

An
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Pleanála

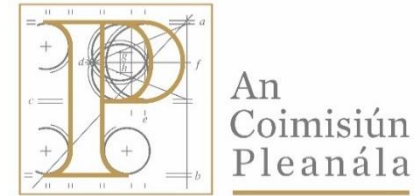
Bi-Annual Planning Forum

Thursday 12 March 2026

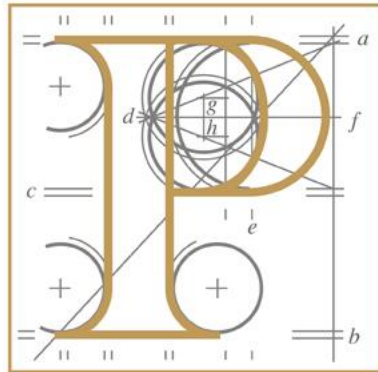
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Bi-Annual Planning Forum

March 2026



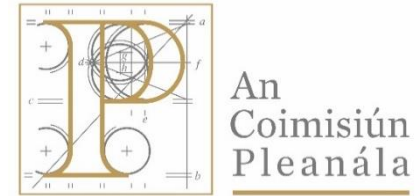
- Welcome to the fourth meeting of the Planning Forum
- We will provide updates on
 - Governance and Governing Board
 - Strategic Plan 2026-2028
 - Transformation and Digital Strategy
 - Casework overview and performance to date
 - Legal Affairs
 - Resourcing
- Finally, we would like feedback on issues of concern and how we can improve our service delivery



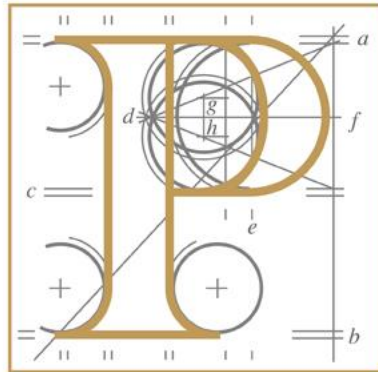
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Governance Update

Governance Update



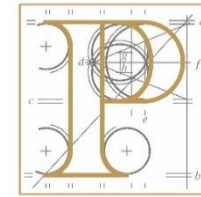
- An Coimisiún Pleanála was established on 18 June 2025
- Full Governing Board now in place
 - Chairperson Paul Reid and eight board members, including three new board members recently appointed: Dairine MacFadden, Ann Fitzgerald and Josephine Henry
 - Seven Governing Board meetings held to date
 - Four tasks within first six months, all completed
 - Approved New Code of Conduct
 - Appointed Chief Planning Commissioner
 - Approved Decision Making Procedure Document
 - Approved Strategy Statement
 - Two Board Sub-Committees: Audit and Risk (ARC) and People, Performance and Culture Committee



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Strategic Plan 2026-2028

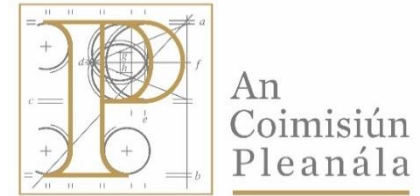
Strategic Plan 2026-2028



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- The plan was developed by listening to the experiences of staff, Commissioners, stakeholders and Governing Board members
- The plan was formulated as we went through a fundamental change as we transitioned from An Bord Pleanála to An Coimisiún Pleanála. Our mandate and position in the planning system remains broadly the same, but **'who we are'** and **'how we are structured'** has changed
- The **five values** and **four strategic pillars** set out in the plan will ensure integrity of the decision-making process by being transparent, innovative, respectful and fair to all who interact with An Coimisiún Pleanála during the planning process and give greater certainty on decision-making timelines

Our Purpose and Vision



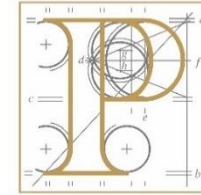
- **Purpose**

As an integral part of the planning system, we will deliver robust, independent and impartial decisions in a fair, efficient and transparent manner that promotes sustainable development and proper planning

- **Vision**

To be a trusted, effective and progressive national planning body delivering for the common good

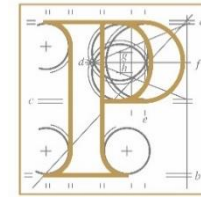
Values



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- **Efficiency and Effectiveness** : We are timely, professional and robust in our decision making and our operations. We understand the impact of our role in the planning process as a decision-making body.
- **Integrity** : We perform our functions with the highest standards of professional behaviour and ethics. We protect the independence and impartiality of our decision making.
- **Transparency**: We are open and accountable in our decisions, systems, and processes. We are clear and honest in our communication and actions. We are proactive in our engagements with stakeholders.
- **Innovation**: We are agile and collaborative. We continually seek to improve our systems, processes and how we work together and with others.
- **Respect**: We recognise the value and dignity in everyone. We are clear on the right of fair accessible participation for all in the planning system

