

An Coimisiún Pleanála

An Coimisiún Pleanála Stakeholder Engagement July 2025

Planning and Development Act – Part 17 Change in Roles



- Part 17 of P&D Act 2024 was commenced on the 18th of June 2025.
- New Governance Structure New Governing Board announced by Minister following recruitment process run by Public Jobs. The Chairperson of the Governing Board is Paul Reid.
- The Chairperson of An Bord Pleanála became the Chief Executive Officer (CEO) of the Commission.
- The Deputy Chairperson became the Deputy Chief Planning Commissioner, and 13 Board members became Planning Commissioner.
- The Role of Chief Planning Commissioner to be filled following a recruitment process run by Public Jobs.

Planning and Development Act – Part 17 Governing Board



- The Commission shall have a Governing Board.
- The Governing Board shall—
 - review and guide the strategic direction of the Commission,
 - review and oversee the implementation of major plans of action, risk management policies and procedures, annual budgets, and business plans of the Commission,
 - set the performance objectives of the Commission, and monitor the attainment of those objectives by the Commission, and
 - approve and oversee significant capital expenditure by, and investment decisions of, the Commission.

Planning and Development Act – Part 17 Code of conduct and Written Procedures Document



- The Governing Board shall adopt the first code of conduct within 6 months
 of the commencement of Part 17 and publish on the website.
- The code of conduct will apply to:
 - a member of the Governing Board,
 - a Planning Commissioner,
 - all staff of the Commission and Consultants
- The Chief Executive Officer shall, following consultation with the Chief/Deputy Planning Commissioner, prepare procedures to be followed by the Commissioners and inspectors when performing their functions. The procedures will be approved by Governing Board within 6 months of the commencement of Part 17 and published on the website.

Planning and Development Act – Part 17 Review of performance of Commission



- The Governing Board shall supply the Minister with such information relating to the performance of the Commission's functions as he or she may request.
- The Governing Board, or the Chief Executive Officer on the request of the Governing Board, shall conduct not less than once every 3 years, a review of the Commission's organisation and of the systems and procedures used by the Commission in relation to the consideration and determination of cases.
- The Governing Board shall report to the Minister the results of the review.

Planning and Development Act – Part 17 Chief Executive Officer

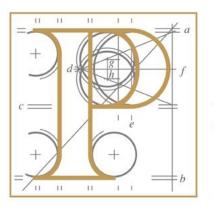


- The Chief Executive Officer shall;
 - in consultation with the Governing Board, carry on and manage, and control generally, the administration and business of the Commission,
 - advise the Governing Board, and make proposals to it in relation to the performance of the Commission's functions, and
 - in consultation with the Governing Board, perform such other functions as may be delegated to them by the Governing Board.
- The Chief Executive Officer shall attend meetings of the Governing Board and give such information to the Governing Board as it may require and shall be entitled to speak at and advise such meetings but shall not be entitled to vote at meetings of the Governing Board.

Planning and Development Act – Part 17 Planning Commissioners



- The Planning Commissioners shall be composed of:
 - · the Chief Planning Commissioner,
 - the Deputy Chief Planning Commissioner, and
 - 13 ordinary Planning Commissioner
- The Planning Commissioners shall:
 - perform the functions of the Commission save where the function is assigned to the Governing Board, and
 - In particular, consider and determine an appeal, application, referral or request required to be considered and determined by the Commission.
- The Planning Commissioners shall:
 - comply with procedures approved under section 503, and
 - be independent in the performance of their functions.



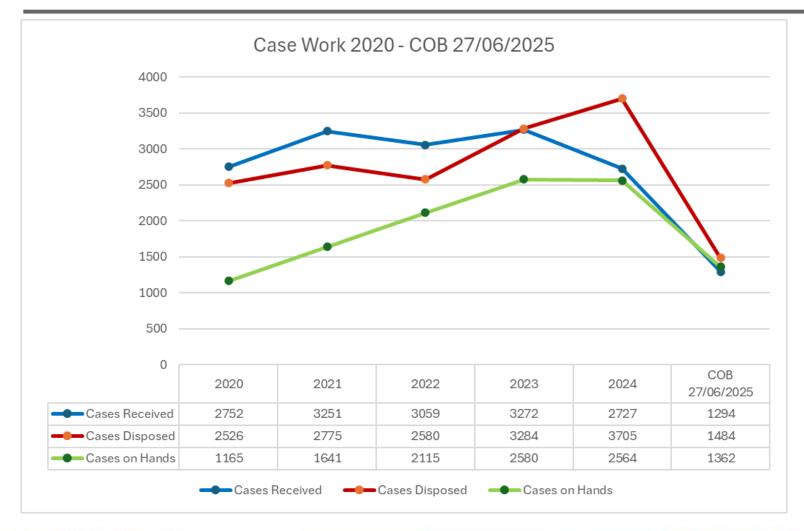
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An Bord Pleanála Performance to 27th June

