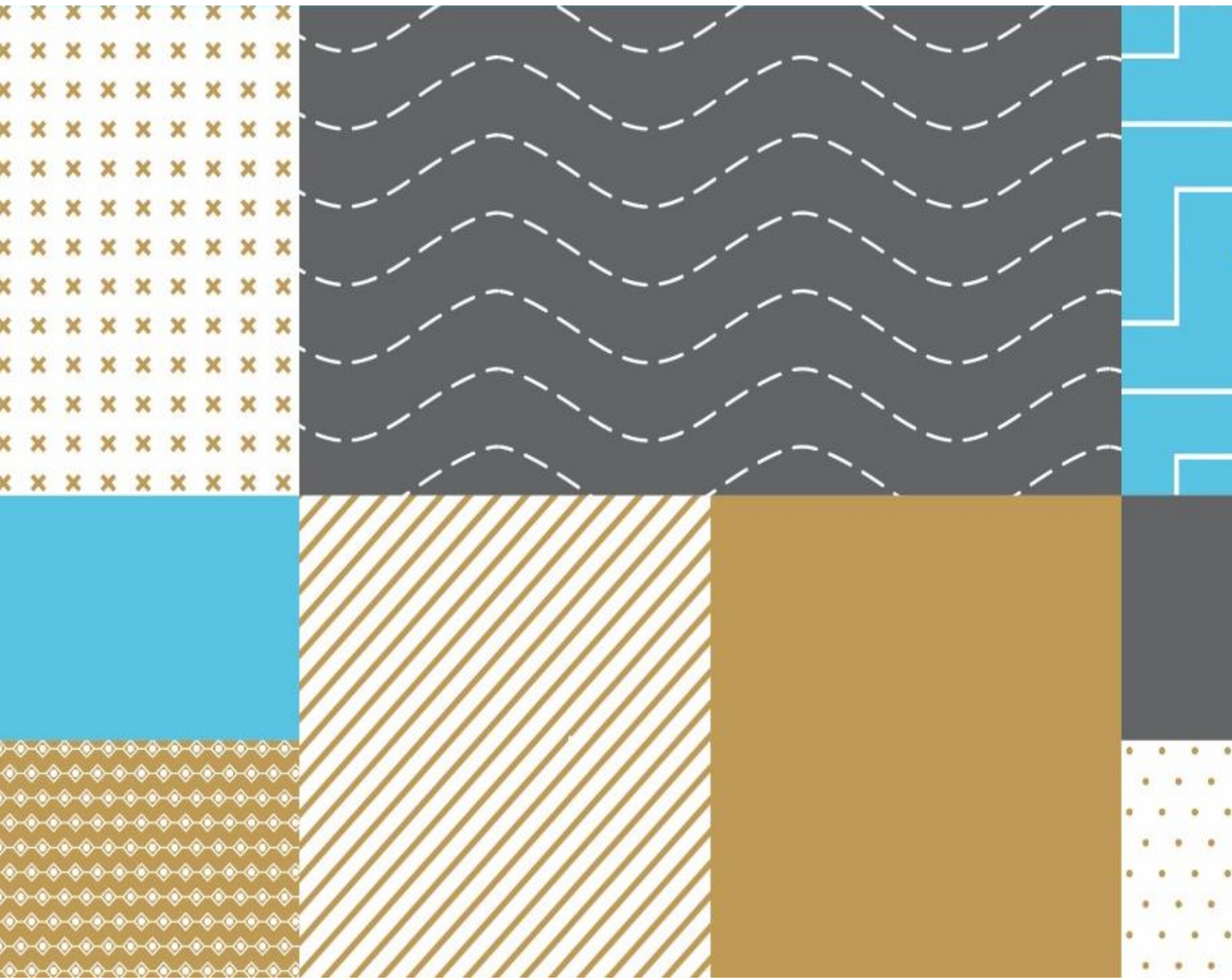


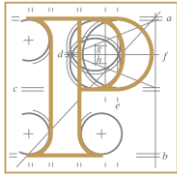


An  
Coimisiún  
Pleanála

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

Quarter 1 - 1 January 2026 to 31 March 2026





**Query Number:** OIR/ 26/001  
**Query Subject:** Appeal Case  
(Live)

**Date Received:** 6 January 2026  
**Deputy/Senator:** Deputy Niall Collins

**Acknowledged:** 6 January 2026  
**Substantive Reply Issued:** 12 January 2026  
**Language:** English  
**Query:**

Please notify me of the outcome of this appeal (500498) when decision is to hand.

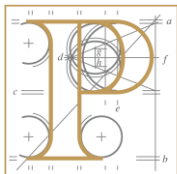
**Substantive Reply:**

I refer to your email below on behalf of Zoe Raftery regarding the completion and extension of a dwelling granted under planning application reference 07/3211, the installation of wastewater treatment system and associated site works at Gormanstown Philips, Kilmallock,, Co. Limerick.

Consideration of this appeal which was lodged on the 17th of December 2025, is proceeding and a decision is due by 30 April 2026.

Your interest in the case has been noted, and you will be notified of the Commission's decision as soon as it is made.

You can make an observation up until the 22 January 2026. This can be done online at [Observation on a planning appeal online | An Coimisiún Pleanála](#) – or in a hard copy. Please note that there is a fee of €50 for this. If you have any queries, please contact the [appeals@pleanala.ie](mailto:appeals@pleanala.ie).