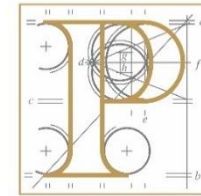
Strategic Pillar 1 and Objectives



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- **Pillar 1 - Build our reputation as a trusted, effective and progressive national planning body with the highest professional standards and ethics**
- **Objectives to support this pillar**
 - Build trust with stakeholders through open and engaging communications, while ensuring the independence of our decisions.
 - Lead strategically, guided by the highest professional standards and ethics.
 - Ensure systems, processes and practice align with the performance and strategic direction from the Governing Board.
 - Continuously improve our decisions and services respecting our unique role in the planning system

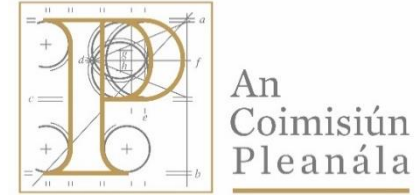
Strategic Pillar 2 and Objectives



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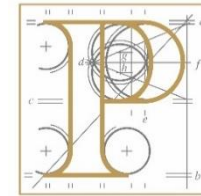
- **Pillar 2 - Efficiently deliver robust, impartial and independent decisions that respect sustainability and proper planning**
- **Objectives to support this pillar**
 - Fully meet the timelines as set out in the Planning and Development Act 2024
 - Recruitment of staff and consultants with the appropriate skills and expertise to ensure innovation in practice and excellence in decision making
 - Develop and enhance capability through learning and development, and cultural initiatives.
 - Focus on consistency in decision-making practices and integrating continuous learning for service improvement.

Strategic Pillar 3 and Objectives



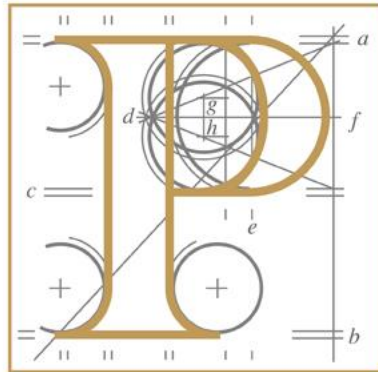
- **Pillar 3 - Provide high quality services, innovative systems and efficient processes that allow for fair participation and are accessible for all.**
- **Objectives to support this pillar**
 - Provide the highest quality services while ensuring fair participation
 - Build consistency and accessibility for service users across the planning system by engaging with other planning bodies
 - Develop and adopt a new Customer Service Action Plan with public consultation at its centre
 - Drive and implement our transformation and digital strategy
 - Ensure consistent fairness and accessibility in service, recognising our unique position in a wider planning system

Strategic Pillar 4 and Objectives



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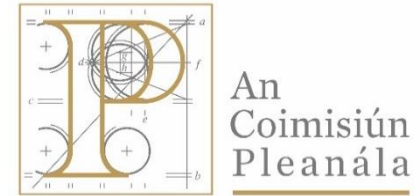
- **Pillar 4 - Grow an inclusive, agile and development-focused organisation**
- **Objectives to support this pillar**
 - Build an organisation that is agile and responsive to challenges and opportunities
 - Ensure a positive and safe working environment for all that fosters collaboration and inclusiveness
 - Align organisational structure with service delivery requirements
 - Encourage innovation and excellence whilst maintaining operational stability



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Transformation & Digital Strategy

Transformation & Digital Strategy



- Online Appeals

- First online-only appeals were received since 5 March 2026 in a controlled pilot after initial pilot in Q1 with active appeals. Will provide link to all stakeholders to experience the platform and provide feedback

Process Efficiencies in Collaboration with Planning Authorities (PA):

- Public File for Direct Applications

- Since June 2025, all new 'Direct Application' public documents are on An Coimisiún Pleanála (ACP) website. ACP and PA will still receive copy of paper application, but observations will only be on ACP website.

