



PRESS STATEMENT

38% decrease in planning files on hand at year end 2024

An Coimisiún Pleanála publishes 2024 Annual Report

100% of Large Scale Residential Development appeals decided within 16-week statutory period in 2024

Thursday, 9th October 2025.

An Coimisiún Pleanála, the national independent statutory body with responsibility for planning appeals and for determining direct applications, has today published its 2024 annual report (formerly An Bord Pleanála). The report shows a significant reduction in the number of planning files on hand at year end, reflecting ongoing performance progress at the Commission arising from the recruitment of additional staff to key posts.

Key Performance Highlights for 2024 include:

Planning Casework

In 2024, the number of cases decided increased by 12.8% to 3,705 (*2023: 3,284 cases decided*). By year end, the number of open planning cases on hand stood at 1,576, a 38% reduction on 2023's case load (*2,564 open cases*). The average time to decide all planning cases in 2024 was 41.7 weeks. The total number of cases (both appeals and direct applications) to An Coimisiún Pleanála in 2024 was 2,727, down 16.6% on 2023 (*3,272 cases*). The caseload in 2023 was particularly high owing to more than 600 Residential Zoned Land Tax appeals (RZLT) received arising out of new legislation, in 2024 we received 143 RZLTs which in turn led to a more pronounced decline in our case intake in 2024.

Large Scale Residential Developments (LRD)

Some 71 Large Scale Residential Developments (LRD) were received in 2024. A total of 79 LRD appeals were concluded during the year, of which 58 were formally decided, 21 were informally disposed of, 12 of which were withdrawn. Of the 58 LRD formally decided, 100% were decided within the 16-week statutory period, with cases on average decided in less than 13 weeks.

Peter Mullan, Chief Executive, An Coimisiún Pleanála, said: *"In 2024 we significantly reduced the cases awaiting a decision by 38%, bringing the number of open planning files before the Commission back in line with normal levels. I am pleased to say that all Large Scale Residential Development cases were dealt with within the statutory 16 weeks. This*

means that there is no delay at the Commission in relation to applications under this scheme.

“During the year we continued to implement the recommendations and reforms arising from the Office of the Planning Regulator’s Review. A new Compliance and Ethics Unit has been established, and a revised Code of Conduct adopted. We recruited 40 new staff during 2024, bringing our team to 290 people at year end.”

Paul Reid, Chairperson, An Coimisiún Pleanála, said: *“With new and enhanced governance structures embedded in the organisation our focus is to continue building on the strong performance recorded in 2024. We are determined to reach the targets and timelines set for decision-making under our new legislation, and to continue with service enhancements. We will shortly be rolling out a new digital appeals service, making it easier for people around the country to lodge, track and engage with the Commission on their submission.”*

Strategic Housing Developments (SHD)

A total of 27 Strategic Housing Development (SHD) cases were disposed of, and a further 22 cases were formally decided in 2024. At year end, 44 SHD applications remained on hand. These cases relate to applications lodged to An Coimisiún Pleanála before 2022 under the previous planning system. The SHD scheme was discontinued in 2021 and replaced by the Large Scale Residential Development scheme (above).

Strategic Infrastructure Development (SID)

There were 39 strategic infrastructure applications to An Coimisiún Pleanála in 2024 relating to cases from local authorities, private developers and statutory bodies. SID applications account for 30% of cases before the Commission. During the year, the Commission also concluded 45 applications, including:

- 20 private strategic infrastructure developments
- 22 electricity infrastructure developments
- 3 railway orders

Judicial Review

There were 147 applications for Judicial Review in 2024, and at year end some 392 active cases remained on hand. In 2024 and based on its legal advice, the Commission adopted a cautious approach to defending judicial review, because of recent adverse judgments and the associated legal costs. Increased judicial resources and management of the lists meant that matters were progressed to hearing, leading the Commission to review the merits of defending cases.

Court judgments in 2022 and 2023 determined legal questions relevant to other live cases, meaning that those latter cases were conceded due to the precedent value of the determined case.

Judicial Review – Key Statistics

- 143 Applications for Judicial Review served on the Board in 2024
- 26 Cases Won

- 15 Cases Lost
- 53 Cases Conceded
- 35 Cases Withdrawn
- 392 Active cases on hands

Maritime Area Planning In 2023 the Commission became the consenting authority for Maritime Area Planning Applications. This resulted in seven pre-application consultations in 2024 which led to the lodgement of four Phase One Offshore Windfarm Marine Area Planning applications. Further information requests issued to applicants in relation to four of the proposed development projects.

Active Land Measures

In 2024 An Coimisiún Pleanála formally decided 143 Residential Zoned Land Tax applications within the 16-week statutory period. One further application was informally disposed of, and no cases remained on hand at year end. The Commission also concluded 105 Compulsory Acquisition Derelict Site applications.

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