**Query Number:** OIR/ 26/002

**Date Received:** 12 January 2026

**Query Subject:** Appeal Case(Live)

**Deputy/Senator:** Deputy Seán Canney

**Acknowledged:** 12 January 2026

**Substantive Reply Issued:** 21 January 2026

**Language:** English

## Query

I refer to Case Reference Number PL07500108.

Can you please let me know when a decision is likely to issue on this?

I look forward to hearing from you.

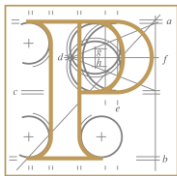
## Substantive Reply

I refer to your recent query received 12 January 2026 regarding case file PL-500108 GY for construction of a dwelling house at Killora , Craughwell , Co. Galway.

The case file is currently with the Inspector for a report and recommendation. Once received the case file will be forwarded to the Planning Commissioners for decision and a copy of the decision will issue to all parties once decided.

Consideration of this appeal which was lodged on the 21 October 2025, is proceeding and a decision is due by 04 March 2026.

Please do not hesitate to contact me should you have any further queries.



**Query Number:** OIR26/003

**Date Received:** 12 January 2026

**Query Subject:** Appeal Case(Live)

**Deputy/Senator:** Deputy Edward Timmins

**Acknowledged:** 13 January 2026

**Substantive Reply Issued:** 14 January 2026

**Language:** English

### **Query:**

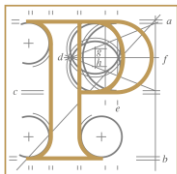
Deputy Edward Timmins would be grateful if you can advise an update for Hudson Brothers on their planning applications ABP-319217-24 & ABP-319218-24, 37L Extension.

The decision was originally expected in early January 2025.

### **Substantive Reply**

I confirm that case reference ABP-319217-24, an application for substitute consent for a quarry at Philipstown and Redbog, Co. Kildare and case reference ABP 319218-24, an application for further development under Section 37L of the Planning and Development Act 2000 at Athgarrett, Philipstown and Redbog, Co. Kildare both lodged with the Commission on 29 Feb 2024 currently have a target date of decision of before the 27 February 2026.

The case files are currently with a Planning Inspector for a report and recommendation. Once the report on the cases is received, the case files will be forwarded to the Planning Commissioners for decision, and a copy of the decision will issue to all parties once decided.



**Query Number:** OIR26/004

**Date Received:** 12 January 2026

**Query Subject:** Appeal Case(Live)

**Deputy/Senator:** Deputy Niall Collins

**Acknowledged:** 14 January 2026

**Substantive Reply Issued:** 3 February 2026

**Language:** English

### Query:

I am writing to you regarding a case with An Coimisiún Pleanála, Reference: PL91.320549. The case was appealed to An Coimisiún Pleanála on the 14th August 2024.

The decision date given by An Coimisiún Pleanála for the appeal was the 19th November 2024. This decision date is now almost 14 months overdue.

This is far beyond An Coimisiún Pleanála's statutory objective to try to decide cases within 18 weeks.

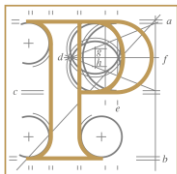
I have made use of the dedicated Oireachtas phone line to An Coimisiún Pleanála but have not received any update on the status of the appeal or when a decision on the appeal is expected . I would appreciate any update you can provide on this appeal

### Substantive Reply

I refer to your attached query dated 08 January 2026 regarding case file ABP-320549-24 for the demolition of existing annex of the existing building on site and decommissioning of existing septic tank; change of use of existing domestic house to new use as a shop, cafe and public house, along with construction of extension with internal and external modifications and all associated site works at Carrowbane Beg, Loughill, Co. Limerick.

This case has now been decided by the Planning Commissioners and a copy of the decision issued on 27 January 2026 to both yourself as interested party and all parties in this case. I have attached a copy of the Commission Order for your reference.

[ABP-320549-24 Commission Order](#)



**Query Number:** OIR26/005  
**Query Subject:** Legal Cases

**Date Received:** 15 January 2026  
**Deputy/Senator:** Deputy Eoin Ó Broin

**Acknowledged:** 15 January 2026  
**Substantive Reply Issued:** 5 February 2026  
**Language:** English

### Query:

Could you provide me with the following information:

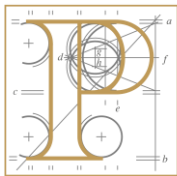
1. Today number of JRs lodged against ACP on residential developments in last 5 years (with breakdown by SHD, LRD, ordinary appeals)
2. Total number of units included in these JRs (with breakdown by SHD, LRD, ordinary appeals)
3. The number of cases lost by ACP (with breakdown of number of cases and units by SHD, LRD, ordinary appeals)
4. The number of cases conceded by ACP (with breakdown of number of cases and units by SHD, LRD, ordinary appeals)
5. The number of cases pending (with breakdown of number of cases and units by SHD, LRD, ordinary appeals)
6. The number of cases won by ACP (with breakdown of number of cases and units by SHD, LRD, ordinary appeals)

### Substantive Reply

I refer to your query below dated 15 January 2026. Please find attached document displaying the information you have requested



OIR26005.docx



**Query Number:** OIR26/006

**Date Received:** 15 January 2026

**Query Subject:** Appeal Case(Live)

**Deputy/Senator:** Deputy James O'Connor

**Acknowledged:** 15 January 2026

**Substantive Reply Issued:** 22 January 2026

**Language:** English

### **Query:**

I write to you in relation to the above case, which was due for a decision on February 11th, 2025.

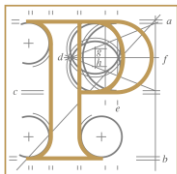
I am wondering there has been a decision reached on the case yet. If not, will the decision be made shortly?