- Planning Authority Application Documents

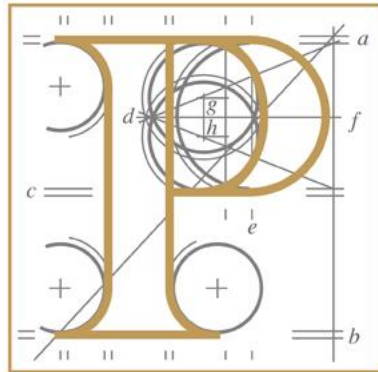
- ACP to view documents on PA websites instead of duplication of digital documents from PA to ACP

- An Coimisiún Pleanála Appeal Documentation

- Proposal for ACP to post documents instead of sending to PA and other participants

Automation to power all process changes- online appeals, documents

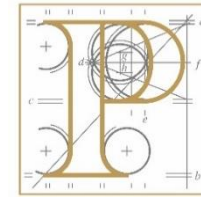
Case Management System (CMS) and PowerBI - Modern in-house system enables advanced digital integrations and PowerBI data analysis



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Casework Overview

**Casework Targets for Cases lodged in
2026 (until commencement of Act).
Thereafter as set out in P&D Act
Mandated to agree these with Dept**



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Function	Targets until commencement of P&D Act 2024	Post P&D Act Commencement
Large Scale Residential Developments (LRD)	100% of cases disposed of within SOP of 16 weeks	100% within relevant period
Normal Planning Appeals	90 - 100% of 2026 cases disposed of within SOP of 18 weeks	100% within relevant period
Vacant site levy appeals	95 - 100% of cases disposed of within SOP of 18 weeks	100% within relevant period
Derelict Site Appeals	95 - 100% of cases disposed of within SOP of 18 weeks	100% within relevant period
RZLT Appeals	95 - 100% of cases disposed of within SOP of 16 weeks	100% within relevant period
Electricity Cases	75 - 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	100% within relevant period
Section 37(B) Private Applications	75 - 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	100% within relevant period
Local Authority Projects (LAP)	75 - 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (26 weeks)	100% within relevant period
Strategic Infrastructure Developments (SID applications)	75 - 85% of 2026 cases disposed of within the 2024 P&D Act timeline provisions (48 weeks)	100% within relevant period

All Case Types



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

2886

3056

2411

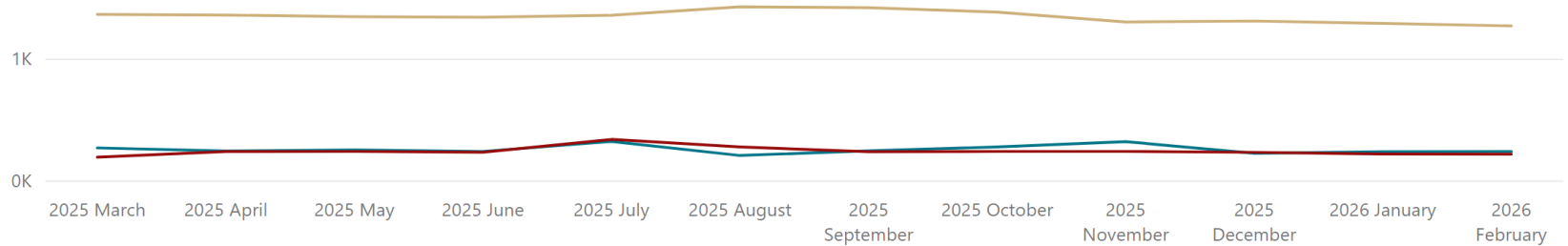
1270

All Case Types

Year	2025											2026	
	March	April	May	June	July	August	September	October	November	December	January	February	
Cases Disposed	267	242	251	238	320	205	243	275	319	223	236	237	
Cases Received	191	237	238	232	337	275	236	238	238	231	217	216	
Total On Hands	1364	1359	1346	1341	1357	1427	1420	1383	1302	1310	1291	1270	

All Case Types

● Cases Disposed ● Cases Received ● Total On Hands



Large Scale Residential Developments (LRD)