Case Work Overview 2020 - COB 27/06/2025





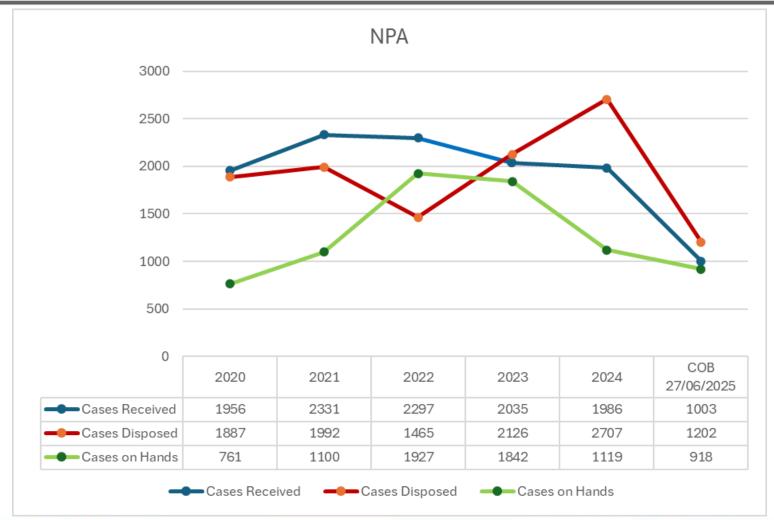




Normal Planning Appeals (NPA)