### **Substantive Reply**

I refer to your email of 15 January 2026 regarding case file: ACP-320947-24 for a house and garage/storage with associated site works at Castlemiles, Lackaroe, Youghal, Co. Waterford.

The case file is currently at Commission level and having examined the case, the Commission considered that matters not previously raised in the case should be put to the parties for comment with a response date of 5 February 2026. Following receipt of any responses from the parties, the Commission will proceed to determine the case.

The Commission regrets the delay on this case and a copy of the final decision order will issue to you in due course. If you have any further questions, please do not hesitate to contact me.



**Query Number:** OIR 26 /007

**Date Received:** 16 January 2026

**Query Subject:** Corporate Policies  
, Other

**Deputy/Senator:** Deputy Louis O'Hara

**Acknowledged:**

**Substantive Reply Issued:** Pending Response

**Language:** English

**Query:**

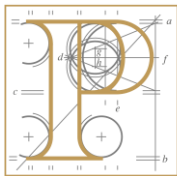
Concerns have been raised with me relating to possible conflicts of interest which may have arisen in the course of assessing and deciding planning applications by An Coimisiún Pleanála.

It has been raised with me that there is the possibility that planners were / are working on planning applications which are being brought forward by or with the assistance of companies which the same planners were previously employed by.

I am writing to ask: 1. Do An Coimisiún Pleanála employees have to declare their previous work history before commencing work on specific planning applications? 2. Do employees have to recuse themselves if they are allocated a planning application where there is a potential conflict of interest / perception of a conflict of interest? 3. Is previous work history considered a conflict of interest when deciding which employees work on specific planning applications?

Thanks for any clarity you can provide on this.

**Substantive Reply** Pending Response



**Query Number:** OIR-26-008

**Date Received:** 19 January 2026

**Query Subject:** SID/LAP Case(Live)

**Deputy/Senator:** Councillor Rachel  
Hartigan

**Acknowledged:** 19 January 2026

**Substantive Reply Issued:** 21 January 2026

**Language:** English

### Query:

My name is Cllr Rachel Hartigan, and I registered to attend the Oral Hearing for Case Reference: PA03.318943 around two weeks ago, but I never received confirmation of my registration.

As the hearing is this Thursday the 22nd, I'm just checking in to make sure that there won't be any issues with my attendance. Could you confirm that my registration was successful?

### Substantive Reply:

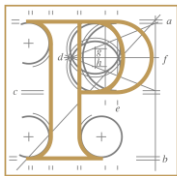
I refer to your query dated 19 January 2026 regarding the Oral Hearing for ABP 318943-24, Proposed 12 turbine windfarm, located on a 140-hectare site located within the townlands of Cappateemore East, Ballycannan West, Ballycannan East, Ballycar South, Ballycar North, and Glennagross located within the townlands of Cappateemore East, Ballycannan West, Ballycannan East, Ballycar South, Ballycar North, and Glennagross (<https://ballycargreenenergyplanning.ie/>).

It has been noted that you are not an observer on the case and therefore your participation at the oral hearing will be at the discretion of the inspector.

In the event the inspector allows your participation, a submission may be made upon payment of the fee of €50 on the day. However, for your information any person is welcome to observe an Oral Hearing.

We do not have a record of your recent registration request for the Oral hearing. If you could provide details of how you registered, we could look into this further for you.

If you have any queries in relation to the matter, please contact the undersigned officer of the Commission. Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.



**Query Number:** OIR26/009

**Date Received:** 21 January 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Niamh Smyth

**Acknowledged:** 21 January 2026

**Substantive Reply Issued:** 22 January 2026

**Language:** English

### Query:

I am looking for an update n the ABP 319457-24. It is being reviewed two years now and the owner is eager to get an update.

Can I get clarity on the below questions regarding this case please?

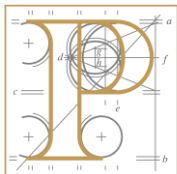
1. confirmation of where appeal is at? What stage?
2. has inspector visited the quarry? If not when?
3. when is the projected date for inspector to complete report,, make recommendations to board AND when will board make a decision?
4. aggregates are needed to build houses and it is unacceptable that someone trying to provide authorised resources to housing construction sector should be curtailed in this way
5. it is also relevant that the issue is related to surface water and retention pond which should easily be resolved via a technical solution

### Substantive Reply

I refer to your email below dated 21 January 2026 regarding case ABP-319457-24; 20-year permission for quarrying and extraction of rock that will include drilling, blasting, crushing and screening along with alterations to boundaries & all associated site works. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been submitted with this application at Ardkill More Townland and Drumcrow Townland, Carrickaboy, Co. Cavan.

Please note that the case is with the inspector, awaiting site visit and the completion of their report and recommendation. As soon as the inspector's report is received, the file will go to the Planning Commissioners for its consideration and decision.

Whilst the Commission does not have a specific date as to when this case will be decided, the Commission will make a decision in relation to these cases as early as possible which is currently anticipated as being in the next number of months , this may be subject to change.



**Query Number:** OIR26/010

**Date Received:** 23 January 2026

**Query Subject:** Funding / Fees

**Deputy/Senator:** Senator Victor Boyhan

**Acknowledged:** 23 January 2026

**Substantive Reply Issued:** 17 February 2026

**Language:** English

### Query:

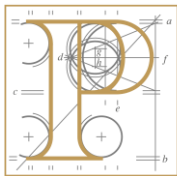
Can you please advise when the full suite of Plean IT interactive services will be full up and running for citizens engagement with An Coimisiún Pleanála and a full schedule of the costs involve to preparing and piloting the project from its inception.

