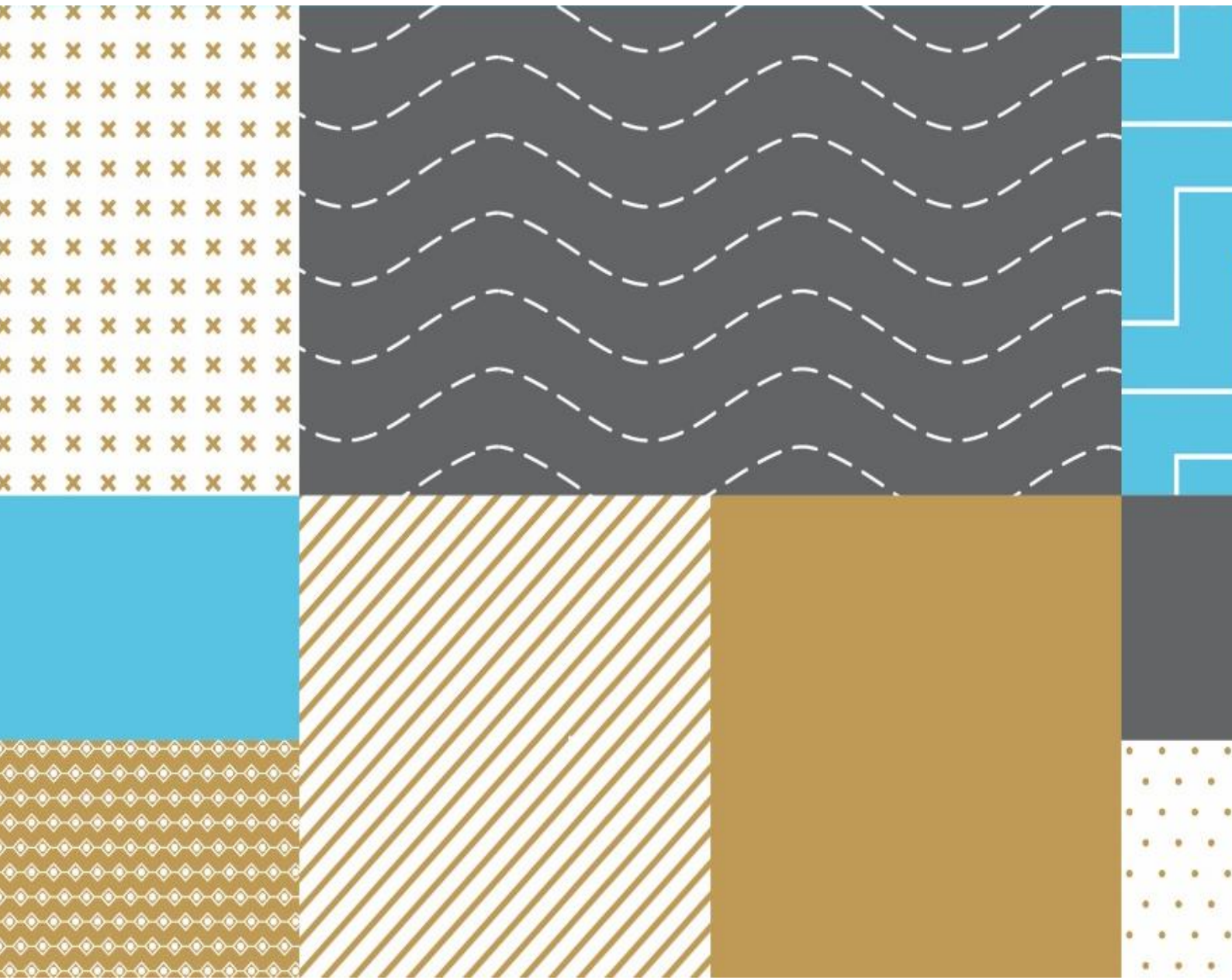




An
Coimisiún
Pleanála

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

Quarter 3 2025: 1 October to 31 December 2025



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

Query Number: OIR/25/21

Date Received: 1 October 2025

Query Subject: Planning

Deputy/Senator: Deputy Darren O'Rourke

Language: English

Query:

1. *The amount of times the ACP Inspector has been overruled by the ACP Commission in the area of Meath County Council, can you provide for the last year please*
2. *I am seeking to find out how many times in the last 10 years An Coimisiún Pleanála has lost a Judicial Review.*

Substantive Reply

In response to part (1):

Between 1 October 2023 and 30 September 2025, a total of 236 cases associated with Meath County Council were formally disposed. Three of these were Leave to Appeal cases (where a Planning Inspector is not involved), and five cases have no recorded details. In 212 cases, the Commission generally accepted the recommendation of the ACP Planning Inspector. In 16 cases, the Commission did not accept the Inspector's recommendation.