2020 - COB 27/06/2025



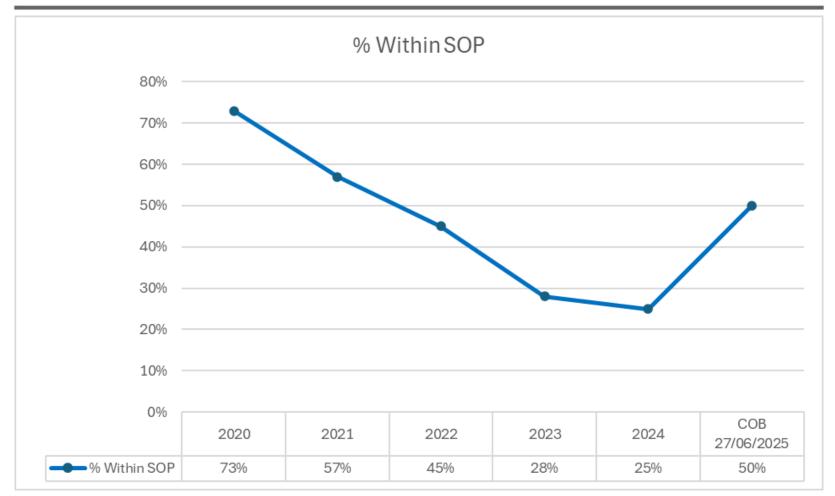




Compliance with Statutory Objective

Period – all Cases 2020 – COB 27/06/2025

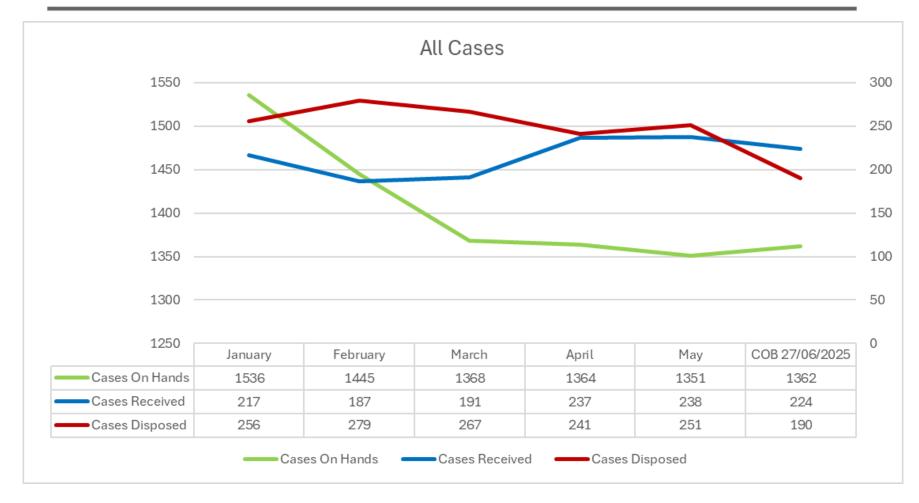




2025 - All Cases - January - June

Intake – YTD 1,294 Disposed of – 1,484 On hands 1,362 Formally Disposed of 1,241

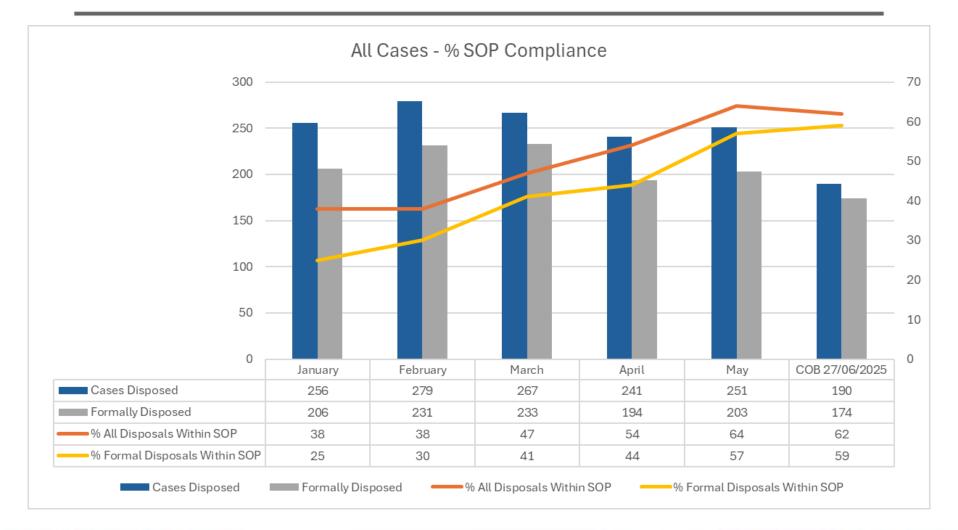


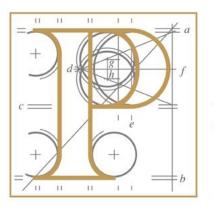


2025 - SOP Compliance

All Cases - 50% YTD 62% to COB 27/06/2025







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LRDs, SHDs and 30+ Housing



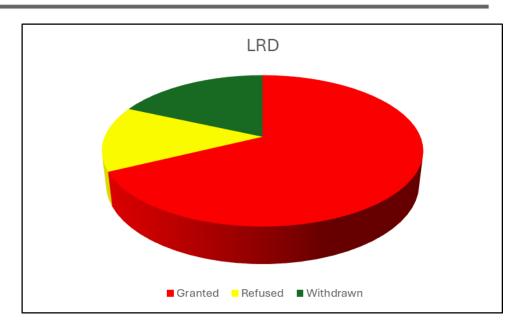
Large Scale Residential Development

Key Information



January 2024 – June 2025

- ➤ 113 cases disposed*
- ➤ 76 LRD cases decided by the Commission (63 grants and 13 refused). 17 cases withdrawn.
- ➤ 100% of cases disposed of by the Commission within the statutory time frame of 16 weeks.
- Currently 24 cases on hand.



^{*}includes appeals dismissed, invalid etc.