### Substantive Reply

I refer to your Oireachtas query dated 23 January 2026 in follow up to our response to you from June 2025 in relation to 'on-line services'. Since June 2025 we finalised and agreed wording for a new Statutory Instrument with the Department which now facilitates the making of electronic appeals. This SI 540 of 2025 was signed by the Minister on the 12th of November 2025.

We immediately commenced a pilot with agents that routinely submit appeals to test all aspects of the platform using appeals that have already been submitted, and from this the OGCI0 performed an upgrade to enable larger files sizes to be uploaded. Several bugs have been discovered and cleared, with a new round of pilot testing with real appeals is due to begin the week of 23rd of February. We have reached out to agents, prescribed bodies and others to assist with the testing to minimise any potential issues that may arise following go live. Pending a successful pilot the go live date for the platform will be determined.

The only costs associated with this project relate the Commissions staff's time as set out in our June response, we partnered with the Office of the Government Chief Information Office (OGCIO) to leverage the government's shared services' IT platform to develop the on-line platform for appeals.



**Query Number:** OIR26/011      **Date Received:** 23 January 2026  
**Query Subject:** Appeal Case (Live) **Deputy/Senator:** Deputy Ged Nash

**Acknowledged:** 26 January 2026  
**Substantive Reply Issued:** 27 January 2026  
**Language:** English

### Query:

I would be obliged if you would let me know if it is still the intention of An Coimisiún Pleanála to issue a decision on case reference PL15.323134 on or before the 13th February, 2026?

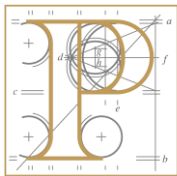
### Substantive Reply

I refer to your query of 23 January 2026 in relation to case ACP-323134-25, concerning a ten year development comprising of the demolition of existing structures on site and the construction of the first phase of a new sustainably powered enterprise campus and all associated site works. This application includes an EIAR and NIS at Premier Periclase Production Facility, Strand Road and Boyne Avenue, Drogheda, County Louth.

The original date of decision for this case was 26 November 2025 in accordance with the statutory objective period of 18 weeks for decision on an appeal under section 126(2)(a) of the Planning and Development Act, 2000, as amended.

Where it appears to the Commission that it would not be possible or appropriate to determine a particular appeal within this period, the Commission issues a notice to the parties in accordance with section 126(3)(a) of the Act and a target date of decision on the case is indicated in the notice. In this case, the Commission issued a notice to the parties and indicated a target date of decision as on or before 13 February 2026, however, this target date may be subject to further revision.

If you wish to be noted as an interested party which will ensure you receive direct updates on this case should there be any changes, please confirm so by return email.



**Query Number:** OIR26/012

**Date Received:** 3 February 2026

**Query Subject:** Housing

**Deputy/Senator:** Senator Victor Boyhan

**Acknowledged:** 3 February 2026

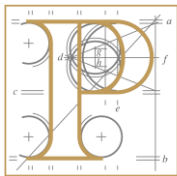
**Substantive Reply Issued:** Pending Response

**Language:** English

### Query:

I refer to below article, can you please advise on the outstanding SHD's and status of each case in tabular format. Thanks Victor

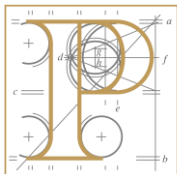
AN BORD PLEANÁLA has rejected plans for almost 7,000 new homes stuck in the planning system for years, the Irish Mail on Sunday has learned. Applications for a further 5,500-plus new units in developments initially earmarked to be fast tracked under the Strategic Housing Development (SHD) scheme have also been controversially 'withdrawn'. And the national planning authority has yet to decide on a further 19 developments with a combined 6,600-plus new homes, despite the fact they have been clogging the planning system for several years. The huge number of rejections and delays sparked a political backlash last night as the Government is under mounting pressure to reverse a significant decline in new builds driven by infrastructure problems. It also comes amid deepening tensions between Fianna Fáil and Fine Gael over the botched appointment of Minister James Browne's top candidate for housing 'tsar'. Latest figures show An Bord Pleanála (ABP) has 'refused' permission for 23 developments with a combined 6,885 units from the SHD planning list. These include a development of 881 apartments in Dundrum, south Dublin. Some 1,018 of these rejections were made in the first four months of this year. The planning authority confirmed it has 'withdrawn' a further nine applications with a total of 5,518 new homes, including a proposal for a 2,567-home development in Belcamp, Dublin. ABP confirmed that as of the end of last month, the fate of a further 19 SHD applications with 6,658 units is still 'not decided'. Dublin (3,059) accounts for the largest amount of SHD schemes that remain lingering in the system, followed by Cork (1,579); Bray, Co. Wicklow (694); Kildare (744); Offaly (349); and Wexford (233). Over the past year, just eight SHD developments with 2,399 homes have been given the green light. The majority (1,050) are in Dublin, with the rest in Cork (563) and Bray, Co. Wicklow (586). The planning applications for more than 20,000 new homes were installed developments earmarked to be fast-tracked under the SHD. Under the scheme, introduced in 2017, decisions on large-scale developments would be made within 16 weeks by ABP and bypass local authorities. It prioritised those with 100 or more houses and student accommodation units. In 2021, applications made under the scheme ceased after the Government terminated the SHD planning arrangements and replaced them with different arrangements. In October that year, ABP secured 117 new staff to help it implement reforms and clear the backlog. Since then, the agency has been slowly working through the planning applications submitted to the SHD. The updated figures were published on April 17 after the list detailing the scale of rejections and delays mysteriously disappeared from the ABP website for almost a month without notification or explanation. On April 2, Independent Senator Victor Boyhan wrote to the planning authority requesting they 'please forward me the current SHD list', adding: 'I always downloaded same on the ABP website, but understand it's been removed.' Six days later, in a Dáil question to Minister James Browne, Independent TD Catherine Connolly requested the number of properties on 'the current outstanding SHD planning application list'. In his response, Mr Browne simply stated, 'my