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

82

73

57

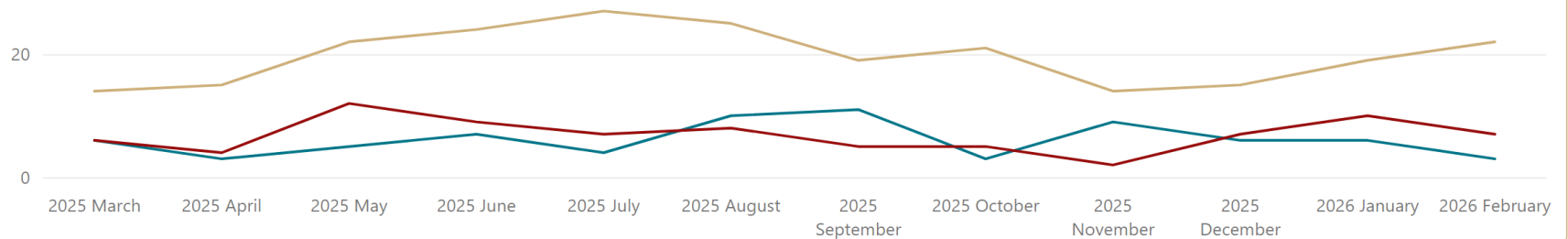
22

LRD Cases

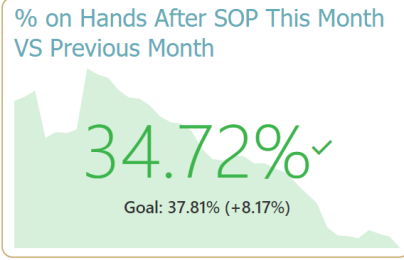
Year	2025											2026	
	March	April	May	June	July	August	September	October	November	December	January	February	
Cases Disposed	6	3	5	7	4	10	11	3	9	6	6	3	
Cases Received	6	4	12	9	7	8	5	5	2	7	10	7	
Total On Hands	14	15	22	24	27	25	19	21	14	15	19	22	

LRD Cases

● Cases Disposed ● Cases Received ● Total On Hands

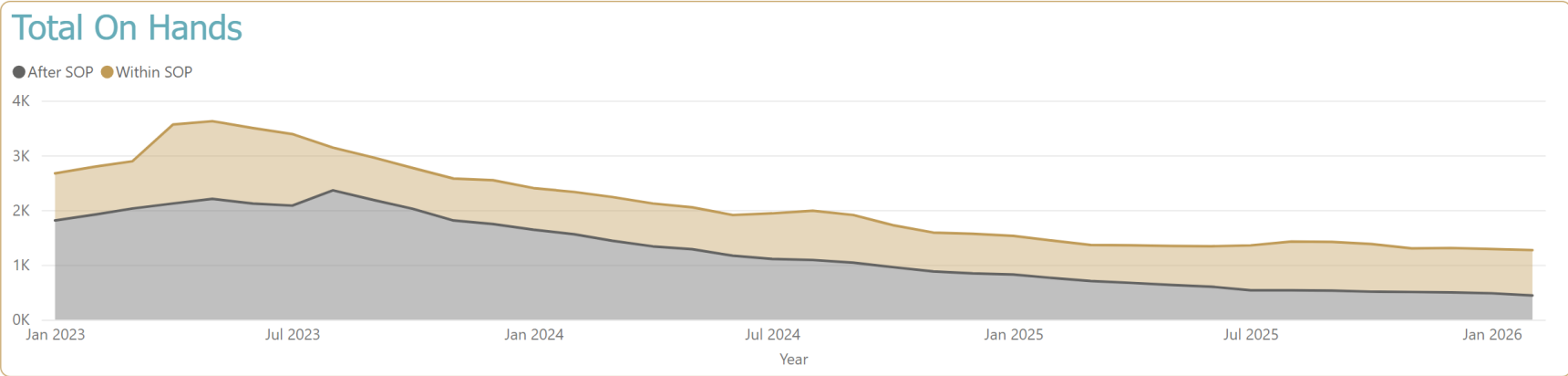


Total On Hands



Total On Hands

Month	2023	2024	2025	2026
January	2672	2403	1530	1289
February	2796	2332	1440	1270
March	2893	2240	1363	
April	3565	2122	1358	
May	3626	2052	1345	
June	3499	1911	1340	
July	3390	1941	1356	
August	3143	1989	1426	
September	2961	1911	1419	
October	2770	1726	1382	
November	2577	1590	1301	
December	2547	1569	1309	



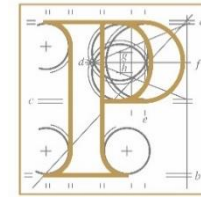
Total On Hands - SOP Detail



Total On Hands with SOP Detail

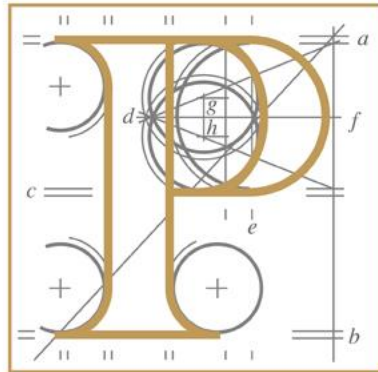
Year	2024				2025				2026			
	Total on hands	Total on hands Within SOP	Total on hands After SOP	% on hands After SOP	Total on hands	Total on hands Within SOP	Total on hands After SOP	% on hands After SOP	Total on hands	Total on hands Within SOP	Total on hands After SOP	% on hands After SOP
January	2403	760	1643	68.37%	1530	706	824	53.86%	1289	808	481	37.32%
February	2332	773	1559	66.85%	1440	682	758	52.64%	1270	829	441	34.72%
March	2240	799	1441	64.33%	1363	658	705	51.72%				
April	2122	784	1338	63.05%	1358	687	671	49.41%				
May	2052	765	1287	62.72%	1345	712	633	47.06%				
June	1911	743	1168	61.12%	1340	738	602	44.93%				
July	1941	833	1108	57.08%	1356	821	535	39.45%				
August	1989	900	1089	54.75%	1426	890	536	37.59%				
September	1911	871	1040	54.42%	1419	888	531	37.42%				
October	1726	767	959	55.56%	1382	871	511	36.98%				
November	1590	709	881	55.41%	1301	796	505	38.82%				
December	1569	725	844	53.79%	1309	812	497	37.97%				