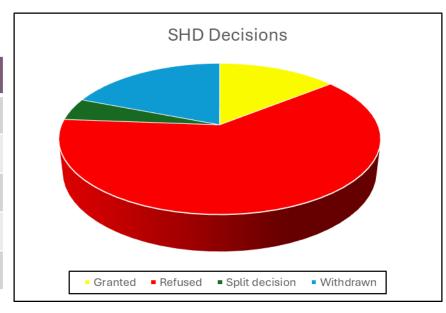
Strategic Housing Development

Decisions to Date (Post Crofton)



April 2024 to June 2025

Decision	No.
Granted (3 of which are now under JR)	6
Refused (1 of which is now under JR)	26
Split Decision	2
Withdrawn	8
Total	42





SHD Rate of Refusal/Grant



- » Based on 34 cases decided since April 2024 and 26 cases refused to date the current rate of refusal is 76.5%.
- » Based on 34 cases decided since April 2024 and 6 cases granted the current grant rate is **17.5**%.

Strategic Housing Development



April 2024 to July 2025

- Further 10 cases at Board Level generally decided within next 4 weeks
- Further 3 cases with Inspectorate to be discharged early July
- ➤ 16 remitted cases to be decided Q3/Q4

SHD	No.
On Hand With Board	10
On Hand with Inspectorate	3
Legal Stay	1
Remitted	16
Conceded/Waiting Instruction	28
Total	58

30+ Housing - Summary



» Prioritised Case Type

» 73 no. 30+ cases January 2024 to June 2025 –

Status	No.
Granted	33
Refused	26
Withdrawn	11
Dismissed	1
Contribution	2
Total	73

Year	Average No. of Weeks – Formal Disposals
2024	34.5
2025	16.74

Cases On Hand: 58 no. 30+ cases

- Pre 2024 5 cases legal issues/FI
- > 2024 16 cases on hand (9 at Board level, remaining 7 with Inspectorate imminent discharge)
- > 2025 37 cases on hand (9 at Board level, 18 at Inspectorate, 10 at Screening SOP compliant)

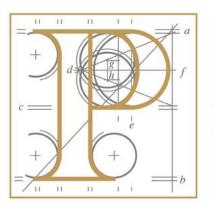
30+ Housing Schemes

Cases on Hand



Year	Screening	Analyse	Decide	Legal Stay	Total
2023			2		2
2024	0	7	9		16
2025	10	18	9		37
Legal Stay				3	3
Total	10	25	20	3	58





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Strategic Infrastructure and Direct Applications

MARINE Applications



- » All six Phase 1 ORE projects received and live
 - » Oriel, NISA and Arklow lodged Summer 24
 - » Substantial Further Information Request issued 10th April 2025 with 9 months response time (provision for longer time if needed)
 - » Codling lodged late September 24
 - » Further Information due to be requested shortly
 - » Sceirde Rocks off west coast received 11th January 2025 and Dublin Array 28th February 2025
- » Pre application consultation with a number of Ports to facilitate ORE have completed and applications anticipated
 - » Ringaskiddy Port lodged 13th February 2025
 - » Rosslare & Waterford Port Pre-apps closed out no applications lodged yet
- » First referral case on subsea cables received & determined by Board
- » First pre-app request received for subsea cable late June

Wind – Strategic Infrastructure & Appeals



	2025 SID		2025 Appeals	2024
Time	(June)	2024 SID/SC	(June)	Appeals
			3 new, 1 cont.	
Cases Received	2 + 1 remittal	12	op + 6 remittals	13
Decisions Made	6	12	4+ cont. operation	12
Granted	5	7	4(2 overturns of PA)	6 (3 overturns of PA decision)
Turbines Granted	55 + 1		8 + continued	
(approx)	repowering	102	operation	33
Refused	1 (10 WTG)	5	0	6



Solar Decisions – Mid June 2025



Time	Mid June 2025 Appeals	2024
Cases Received	6	17
Decisions Made	7	18
Granted	7	17 (inc. 4 overturns of PA)
Refused	0	1

» Details – applications to PA provide limited detail on output (MW).

Cases on Hand (as of Mid-June 25)



Cases On Hand	Total	Board	Inspector
Solar	10	2	8
Wind SID	12*	0	12
Wind Appeals	20*	4	16
* Includes remittals from court 1 SID & 4 NPA			