In response to part (2):

Information relating to legal proceedings is detailed in the Commission's Annual Report and Accounts. The relevant figures have been extracted from these reports, which are attached to this email for your convenience. Please note that Annual Reports are published for the preceding working year and are available on our website at the following link <https://www.pleanala.ie/en-ie/publications>

Query Number: OIR/25/022

Date Received: 6 October 2025

Query Subject: Planning

Deputy/Senator: Ciarán Ahern

Language: English

Query:

It has come to my attention that the three properties being constructed under the above planning reference are breaching the permitted height restrictions under the approved proposal. The original planning application was refused by South Dublin County Council but was granted on appeal to ACP.

Substantive Reply

Please note that once An Coimisiún Pleanála has made its decision on a case, the Commission's jurisdiction in the matter is concluded. The Commission does not have any remit regarding the implementation of a planning decision. Powers of enforcement, interpretation, and compliance with the terms of the Commission's order are entirely matters for the planning authority, in this case South Dublin County Council. Further information on planning enforcement, including conditions, is available on the local authority's website or at

the following email address: Website link: <https://www.sdcc.ie/en/services/planning-building-control/enforcement/>. Email address: planenforcement@sdblincoco.ie

Query Number: OIR/25/23

Date Received: 15 October 2025

Query Subject: Planning

Deputy/Senator: Deputy Cathal Crowe

Language: English

Query:

I would be very grateful if you could please arrange for me to meet with the Chairperson of An Coimisiún Pleanála. I especially want to raise the issue of recent correspondence that An Coimisiún Pleanála received from the Irish Aviation Authority whereby the flagged serious safety concerns for locating wind farms in proximity to aerodromes, radar stations and avionic installations yet An Coimisiún Pleanála chose to ignore this expert opinion.

Substantive Reply

In regards your request to meet with the Chairperson; as the correspondence mentioned below are deals with issues that relate to two live cases currently before the Commission, the Chairperson would not be in a position to discuss those matters. Please note that under section 497(5) of the Planning and Development Act 2024, a function of the Commission to consider and determine an appeal, application, referral or request under the Act or any other enactment shall not be assigned to the Governing Board. The Chairperson of the Governing Board will not be involved with or be making statements or comment on individual planning cases. If you need anything further, please let me know.

Query Number: OIR/25/24

Date Received: 28 October 2025

Query Subject: HR/Staffing levels

Deputy/Senator: Deputy Mattie McGrath

Language: English

Query:

I refer to the answers received to my parliamentary questions on 9 October 2025 from the Minister of State at the Department of Housing, Local Government and Heritage, John Cummins TD.

- 1. Please provide the number of Ecologists, Ornithologists, Hydrologists, Hydrogeologists and Environmental Scientists, respectively, who were employed as Inspectors at An Bord Pleanála at the beginning of 2025.*
- 2. Please provide the number of Ecologists, Ornithologists, Hydrologists, Hydrogeologists and Environmental Scientists, respectively, who were employed in any capacity at An Bord Pleanála at the beginning of 2025.*
- 3. Please provide the number of Ecologists, Ornithologists, Hydrologists, Hydrogeologists and Environmental Scientists, respectively, were engaged on a panel of consultants at An Bord Pleanála at the beginning of 2025.*

4. Please provide the number of occasions on which the services of a specialist consultant in Ecology, Ornithology, Hydrology, Hydrogeology, or Environmental Science, respectively, were engaged by An Bord Pleanála in 2024.
5. Please provide the number of Ecologists, Ornithologists, Hydrologists, Hydrogeologists and Environmental Scientists, respectively, who were employed as Inspectors at An Bord Pleanála at the beginning of 2024.
6. Please provide the number of Ecologists, Ornithologists, Hydrologists, Hydrogeologists and Environmental Scientists, respectively, who were employed in any capacity at An Bord Pleanála at the beginning of 2024.