Mandatory Timelines and Challenges



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- Commencement of the Mandatory Timelines in the Planning & Development 2024 Act will bring new challenges
- Significant work undertaken by all parts of organisation in preparation
 - Introduction of Case Management System (CMS) and introduction of operational dashboards
 - Active file management by Directors of Planning and Chief Planning Commissioner
- We have been voluntarily operating timelines for the last year with almost 80% compliance in Local Authority Projects (LAPs) , over 90% in Normal Planning Appeals (NAPs), and 100% in Large Scale Residential Developments (LRDs)
- Future challenges
 - REDIII timelines and increase in complex SID cases necessitating a need for additional experienced planners

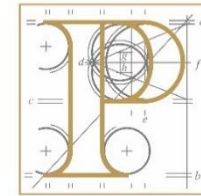


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Strategic Infrastructure Development

SIDs Cases

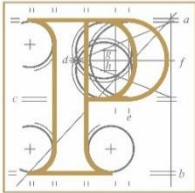
Older Cases – Actively managing remaining SID cases



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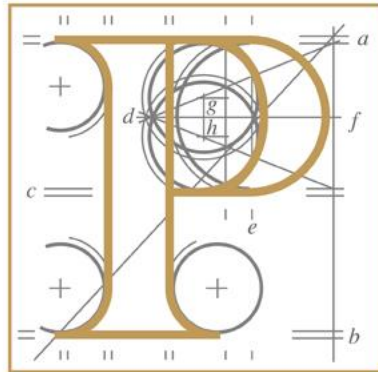
Year	Total Cases	Status
Pre 2020	1 no. case	First IROPI case – Inspector Report Discharged - decision imminent
2023	5 no. cases	<ul style="list-style-type: none"> • 1 no. electricity case – Metro power – FI response back • 1 no. Local Authority case (AA issues) • 2 Windfarms – 1 with Commissioners, 1 with Inspectors • Galway Road – decision imminent
2024	19 no. cases	<p>4 no. Marine Cases 10 no. 7th Schedule 2 no. LA cases 3 no. Electricity cases</p>

Renewable Energy Cases on Hand YTD 2026



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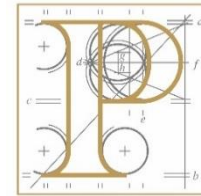
Cases On Hand	Total	Commission	Inspector
Solar	21	4	17
Wind SID*	21	3	18
Wind Appeals**	22	2	20
* Includes 1 court remittal and 8 REDIII			
** Includes 8 court remittals			



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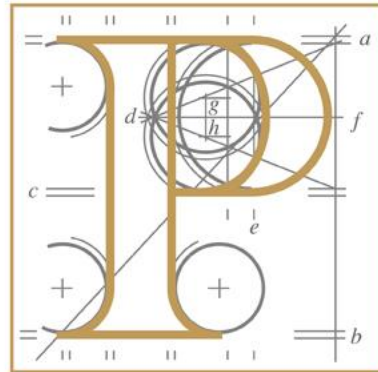
Marine Applications

Marine Applications



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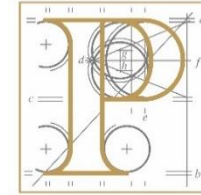
- » Further Information (FI) response for Oriel Windfarm received mid-January. Deemed Significant
- » Oriel significant FI notice to be published by ACP.
- » Awaiting Response on FI for other cases.
- » Met with all applicants to discuss the FI request.
- » Port Development
 - » Ringaskiddy Port decided 1 December 2025
 - » Rosslare Europort lodged 10 December 2025
 - » Waterford Port lodged 5 September 2025



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Normal Planning Appeals / Housing

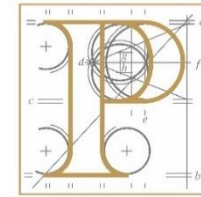
Normal Planning Appeals – Pre 2025 Cases with Inspectorate