Renewables – 11 WF; 7 Solar



Renewable Energy (Wind and Solar) Decisions Made by Month								
Jan-25								
				Decision Made				
ABP Ref	SID/NPA	Lodged	Nature of Proposal	Case Identifier	County	PA Decision	Board Decision	Decision Date
ABP-316178-23	SID	31-Mar-23	Wind - 18 WTG	Oweninney Phase 3	Mayo	N/A	Grant	25-Jan-25
				Feb-25				
				Decision Made				
ABP Ref	SID/NPA	Lodged	Nature of Proposal	Case Identifier	County	PA Decision	Board Decision	Decision Date
ABP-319800-24	NPA	27-May-24	Wind - 1 WTG	Kilcash	Roscommon	Grant	Grant	10-Feb-25
ABP-312659-22	SID	4-Feb-22	Wind - 15 WTG	Glenard	Donegal	N/A	Grant	25-Feb-25
ABP-320542-24	NPA	13-Aug-24	Wind - 1 WTG	Wuxi Biologics	Louth	Grant	Grant	25-Feb-25
ABP-314602-22	SID	9-Sep-22	Wind - 14 WTG	Gortyrahilly	Cork	N/A	Grant	25-Feb-25
ABP-319704-24	NPA	10-May-24	Solar - Amendment	Arklow	Wicklow	Grant	Grant	28-Feb-25
				Mar-25				
				Decisions Made				
ABP Ref	SID/NPA	Lodged	Nature of Proposal	Case Identifier	County	PA Decision	Board Decision	Decision Date
ABP-319448-24	SID	2-Apr-24	Wind - 8 WTG	Clonmellon	Meath & Westmeath	N/A	Grant	25-Mar-25
ABP-319741-24	SID	16-May-24	Repower of Windfarm	Kilgarvan	Kerry	N/A	Grant	25-Mar-25
ABP-321381-24	NPA	4-Dec-24	Continuation of operation	Carrane Hill Windfarm	Sligo	Grant	Grant	26-Mar-25
ABP-321242-24	NPA	13-Nov-24	Solar Farm	Rathkeale	Limerick	Refuse	Grant	27-Mar-25
ABP-320999-24	NPA	7-Oct-24	Solar Farm	Ballysallagh	Westmeath	Grant	Grant	31-Mar-25
ABP-320755-24	NPA	5-Oct-24	Solar Farm	Batterstown	Meath	Grant	Grant	31-Mar-25
				Apr-25				
				Decisions Made				
ABP Ref	SID/NPA	Lodged	Nature of Proposal	Case Identifier	County	PA Decision	Board Decision	Decision Date
ABP-319216-24	NPA	6-Mar-24	Wind - 5 WTG	Inchnamore	Cork	Refuse	Grant	02-Apr-25
ABP-317822-23	NPA	17-Aug-23	Solar	Bogganstown	Meath	Grant	Grant	10-Apr-25
ABP-318446-23	SID	13-Nov-23	Wind - 10 WTG	Coumnagappul	Waterford	N/A	Refuse	11-Apr-25
ABP-321404-24	NPA	6-Dec-24	Solar	Banna Mountain	Kerry	Grant	Grant	22-Apr-25
	May-25							
	Decisions Made							
ABP Ref	SID/NPA	Lodged	Nature of Proposal	Case Identifier	County	PA Decision	Board Decision	Decision Date
ABP-318433 -23	NPA	9-Nov-23	Solar Farm	Castlegarden	Kilkenny	Grant	Grant	20-May-25
ABP-321244-24	NPA	13-Nov-24	1 WTG	Rin	Offaly	Refuse	Grant	23-May-25



Older Cases – Actively Managing Pre-2024 Remaining Transport/ 7th Schedule/ LA Cases



Year	Total Cases
Pre and 2021	2
2022	1
2023	5



7th Schedule, Electricity, Local Authority and Road & Rail Cases 2025



- » Decision 'types' made 2025 include:
- » 18 no. Local Authority decisions by the Board
- » 4 no. Road cases (inc. 2 Bus Connects)
- » 16 no. 7th Schedule (5 amendments; windfarms, Aughinish, Waste facilities)

- » Live <u>Pre-apps</u> <u>consultations include:</u>
- » 27 no. Windfarms
- » 25 no. Electricity cases
- » 11 no. Power Generating/ Waste/hospital
- » 1 no. Gas pipeline case

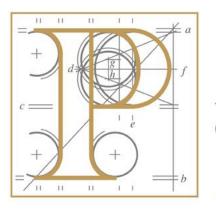
Transport Applications - Status



- » All 12 Dublin Bus Connects plus accompanying 12 CPOs decided by the Commission (last decision 12th May 25)
- » One Galway Bus Connects plus CPO decided, second due to be discharged by Inspector early Q4
- » Slane N2 bypass decision made