Department does not hold the information requested' and referred her to an ABP email address for further information. On April 22, Senator Boyhan received an ABP response informing him: 'The SHD list which had been on the Board's website was removed at the end of March 2025 following queries which brought to the attention of the Board that the list had not been updated. 'A newly revised list will be on the Board's website by the end of this week. In the meantime, please see the updated list (as of the 17th of April) attached.' Senator Boyhan told the MoS the figures - and ABP's responses to his queries - are 'a prime example of the urgency for the Minister to get on with An Bord Pleanála reform'. He added: 'The Minister will have to explain why all the SHD plans for housing units are not being built out and why the Board appears to be so slow, in an emergency, in passing plans. 'The Minister must now move swiftly to making real changes in devolving powers to councillors and give councils the money to build houses.' Social Democrats' housing spokesman Rory Hearne called the planning figures a 'mess' and pointed the finger of blame at the Coalition parties. He told the MoS: 'They haven't resourced local authorities with sufficient planners. This Government is continuously acting like it hasn't been in Government for years. This is typified by Fianna Fáil who, after holding the housing ministry for five years, have suddenly discovered "bottlenecks"... despite claiming misleadingly in the election they had turned the corner on housing.' Sinn Féin housing spokesman Eoin Ó Broin said a lack of staff at the planning authority is to blame for the backlog in applications. 'The Board has received sanction for extra staffing, but these positions have still not all been filled,' he added. 'They need another 50 staff to clear the backlog, and this must be done swiftly.' In response to queries, An Bord Pleanála said a key factor in the delays occurred in 2022 when, 'a number of SHD applications were lodged, where subsequently, a new City or County Development Plan came into force. 'The Board has been making significant progress in addressing a backlog of cases that arose over 2022 and 2023, which included a number of SHD applications. 'It is not possible at this juncture to provide a specific timeframe for each outstanding case.' Mr Browne - facing criticism from the Opposition and within the Coalition amid a significant drop in building commencements this year - will likely not be happy with the number of developments progressed from the SHD list. Speaking at the release of the Revised National Planning Framework (NPF) this week, he said, 'Ireland needs a step change in the delivery of housing' adding: 'I am ensuring that the vital conditions for the accelerated delivery of new homes are put in place.' But one Coalition source noted: 'When it comes to that [SHD] list, more house permissions are being disappeared than passed.' news@mailonsunday.ie 'The Board has made progress on the backlog' 'The rejections and delays sparked a backlash' 'Why is ABP so slow in a housing emergency?' DMG Media Limited Document IRDMOS0020250511e15b00063

## Substantive Reply

Pending Response



**Query Number:** OIR26/013

**Date Received:** 6 February 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Shane Moynihan

**Acknowledged:** 6 February 2026

**Substantive Reply Issued:** 9 February 2026

**Language:** English

### Query:

Can you please advise when decisions are expected in the below cases

Many thanks

Shane

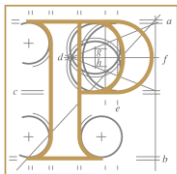
ABP-319217-24 & ABP-319218-24, 37L Extension due 03/07/2024.

### Substantive Reply

In response to your query of 6 February 2026,

I confirm that case reference ABP-319217-24, an application for substitute consent for a quarry at Philipstown and Redbog, Co. Kildare and case reference ABP-319218-24, an application for further development under Section 37L of the Planning and Development Act 2000 at Athgarrett, Philipstown and Redbog, Co. Kildare both lodged with the Commission on 29 February 2024 currently have a target date of decision of the 30 April 2026. Please note that the target date can be further revised.

The case files are currently with a Planning Inspector for a report and recommendation. Once the report on the cases is received, the case files will be forwarded to the Planning Commissioners for decision and a copy of the decision will issue to all parties once decided.



**Query Number:** OIR26/014

**Date Received:** 11 February 2026

**Query Subject:** SID/LAP Case(Live)

**Deputy/Senator:** Cllr Joe Lynch

**Acknowledged:** 12 February 2026

**Substantive Reply Issued:** 13 February 2026

**Language:** English

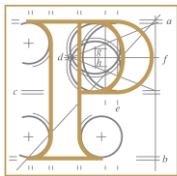
**Query:**

Can you please advise as to the deadline for submissions re the above referenced appeal?

**Substantive Reply**

I refer to your query of 11 February 2026 in relation to ACP-324030-26, Large-Scale Residential Development (LRD) demolition of an existing dwelling house and farmyard with associated agricultural buildings and the construction of a mixed-use residential development of 544 residential units, a creche facility, commercial/retail unit and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development at Greenfield, Ballincollig, Cork.

The last date to make observations is 19 February 2026.



**Query Number:** OIR26/015

**Date Received:** 20 February 2026

**Query Subject:** SID/LAP Case (Live)

**Deputy/Senator:** Deputy Cathal Crowe

**Acknowledged:** 24 February 2026

**Substantive Reply Issued:** 24 February 2026

**Language:** English

### Query:

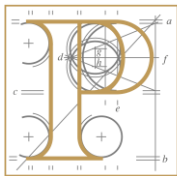
I would be most grateful if you could please furnish me with a copy of the transcript taken at An Coimisiún Pleanála's recent Limited Oral Hearing in Limerick concerning case ABP-318943-24.