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Year - Analyse	No.	Status
2020	2. no. cases	2 related substitute consent cases – FI issued
2021	2 no. cases	2 substitute cases – legal advice required
2022	3 no. cases	3 cases – legal stay
2023	1 no. case	1 case – legal stay lifted – to be completed Q1
2024	34 cases	1 case – legal stay 12 cases – FI issued 21 cases – actively progressing

Strategic Housing Development

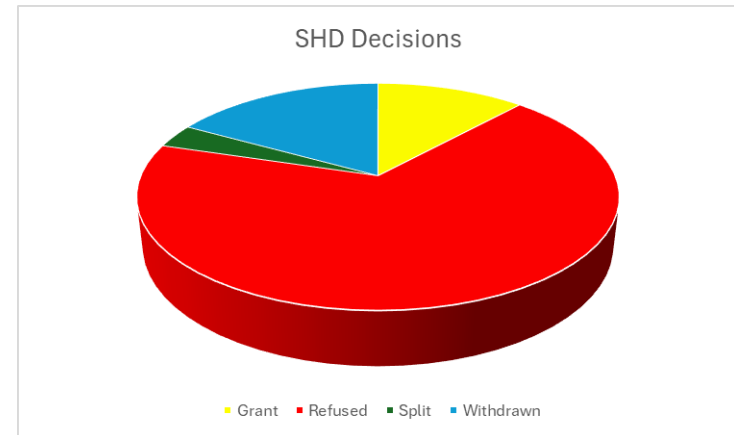


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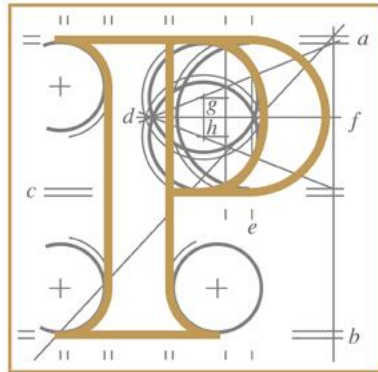
Decisions to Date (Post Crofton)

April 2024 to March 2026

Decision	No.
Granted (3 of which are now under JR)	7
Refused (4 of which are now under JR)	40
Split Decision	2
Pending	1
Withdrawn	10
Total	60

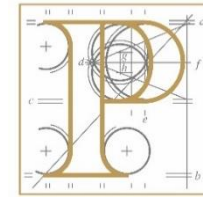


14 remitted cases remain on hand



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Legal Affairs



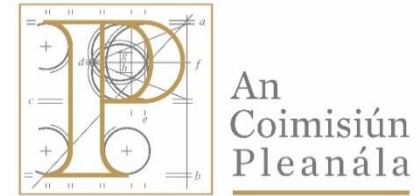
Judicial review in 2025

- » 143 judicial reviews lodged with Central Office in 2025 (142 served), citing 532 domestic law grounds, 142 EU law grounds and 31 validity grounds
- » 57% from third parties, 30% from applicants for development and 13% from landowners
- » Grants for 2,441 housing units subject to judicial reviews lodged in 2025

Commercial	44	Single house / householder	11
Infrastructure	30	Renewable	9
Housing 2 - 99	22	Mast	7
Housing SHD / LRD	13	RZLT	6 (142)

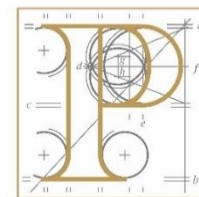
- » Outcomes in 2025: 36 won, 15 lost, 23 conceded, 4 'Gillooly' and 35 withdrawn
- » The win/loss ratio is improving as is the ratio between win/Gillooly/withdrawn and loss/concession

Judicial Review in 2026



- » 19 judicial reviews lodged with Central Office as of 11 March 2026 (44 judicial reviews were lodged as of 11 March 2025)
- » RZLT: 7 / Housing LRD SHD 2 – 99: 5 / Commercial: 3 / Renewable: 2 / Infrastructure: 2 (19)
- » Grants of 586 housing units subject to judicial review in 2026
- » Outcomes so far in 2026: Win 7 / loss 2 / concession 4 / withdrawal 7
- » Commission decision withstands judicial review in 14 cases
- » Commission does not withstand judicial review in 6 cases