Outstanding decisions in large transport projects:

- » Airport (Noise) case decision due
- » Metro, LUAS Finglas, DART North decision due by end of Summer
- » Galway Road out for Public Consultation following receipt of updated documents



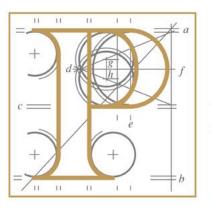
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Case Targets for 2025 Cases and SOP compliance

Proposed Planning Casework Targets for Cases Lodged in 2025



Function	Output	Timeframe
Large Scale Residential Developments (LRD)	95 - 100% disposed of within 16 weeks	Year end
Normal Planning Appeals	70 - 80% of 2025 cases disposed of within SOP of 18 weeks	Year end
Vacant site levy appeals	90 – 100% of cases disposed of within SOP	Year end
Derelict Site Appeals	90-100% of cases disposed of within SOP	Year End
RZLT Appeals	90 – 100% of cases disposed of within SOP	Year End
Electricity Cases	70 – 80% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	Year end
Section 37(B) Private Applications	75 – 85% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	Year end
Local Authority Projects (LAP)	70 – 80% of 2025 cases disposed of within the 2024 P&D Act timeline provisions (26 weeks)	Year end
Strategic Infrastucture Developments (SID applications)	70 – 80% % of 2025 cases disposed off within the 2024 P&D Act timeline provisions (48 weeks)	Year end



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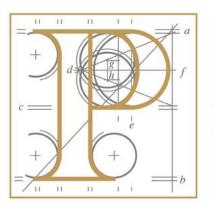
Stakeholder Engagement

Communications

External – Stakeholder Engagement

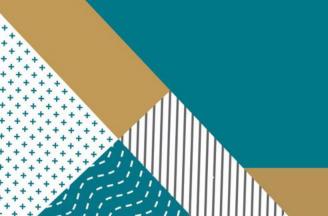


- Bi-Annual Planning Forum (OPR Rec) meeting with full EMT- January 2025 and October 2025.
- April 2025
 - Environmental Non-Government Agencies (E-NGOs) 8th and State Bodies 9th
- May 2025
 - Seafood ORE Working Group
- July 2025
 - Oireachtas Members 2nd and Business & Industry Groups 3rd
 - Prescribed Bodies 9th
- Groups/applicants asked to identify upcoming projects for resource planning and to identify the interdependency of projects/cases for decision i.e. housing/water/electricity.
- Post quarterly statistics on caseload, NPA cases and Direct Applications on website.
- Monthly wind energy statistics on website.



An Coimisiún Pleanála

Judicial Review



Overview



- » Continued increase in judicial review of planning and environmental decisions.
- » Main driver is the unique costs protection regime in planning and environmental litigation.
- » Process and legal costs reforms set out in the Planning and Development Act, 2024.
- » Greater expedition introduced by the Planning and Environment Court, now underpinned by Order 103, Rules of the Superior Courts.

Judicial Review 2025



- » 88 judicial reviews lodged with the High Court so far in 2025.
- » Papers in 73 served so far on the Commission, which include 282 domestic grounds of challenge, 74 EU law grounds and 20 validity grounds.
- » Judicial review by development type:

Commercial	23	Telecommunication mast	7
Housing	14	RZLT / VSL	5
Infrastructure	11	Renewable	4
Single house / householder	7	Quarry	2 (73)

Judicial Review 2024



- » 147 applications for judicial review lodged with the High Court in 2024 and 143 served on the Commission so far.
- The 143 were challenges to 139 Board decisions (a decision may be challenged by more than one judicial review) and consisting of 780 core grounds, made up of 591 domestic law grounds, 148 EU law grounds and 41 validity grounds.

Commercial	35	Infrastructure	19
Housing 2 – 99	21	Renewable	17
Housing LRD	7	Telecoms mast	15
Housing SHD	4	RZLT	10
Single house / householder	11	Derelict site	4 (143)

Judicial Review & Infrastructure



» 30 infrastructure judicial reviews initiated in 2024 and so far in 2025 and related to the following types of infrastructure development.