Substantive Reply

Response to Query 1:

Ecologists: 2

Env scientist: 1

The following staff members commenced on 27 January 2025 –

Ecologist: 1

Env Scientist: 1

Total employed as inspectors at An Coimisiún Pleanála by 30 January 2025 = 5

Response to Query 2:

The following table identifies those employed in any capacity* at the beginning of 2025:

ecologists	ornithologists	hydrologists	hydrogeologists	environmental scientists
9	5	8	4	5

**Employed in any capacity = Staff members and consultants, engaged from a panel of consultants, on particular cases at the beginning of 2025*

Response to Query 3:

The following table identifies those employed in any capacity* at the beginning of 2025:

ecologists	ornithologists	hydrologists	hydrogeologists	environmental scientists
9	5	8	4	5

**Employed in any capacity = Staff members and consultants, engaged from a panel of consultants, on particular cases at the beginning of 2025*

Response to Query 4:

The following table identifies the number of occasions the services of a specialist consultant were engaged in 2024

ecologists	ornithologists	hydrologists	hydrogeologists	environmental scientists
11	8	0	0	3

**The services of a specialist consultant engaged by An Bord Pleanála in 2024 = consultants who were engaged from a panel of consultants for specific cases, due to their specific skill sets*

Response to Query 5:

Ecologists: 2

Env scientist: 1

Total employed as inspectors = 3

Response to Query 6

The following table identifies the number employed in any capacity at the beginning of 2024

ecologists	ornithologists	hydrologists	hydrogeologists	environmental scientists
3	0	2	2	2

**Employed in any capacity = Staff members and consultants, engaged from a panel of consultants, on particular cases at the beginning of 2024*

Query Number: OIR/25/25

Date Received: 28 October 2025

Query Subject: Planning

Deputy/Senator: Eoin O Brion

Language: English

Query: Planning

Query

1. *An update on the total number of files on hand, with a breakdown by application type (appeal, SHD, LRD, SID, RZLT etc) and by time on hand (less than 6 months, more than 6 months and less than 1 year, more than 1 year and less than 2 years, more than 2 years and less gthan 3 years, more than 3 years)*
2. *An update on the number of Judicial Reviews in 2024 and 2025 with a breakdown by case type (appeal, SHD, LRD, SID, RZLT etc), and the total cost of JRs to the board in 2025 and to date in 2025*

Response

Please find below the breakdown of cases into the number cases by high level category, those marked in RED are categories of case types that fall under the high level category, and these have been counted as part of the high level category, I have included them because you specifically requested the RZLT and LRD case types.

Normal Planning Appeals (inc LRD appeals)	636	76	93	10	14	829
Large Scale Residential Appeals	20	0	0	1	0	

Other Appeal types	111	11	1	0	2	125
RZLT	73	0	0	0	0	
Appropriate Assessment	15	5	5	1	0	26
Housing	2	2	13	0	5	22
LAPS non SIDs	29	1	2	0	0	32
LAP SID - All	16	4	2	4	6	32
Marine All	2	4	4	0	0	10
Referrals	51	24	9	0	9	93
Review Notice	1	0	0	0	0	1
SIDS Non Laps - All	58	25	28	10	35	156
Substitute Consent	16	16	16	4	8	60
All Cases	937	168	173	29	79	1386

Applications for judicial review lodged in 2024 by development/application type (as of 20 November 2025)

Commercial	35	Infrastructure	19
Housing 2 – 99	21	Renewable	18
Housing LRD	7	Mast	15
Housing SHD	4	RZLT	10
Single house / householder	11	Derelict site	4 (144)

Applications for judicial review lodged in 2025 by development/application type (as of 20 November 2025)

Commercial	39	Infrastructure	25
Housing 2 – 99	21	Renewable	9
Housing LRD	6	Mast	7
Housing SHD	5	RZLT/Vacant site	5
Single house	10	Quarry	3 (130)

Legal costs

As presented in the Annual Report, the Commission's legal costs in 2024 amount to €12,889,020.

(b) Legal Fees:

	2024 €	2023 €
Recoverable costs arising during year	0	0
Recovered during year	(104,088)	(26,990)
Net recoverable costs	(104,088)	(26,990)
Non-recoverable costs	6,719,792	4,824,560
Payment of other side costs	6,273,316	6,317,497
	12,889,020	11,115,067

The figure so far in 2025 is €9,820,230.

Query Number: OIR/25/26

Date Received: 20 November 2025

Query Subject: Planning

Deputy/Senator: Ken O'Flynn

Language: English

Query: Planning

Query

1. Strategic Housing Developments (SHD) and Large-scale Residential Developments (LRD)

For each of the last five years, I would be grateful for:

- *The average and median time taken from the submission of an SHD or LRD application to final determination by An Bord Pleanála / An Coimisiún Pleanála.*
- *The number of SHD and LRD cases decided each year.*
- *Any available breakdown between cases decided within statutory or target timelines and those that exceeded them.*

2. Planning appeals decision times

For 2023 and 2024 (and 2025 year to date, if available):

- *The average and median time taken to decide planning appeals, by case type if That is how you record it.*
- *The total number of appeals decided in each year.*
- *The proportion of appeals decided within the 18-week target and the proportion that exceeded this.*