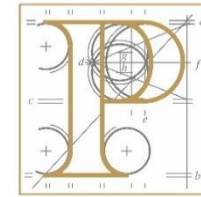
Coolglass & climate update



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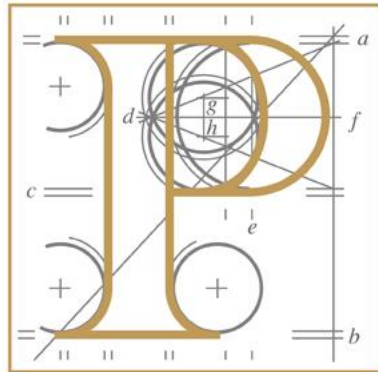
- » *Coolglass* – Supreme Court judgment 4 February 2026 and costs ruling 2 March 2026
- » The Supreme Court provided a definitive interpretation of section 15 of the Climate Action and Low Carbon Development Act, which recognises the climate policy framework and the role of the OPR
- » It is for 'relevant bodies' and the Courts, in particular the Planning and Environment Court, to interpret and apply the road map set out by the Supreme Court
- » It is expected that the first detailed judicial consideration of the *Coolglass* judgment will be by the High Court (Humphreys J) in *Doyle v ACP* (314474 & 313895)

Defending wind decisions



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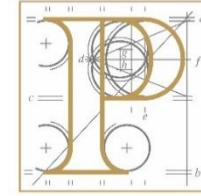
- » Since 2023, the Commission has successfully defended grants of **15** onshore wind farms, consisting of 196 wind turbines
- » The inspector reports in these 15 grants totaled 3,064 pages and further information was obtained in all but one case
- » Five cases are ongoing, including a CJEU hearing on 25 March 2026 in *Power* (309412 & C-27/25) and *Massey* (309121 & C-356/25)
- » Decision-making is iterative. Third parties and prescribed bodies point to gaps, and we seek further information to address them. This will assist the Commission in its robust and final decision
- » Forthcoming wind refusal cases – *Dyrick Hill Waterford* (317265) and *Coumnagappul Waterford* (318446)



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Human Resources

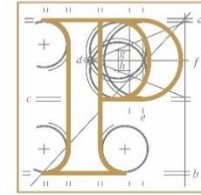
Resources



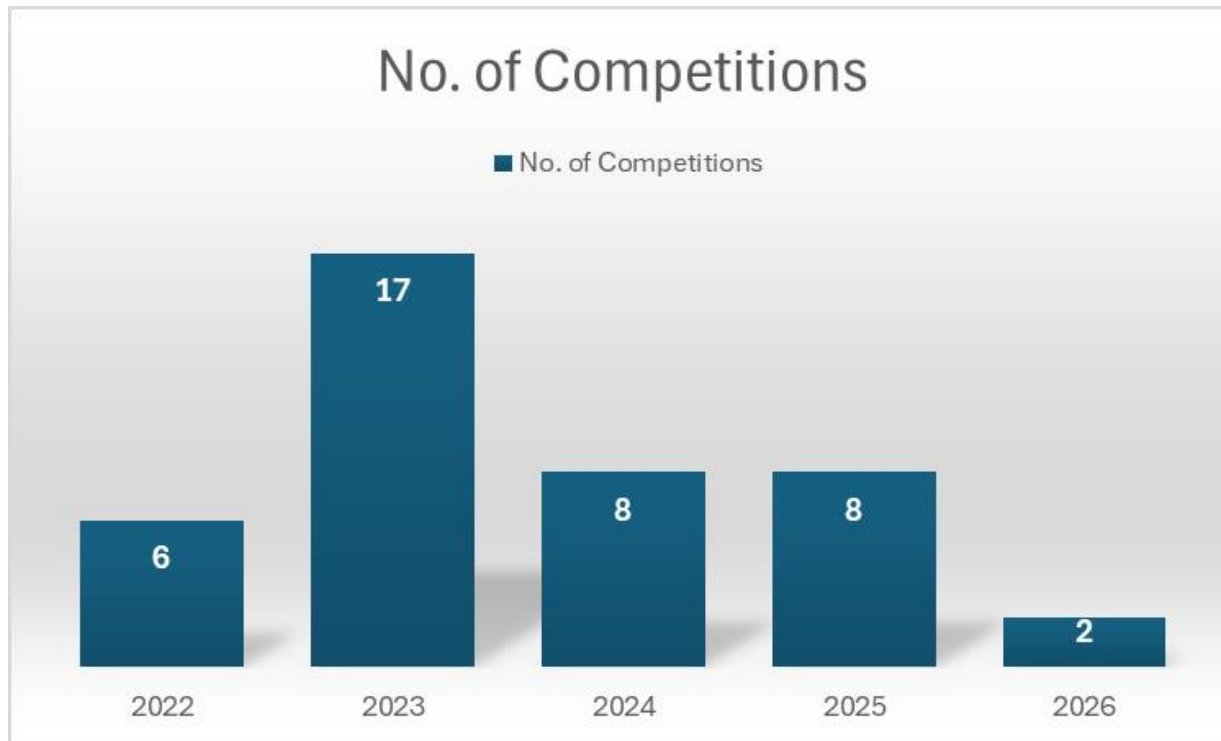
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FTE	Commission	Senior Management	Inspectorate	Administration	Total
End 2023	15	22	86 (3)	131	254
End 2024	17	27	100 (3)	146	290
End 2025	1 CEO 14 PC's	29	100 (7)	151	295
2023 v 2025					+16%
End February 2026	1 CEO 14 PC's	28	101(7)	152	295
Sanctioned FTE					313
Period: Jan-Dec 2025			Period: Jan-Feb 2026		
New Starters	43		New Starters	1	
Leavers	35		Leavers	1	
Promotions	15		Promotions	5	