Bus Connects	16	Electricity	2
Railway & port	5	Water	2
Local authority	4	Education	1

» Progress of litigation as of 27 June 2025:

Not assigned hearing date	21	Decided & ongoing appeal	2
Assigned hearing date	0	Decided	1
Heard and awaiting judgment	2	Withdrawn by applicant for judicial review	4

Historic Overview of Judicial Review

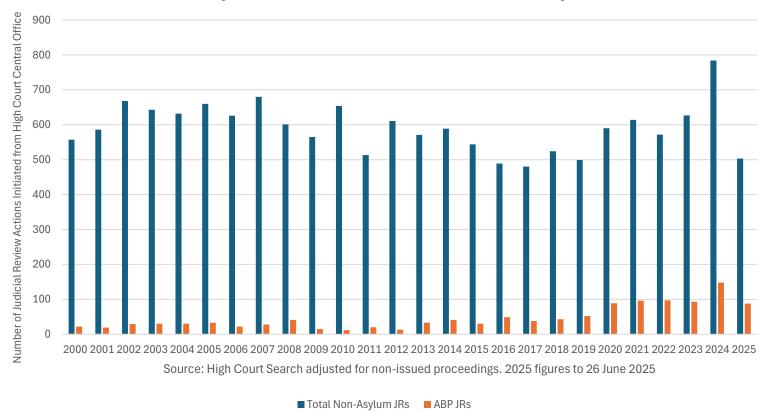


- » The following two slides provide a historic overview of the increase in judicial review, updated to the 26 June 2025.
- » The first slide puts judicial review against An Coimisiún Pleanála into perspective, compared to general non-asylum judicial review.
- » The second slide charts the increase in judicial review against An Coimisiún Pleanála against legislative changes and case law, most notably the *Heather Hill* judgment of the Supreme Court.

Statistical Overview – Historical (1)

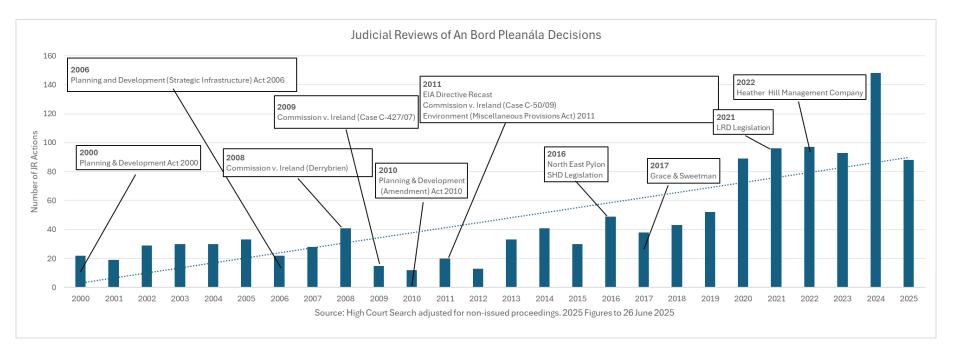


Non-Asylum Judicial Reviews Initiated by Year



Statistical Overview – Historical (2)





Approach of An Coimisiún in Judicial Review

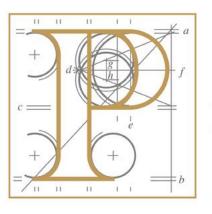


- » ACP is the *legitimus contradictor* so defends judicial reviews of its decisions.
- » It assesses the strength of the grounds pleaded in the Statement of Grounds.
- » It contests leave or standing where appropriate to do so.
- » It seeks the expedition of cases, subject to the current capacity of the Courts.
- » It has changed remittal procedures so that remittals occur faster and files do not go back to the end of the queue.

Part 9, Planning and Development Act 2024



- » Section 288 of the 2024 Act will be particularly important for linear infrastructure projects as it allows the amendment of a planning decision to correct an error and avoid the whole decision being quashed.
- » Part 9, Chapter 1 sets out changes in judicial review to streamline the process. Now mirrored by the Order 103, Rules of the Superior Courts regarding the management of the Planning & Environment Court.
- » Part 9, Chapter 2 sets out measures to address legal costs in environmental cases, including a scale of fees.