### Substantive Reply

I refer to your email dated Friday 20 February 2026 regarding case ABP-318943-24; Proposed 12 turbine windfarm, located on a 140-hectare site located within the townlands of Cappateemore East, Ballycannan West, Ballycannan East, Ballycar South, Ballycar North, and Glennagross (<https://ballycargreenenergyplanning.ie/>) located within the townlands of Cappateemore East, Ballycannan West, Ballycannan East, Ballycar South, Ballycar North, and Glennagross.

Section 146(5) of the Planning and Development Act 2000, as amended, provides that the Commission will make available for inspection and purchase at its offices the documents relating to the decision within 3 working days following its decision. Accordingly, the oral hearing transcript will be available for inspection or purchase 3 days after the Commission makes its decision on this case.

The case is currently with the Commission's planning inspector for the preparation of their report and recommendation. When this has been completed, the case will then be sent to the Planning Commissioner's for formal consideration. Most cases are decided by the Commissioners within a 4 week period after the case is sent to them.



**Query Number:** OIR-26-016      **Date Received:** 24 February 2026  
**Query Subject:** Appeal Case(Live)      **Deputy/Senator:** Deputy Joe Neville

**Acknowledged:** 24 February 2026  
**Substantive Reply Issued:** 13 March 2026  
**Language:** English

**Query:**

We have been contacted by a constituent highlighting the following detail with us.  
Please see below.

Dear Deputy

Please see email I sent to an bord pleanala below in regards to the discrepancies in the shalom file and what is on an bord pleanalas website for public view.

Dear Sir / Madam,

I am writing to formally highlight a number of discrepancies and inconsistencies identified in the documentation relating to the Section 5 Declaration request concerning Shalom Nursing Home, Church Street, Kilcock, County Kildare.

**Inconsistent Description of Proposed Change of Use**

The case description refers to a change of use from a “convent/nursing home to accommodation for protected persons,” whereas the accompanying planning correspondence describes the proposal as accommodation for “International Protection Applicants and protected persons.” The terminology used in each document differs and creates ambiguity as to the precise nature and scope of the proposed use.

**Reference to Building Use Classification**

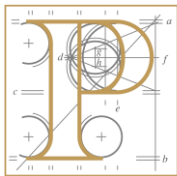
The planning letter states that the principal change in the renewed Section 5 request relies on Class 14(h) rather than Class 20(f) of the Planning and Development Regulations. However, the summary case description does not reference this distinction or clarify which specific class is ultimately being relied upon. This omission results in a lack of alignment between the case summary and the detailed submission, in relation to the current Section 5 referral before An Bord Pleanála concerning the proposed change of use at Shalom Nursing Home, Church Street, Kilcock. There is a material discrepancy between the description of the proposed development as published on the An Bord Pleanála website and the description contained within the application file.

The online case description refers to the intended change of use as accommodation for “protected persons.” However, the documentation within the application file states that the proposed use is for “protected persons and International Protection Applicants.”

These are not interchangeable categories. International Protection Applicants are individuals whose applications for protection are pending, whereas protected persons are individuals who have already been granted a form of protection status. The planning implications, occupancy characteristics, and operational model may differ depending on which cohort is proposed.

Under Section 5 of the Planning and Development Act 2000 (as amended), the Board must determine, based on the specific facts presented, whether the proposed change of use constitutes development and, if so, whether it is exempted development. That determination must relate to a clearly defined and consistent proposal.

Where the public-facing case description differs from the proposal contained in the file, there is a lack of clarity as to the precise development being assessed. Such ambiguity is material and may affect both the legal assessment and the procedural



fairness of the determination.

In the circumstances, I respectfully request that:

The Board clarify which description accurately reflects the proposed development;  
and

If necessary, that the case description be formally amended to ensure consistency between the published record and the application documentation prior to any decision being made.

A determination should not issue in circumstances where the description of the proposed use is inconsistent or unclear.

I would appreciate written confirmation of how this discrepancy will be addressed.

Dear Sir/Madam,

I wish to make a formal submission regarding the proposed Section 5 change of use at Shalom, Kilcock, to accommodation for protected persons.

This proposal appears to be substantially the same in nature and intent as an application that was submitted in 2025 and subsequently refused by Kildare County Council. While the wording of the current application may differ, the fundamental question remains unchanged: the proposed use represents a material change of use to large-scale accommodation for protected persons in a location that is not adequately serviced or suitable for such development.

Given that the previous application was refused on specific planning grounds, I respectfully ask how this current application differs in substance from that earlier proposal. If the planning concerns identified by Kildare County Council remain unaddressed, it is difficult to understand how a different conclusion could reasonably be reached.

In addition, Kilcock does not currently have a fully operational Garda station open to the public. Introducing accommodation for several hundred additional residents, whose backgrounds are not known to the local community, without adequate policing infrastructure raises serious concerns regarding public safety and community reassurance. Proper policing resources are an essential requirement when significantly increasing the population of a small town.

Furthermore, Kilcock lacks the necessary amenities, healthcare capacity, childcare provision, and community infrastructure to support a development of this scale.

Public transport links are limited and already under pressure. The town does not have the capacity to absorb such a substantial increase in population without adverse effects on existing residents and services.

Planning decisions must be based on proper planning and sustainable development.