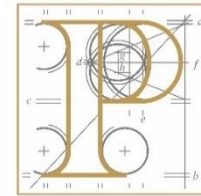
Recruitment



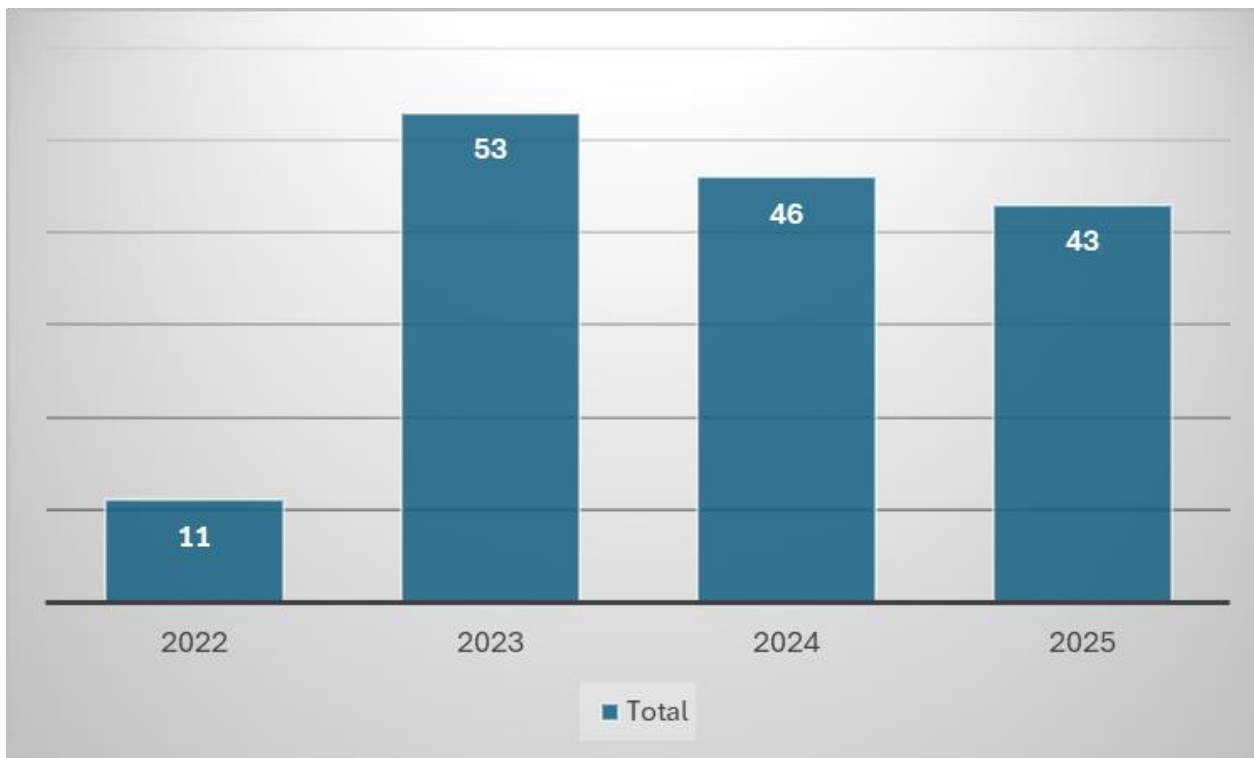
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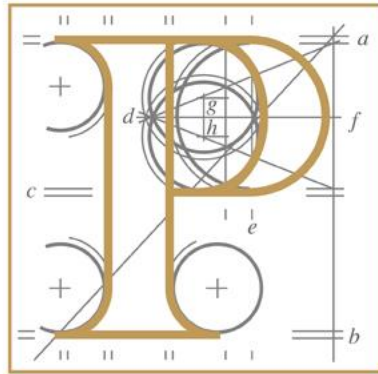


Starters



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