number not disposed of within statutory objective periods.

¹ The statutory objective period is 18 weeks in the case of appeals, referrals and certain local authority project cases received by the Board under the 2000 Act, and 4 months in the case of appeals under the Building Control Act and the Water Pollution Acts. A statutory objective period does not apply to certain cases. This figure is for all Strategic Infrastructure Development application cases formally decided.

14C. Summary of all Cases Disposed of by Reference to Statutory Objective Period: All Other Cases

All Other Cases

Year	A	B	% Within Statutory Objective Period ¹
2019	566	269	67%
2020	480	242	66%
2021	416	337	55%
2022	281	347	45%
2023	379	755	50%

Notes:

A Number disposed of within statutory objective periods.

B Number not disposed of within statutory objective periods.

¹ The statutory objective period is 18 weeks in the case of appeals, referrals and certain local authority project cases received by the Board under the 2000 Act, and 4 months in the case of appeals under the Building Control Act and the Water Pollution Acts. A statutory objective period does not apply to certain cases. This figure is for all Strategic Infrastructure Development application cases formally decided.

14D. Summary of all Cases Disposed of by Reference to Statutory Objective Period: Total Cases

Total Cases

Year	A	B	% Within Statutory Objective Period ¹
2019	2,039	932	69%
2020	1,910	718	73%
2021	1,575	1,200	73%
2022	955	1,160	45%
2023	934	2,351	28%

A Number disposed of within statutory objective periods.

B Number not disposed of within statutory objective periods.

¹ The statutory objective period is 18 weeks in the case of appeals, referrals and certain local authority project cases received by the Board under the 2000 Act, and 4 months in the case of appeals under the Building Control Act and the Water Pollution Acts. A statutory objective period does not apply to certain cases. This figure is for all Strategic Infrastructure Development application cases formally decided.