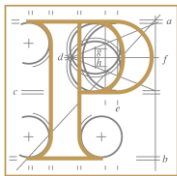
In this case, the absence of essential services, infrastructure, and community supports makes the proposed change of use unsuitable for this location.

For these reasons, I respectfully request that An Bord Pleanála consider the previous refusal by Kildare County Council and the current deficiencies in infrastructure and services when assessing this application.

I wish to express my serious concern about the suitability of this location for the proposed use as an IPAS centre. The site is situated directly on primary school grounds and adjacent to a Catholic church. This setting is fundamentally inappropriate for such a development.

The proximity to a primary school raises significant child safeguarding, safety, traffic, and capacity concerns. The school environment should remain a secure and dedicated space for children. Introducing a large-scale residential accommodation facility of this nature in such close proximity is neither appropriate nor in keeping with the character and intended use of the area.

Additionally, the location beside a place of worship further underscores that this is a community-focused and sensitive setting. Any substantial change of use should be



subject to full planning scrutiny rather than being addressed through mechanisms that may bypass comprehensive assessment.

Given the ongoing investigation into unauthorized development at this site, I respectfully request that the Board give very careful consideration to the planning, safety, and community implications before making any determination under Section 5.

### **Substantive Reply:**

In response to your query of 24 February 2026:

With reference to the description of the development under case reference ACP 324005-26 on the Commission's website, a summary of the description was uploaded to the website. Below is the full description. The website now reflects the same description.

A Section 5 referral under the planning and Development Act 2000 as amended was received by the Commission on the 7th January 2026 in relation to

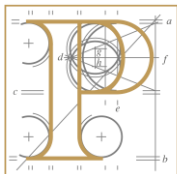
(1) Whether the change of use of the ground and first floors of the building from use as a convent to use as accommodation for protected persons, is or is not development or exempted development. [Class 14(h)]

(2) Whether the change of use of the second floor from use as a nursing home to use for the purpose of providing accommodation for protected persons, is or is not development or is or is not exempted development. [Class 14(h)]

(3) Whether the change of use of the second floor of the building from use as a nursing home to use for the purpose of providing accommodation for international protection applicants is or is not development or exempted development. [Class 20F] at Shalom Nursing Home, Church Street, Kilcock, Co. Kildare.

Section 130(3)(d) of the 2000 Act provides that the appropriate period for the making of a submission or observation on a referral is the period of 4 weeks beginning on the day of receipt by the Commission of the referral. In this case the referral was received on 7th January 2026, and the last day for receipt of a submission or observation from the public was 3rd February 2026. The observation by Ms. Amy Byrne was received by the Commission on 24th February 2026 and is therefore deemed as late.

In addition, Section 130(1)(c)(v) of the Planning and Development Act, 2000, (as amended), provides that a fee must accompany the submission, in this case a fee of €50. Ms. Amy Byrne's submission/observation did not include this fee and, therefore, must be regarded as invalid in accordance with section 130(2) of the Act.



**Query Number:** OIR-26-017

**Date Received:** 05 March 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Shane Moynihan

**Acknowledged:** 13 March 2026

**Substantive Reply Issued:** 13 March 2026

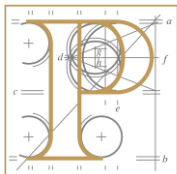
**Language:** English

**Query:**

Can you please advise when the above is due for decision.

**Substantive Reply:**

I refer to your email dated Thursday 5 March 2026 relating to case ACP-323250-25, Construction of an all-weather sports playing pitch and retention of hurling wall at 12th Lock, Ballymakailly, Newcastle Road, Lucan, Co. Dublin, K78 V0F4. The file is currently with the Planning Inspector for a report and recommendation, with a decision date expected by 13 April 2026



**Query Number:** OIR-26-018

**Query Subject:** Other

**Date Received:** 12 March 2026

**Deputy/Senator:** MEP Cynthia Ní Mhurchú

**Acknowledged:** 13 March 2026

**Substantive Reply Issued:** 18 March 2026

**Language:** English

**Query:**

I am hoping you can help with a query from MEP Cynthia Ní Mhurchú, Ireland South MEP. She would like to know what the current average wait time is for a decision for An Bord Pleanála and whether you can give us a county by county average wait time breakdown please?

We assume ye collate figures based on location.

**Substantive Reply:**

In response to your email dated 12 March 2026, please find attached an Excel Workbook.

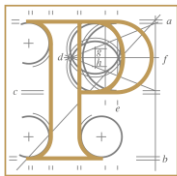
This workbook provides a summary of all cases disposed of, with the average weeks to dispose in 2025 and YTD end February 2026, broken down by planning authority.

On a separate worksheet, a summary of all Normal Planning Appeals (including Large Scale Residential), with the average weeks to dispose in 2025 and YTD end February 2026, broken down by planning authority.

If you have any further queries, please do not hesitate to contact me



OIR26018 EXCEL  
ATTACHMENT TO RE:



**Query Number:** OIR-26-019

**Date Received:** 19 March 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Máire Devine

**Acknowledged:** 19 March 2026

**Substantive Reply Issued:** 23 March 2026

**Language:** English

**Query:**

I'm seeking clarification on the above premises/site regarding the development of a building (storage temporary?) by the developers at Molyneux Hotal , Engine Alley/Molyneux Lane. Apparently, this has no planning permission and there are ongoing open files by Planning Enforcement to determine its future.

I am aware of an application lodged by Liberty Venues Ltd on 9/03/26 to An Coimisiún Pleanála ( ref number RL29S.324129) presumably seeking (exemption?) permission for this structure even though determination is yet to be given by the Planning Authority.