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Resourcing Update



Overview of Resourcing 2022 – Mid 2025



FTE	Board	Senior Management	Inspectorate	Administration	Total
End 2022	5	18	66 (1)	113	202
End 2023	15	22	86 (3)	131	254
End 2024	17	27	100 (3)	146	290
2022 v 2024					+43%
End June 2025	15	27	101(6)	156	299
Sanctioned FTE					313

Period: Jan-July 2025

New Starters 24(3 due to start July)

Leavers 15(2 due to leave July)

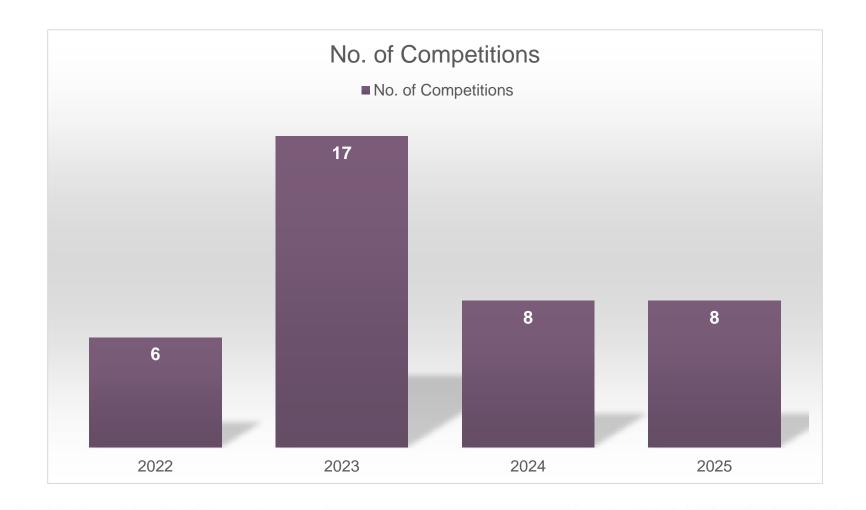
Promotions 7



Recruitment Competitions

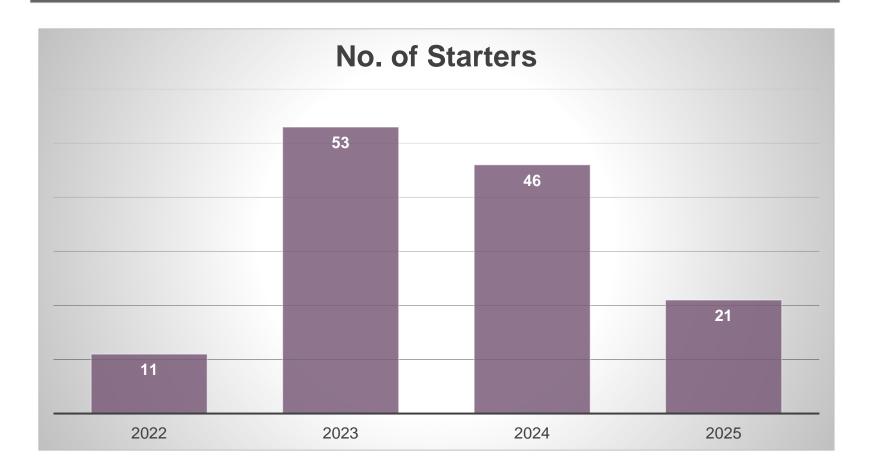
2022 - June 2025

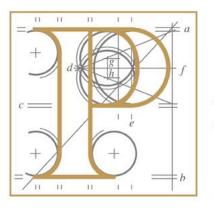




New Starters 2022 – June 2025







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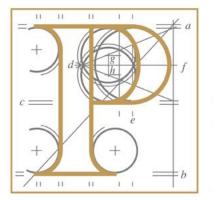
Transformation & Digital Services

Transformation & Digital Services



- Online services in collaboration with OGCIO
 - Providing online capability for submission of normal planning appeals (NPA) and payments, leveraging the government's 'shared services' IT platform. Expected go-live Q3 2025.
- Digital Public Case Files for Direct Applications
 - In Q3 all new Direct Applications (Strategic Infrastructure etc) case files will be published on our website. The public will no longer need to come to our office to view hard copy files.
- Evaluation of AI & Automation capabilities
 - Collaborating with Local Authorities and CeADAR, the government's centre for AI, on developing a proof-of-concept AI capability. Continuing IT automation for process efficiencies.
 - Collaboration on potential AI use to ensure risk management, data & security mitigations, and adherence to all guidelines for the Responsible Use of AI in the Public Service.





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