3. Judicial reviews of Commission decisions

For each of the past ten years:

- *The number of judicial review proceedings lodged against decisions of An Bord Pleanála / An Coimisiún Pleanála.*
- *The number of such proceedings concluded in each year.*
- *Outcomes for concluded cases, broken down into at least the following categories:*

- *Decision Upheld*
- *decision quashed in full or in part*
- *Settled*
- *Withdrawn or struck out*
- *The average and median duration from lodgment of proceedings to conclusion, for each year.*

4. Cork specific data

Where possible, I would also appreciate any Cork specific breakdowns you hold, in particular:

- *SHD/LRD and other housing related cases in Cork City and Cork County, with average and median decision times over the last five years.*
- *Any summary you hold of Commission decisions in Cork that have been subject to judicial review over the past ten years.*

Substantive Reply

Please find attached information relating to Points 1 ,2 and 4. Please be advised that • All figures provided are based on all decision types (formal and informal) • Please note that ACP does not record the median time taken for a case type to be disposed of; therefore, this information is not provided.

In response to your query of 20th November 2025, below, having addressed queries 1st ,2nd and 4th in my earlier email this afternoon, please find a response to your 3rd query below, Judicial reviews of Commission decisions.

Query Number: OIR/25/27

Date Received: 17 November 2025

Query Subject: Planning

Deputy/Senator: Donnchadh Ó Laoghaire

Language: English

Query: Planning

Query:

I have just submitted an observation, SID-OBS-004195. I have previously submitted an observation on this same matter when it previously arose in 2016. I read that for those who have previously submitted an observation on this issue that they would be exempt from the €50 fee. However, when I went to submit the observation at 5.30pm today, there was no such option to declare that I had previously made a submission, so I had to pay the fee. Is it possible to get some clarification on this please?

Substantive Reply

Please note the online portal should be used by observers on cases where a €50 observation fee is applicable. In cases where this fee is not applicable, submissions can be made by email to the Commission or by post or hand delivery as normal. Refunds issue in instances where people pay a fee, where no fee was required. Therefore, a refund for the fee paid with your recent submission will issue

Query Number: OIR/25/29

Date Received: 16 November 2025

Query Subject: Planning

Deputy/Senator: Cian Lawless

Language: English

Query: Planning

Query

I am following up for Minister Patrick O'Donovan concerning his observation made on Case: 323780. It was confirmed by phone on 17/11/2025 that the observation was valid and that an acknowledgement would be issued by post after 18th November.

We are not in receipt of said acknowledgement. Would it be possible to get a copy of same for our records? Email address above or postal address to: Minister Patrick O'Donovan, Constituency Office, St Marys Road, Newcastle West, Co Limerick, V42 Y925

Substantive Reply

Please note that due to the high volume of observations received on this case and several other cases at the same time, there has been a delay in issuing the acknowledgment letters. It is expected that your acknowledgement will issue in the next few days. The Commission apologises for this delay.

Query Number: OIR/25/31

Date Received: 29 November 2025

Query Subject: Planning

Deputy/Senator: Ged Nash

Language: English

Query: Planning

Query

I note that a decision on case PL15.323134 was due on or before the 26th of November, last. Can I ask when the Commission now expects a decision to be made on the appeal

Substantive Reply

This file is currently at Inspectorate level. The Commission intend to make a decision on or before 13th February 2026. Letters issued to all parties on 26th November informing them of this new revised decision date.

Query Number: OIR/25/32

Date Received: 9th December 2025

Query Subject: Planning

Deputy/Senator: Robert ODonoghue

Language: English

Query: Planning

Query

I have had an inquiry from a constituent looking to see if a rough timeline could be given for the appeal lodged to An Coimisiún Pleanála, Case Number PL-500363-DF-25. The original Planning Authority Reference Number is F24A/1119E. The planning application pertains to a stable. Would you be able to give me a rough timeline as to when this appeal may be heard please?

Substantive Reply

Case reference 500363-DF-25 was lodged with An Coimisiún Pleanála on the 27th of November 2025. Given the statutory objective period of 18 weeks for the Commission to decide this appeal, the decision is due on or before 10th April 2026

Query Number: OIR/25/33

Date Received: 9th December 2025

Query Subject: Planning

Deputy/Senator: Peter Burke

Language: English

Query: Planning

Query

Could you provide a timeline on decision for the above named without prejudice.

Substantive Reply

This case has been decided, and I enclose a link for your reference which confirms the decision, the timeline under history in the link and provides access to the Board Order, Board direction and Inspectors report.