Can you explain what the processes are, can one lodge an application with An Coimisiún while the Local Authority is appraising and investigating potential breaches?

Relevant References;

An Coimisiún Pleanála- RL29S.324129

Planning Authority Case-0551/25

Planning Register No-3536/24

**Substantive Reply:**

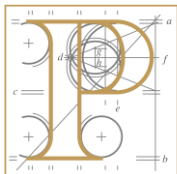
I refer to your email dated Thursday 19 March 2026 regarding ACP-324129-26;

PROTECTED STRUCTURE: Whether the provision of a temporary surface mounted dry goods store and builders compound for the duration of the construction of the proposed subject development described in Planning Register Reference No 3536/24, and to remove the temporary structure on completion of the subject development and reinstate the land to its former condition is or is not development and is or is exempted development at Yard to rear of St. Catherines Church, Meath Street, Dublin 8, D08 YP30 with access through vehicular gate off Molyneux Yard, Dublin 8

To inform you that Dublin City Council made its decision on the question of whether the above-mentioned proposal is or is not development or is or is not exempted development on 12 February 2026 following a referral of the question to the Council by Liberty Venue Ltd on 26 January 2026. Dublin City Council issued the following declaration to the Liberty Venues Ltd:

It is considered that the proposed works comprise development which would not come within the meaning of Section 4(1)(h) and Section 57 of the Planning and Development Act 2000 (as amended) as the proposed development would materially affect the character of the Protected Structure and therefore would require planning permission.

On 9 March 2026, Liberty Venues Ltd referred the declaration issued by Dublin City Council for review by An Coimisiún Pleanála under Section 57(8) of the Planning and Development Act 2000 (as amended).



**Query Number:** OIR-26-020

**Date Received:** 30 March 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Martin Kenny

**Acknowledged:** 30 March 2026

**Substantive Reply Issued:** Pending

**Language:** English

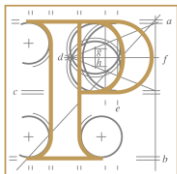
**Query:**

I am writing to you on behalf of constituents Alan and Lorraine Armstrong, Tamlaghtavalley, Mohill Co Leitrim. There is currently an appeal in with Commsiun Pleanala in relation to planning application for their house. The appeal case number is PL12.500659. We are aware that the Appellant submitted the appeal through the post and paid in cash for the appeal. Leitrim Co Council has confirmed that they have tried to correspond with this appellant on numerous occasions, but all correspondence has been returned to them by the post as the individual cannot be found.

I would ask if it is correct to say that if the appellant cannot be identified and verified then the appeal is not valid. If this is the case, can I ask will this appeal be suspended.

I would be grateful if you could investigate this at your earlies convenience.

**Substantive Reply:** Pending Response



**Query Number:** OIR-26-021

**Date Received:** 30 March 2026

**Query Subject:** Appeal Case (Live)

**Deputy/Senator:** Deputy Michael Moynihan

**Acknowledged:** 30 March 2026

**Substantive Reply Issued:** Pending

**Language:** English

**Query:**

I refer to the below mentioned case number and I would be very much obliged if you could let me know when a decision is due.

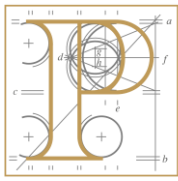
Ref PL-500852-CC-26

Planning Authority reference no, 2543617

Applicant - Bernard O'Sullivan Address - Maglin, Ballincollig, Co. Cork

Many thanks for your assistance in this matter and I look forward to hearing from you.

**Substantive Reply:** Pending Response



**Query Number:** OIR-26-022

**Date Received:** 31 March 2026

**Query Subject:** Administration

**Deputy/Senator:** Deputy John Mc Guinness

**Acknowledged:** 1 April 2026

**Substantive Reply Issued:** Pending Response

**Language:** English

### Query:

I am writing to seek formal clarification regarding the professional expertise and assessment capacity of An Coimisiún Pleanála's Inspectors in relation to the identification and evaluation of environmental and public health risks, particularly in the context of wind energy developments.

Specifically, I would be grateful if you could outline:

- a) The professional qualifications, training, and specialist expertise held by Inspectors to identify environmental and public health risks arising from large-scale energy and infrastructure developments; and
- b) The competencies, guidance frameworks, and assessment methodologies used by Inspectors to evaluate public health impacts and health risks, particularly in relation to wind energy developments.

I would also welcome clarification on the extent to which An Coimisiún Pleanála relies on external statutory consultees, including health authorities, to inform such assessments, and how potential gaps in specialist public health input are addressed where such submissions are not forthcoming.

It has been brought to my attention that, on a number of occasions, Inspectors have made recommendations or decisions that diverge from HSE advice. While I recognise that the Board is not legally bound by such advice, this raises an important question of public safety, risk governance, and institutional safeguards, particularly in developments with potential public health implications.

I raise these queries in light of new information that in November 2025, the National Director of Public Health has formally withdrawn the 2017 HSE Position Paper Wind Turbines and Public Health. I would be grateful if you could confirm:

- Whether and when An Coimisiún Pleanála was formally notified of this withdrawal; and
- Whether Inspectors have been informed, and what steps have been taken to ensure that assessments and decisions are not based on withdrawn or outdated health guidance.

Clarity regarding the institutional capacity of the planning system to assess public health risks is essential to maintaining public confidence, transparency, and trust in the planning and decision-making process.

I would appreciate a written response at your earliest convenience.

**Substantive Reply:** Pending Response

