

Eoin Seery

From: Dave Walsh <d.walsh@pleanala.ie>
Sent: Tuesday 30 August 2022 18:33
To: Public Accounts Committee
Cc: Brid Hill
Subject: RE: Correspondence from the Committee of Public Accounts
Attachments: 1. Data re Escalation of Cases.pdf; 2. Resolution of ABP Under Section 108(1A) PDA 2000 - effective from 25 July 2019.pdf; 3. Five-yr breakdown of cases referred to CoA and SC.xlsx; 4. SHD Decisions under JR.xlsx; 5. 22.07.04 Internal Review Terms of Reference - final.pdf; 6. ABP Cases Conceded - Lost - 2018-2022 to date.pdf; 7. ABP correspondence with Dep Murphy on density - June 2020.pdf; 8. Oral Hearing Summary 2019 - 2020.xlsx

Categories: Correspondence for future meetings

Sam,

Further to the attached correspondence forwarded by email to An Bord Pleanála on 16th August, see attached responses to the eight issues identified and associated attachments for the Committee's attention and information.

1. The number of cases escalated to a larger board between 2018 and end 2021 (pg. 11). **See attached document 1.**
2. A copy of the Board Resolution made in 2019 in relation to cases that could be considered by two-person boards in the interest of efficiency, including details of the case types concerned, and the respective time-limits (pgs. 14, 15, 41 and 42). **See attached document 2**
3. 3. A tabular breakdown of cases dealt with over a five-year time period that have been escalated to the Court of Appeal or the Supreme Court (pg. 19). **See attached Excel document 3**
4. A tabular breakdown of strategic housing development applications decided by the Board since 2019, including information on the number therein that were successful, that were refused, and that were judicially reviewed (pg. 21).

The table below provides a summary of the volume of cases received, decided (by grant or refusal, or split decision since 2019, and attached in the Excel document 4 is the tabulated list of the 113 SHD cases that have been subject to judicial review.

SHD apps	2019	2020	2021	2022 (to end-July)
Received	119	112	119	107
Decided	82	126	104	52
Grant	68	97	77	35
Refused	14	28	25	17
Split Decision	0	1	2	0

5. A copy of the terms of reference for the internal review of matters being carried out by the Board (pgs. 22-23). **See attached document 5.**
6. A tabular breakdown of legal costs relating to each case the Board has lost or conceded over the past five years, including the Board Members who made the final decision in each case (pgs. 39-40). **See attached document 6.**

7. Where reference is made, in the guidelines set out by the Office of the Planning Regulator, to minimum densities on developments (pgs. 51-53).

As articulated in the transcript of the discussions on the matter at the session on 13th July, it would appear that the question of providing the Deputy with the relevant information/extract from the guidelines ultimately rests with the Department who are the authors of the guidelines and the policy makers in this regard, and the interpretation of the matter by the Office of the Planning Regulator. As I committed to on page 53 of the transcript, and I attach a copy of correspondence between An Bord Pleanála and Deputy Murphy from 2020 on the matter which might provide some useful context. (document 7)

8. A breakdown of the oral hearings conducted by the Board in 2019 and 2020 (pg 63).

In 2019, there were 38 oral hearings held across 41 cases with two of these hearings comprising multiple sessions. In 2020, there were 13 oral hearings held across 14 cases were one of these hearings had multiple sessions. Attached is an Excel document 8, which provides details of these oral hearings.

I trust this information is of use to the Committee and addresses the queries posed to the Board. Please let us know if you require any further clarifications.

Kind regards,

Dave Walsh
Chairperson

From: Public Accounts Committee <PAC@oireachtas.ie>
Sent: Tuesday 16 August 2022 15:02
To: Dave Walsh <d.walsh@pleanala.ie>
Cc: Wendy Sullivan <w.sullivan@pleanala.ie>
Subject: Correspondence from the Committee of Public Accounts

Dear Mr. Walsh,

Please find attached correspondence from the Committee of Public Accounts. Please can you acknowledge receipt of same.

Kind regards,
Sam

Sam Keenan

Oifigeach Riaracháin | Administrative Officer
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PAC Request to An Bord Pleanála dated 16th August 2020

Item 1 The number of cases escalated to require a larger board between 2018 and the end of 2021 (pg. 11).

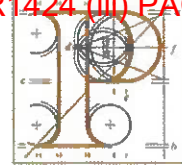
2018 - 2022	Escalated from 2 to 3 person Board	Escalated to 4+ Board	Total Escalated
Total number of cases	43	39	82

Final Decision Signed 2018	Escalated from 2 to 3 person Board	Escalated to 4+ Board	Total Escalated
number of cases	8	10	18

Final Decision Signed 2019	Escalated from 2 to 3 person Board	Escalated to 4+ Board	Total Escalated
number of cases	12	22	34

Final Decision Signed 2020	Escalated from 2 to 3 person Board	Escalated to 4+ Board	Total Escalated
number of cases	14	3	17

Final Decision Signed 2021	Escalated from 2 to 3 person Board	Escalated to 4+ Board	Total Escalated
number of cases	9	4	13



Resolution of An Bord Pleanála under Section 108(1A) of Planning and Development Act 2000 (as amended)

The Board hereby determines, following a request from the Chairperson who considers such necessary in order to ensure the efficient discharge of the business of the Board, that the required quorum for a meeting of An Bord Pleanála to determine the following categories of cases shall be 2.

- (a) Planning appeals¹ in relation to proposed development consisting of residential development involving not more than 30 dwelling units, but not including one off houses in the countryside. Such appeals may relate to proposed new buildings, changes of use of existing buildings or extensions to existing buildings.
- (b) Planning appeals relating to commercial, office or industrial developments not exceeding a nett floor area of 1,500 square metres (not including the area comprising ancillary car parking facilities). Such appeals may relate to such development in proposed new buildings, change of use within existing buildings or extensions to existing buildings.
- (c) Planning appeals relating to education, leisure, cultural or sporting developments not exceeding a gross floor area of 1,500 square metres (not including the area comprising ancillary car parking facilities). Such appeals may relate to such development in proposed new buildings, change of use within existing building or extensions to existing buildings, and may also include playing fields and ancillary facilities.
- (d) Planning appeals relating to development for agricultural purposes.
- (e) Planning appeals relating to development involving the reclamation or infilling of land with soil or waste, where the area to be reclaimed or infilled is less than 5 hectares.
- (f) Planning appeals relating to development comprising of the alteration, extension or modification of a dwellinghouse and/or other development proposed within the curtilage of a dwellinghouse for purposes incidental to the enjoyment of the dwelling.

¹ Appeal in the context of (a) to (m) means an appeal to An Bord Pleanála against a decision (or part thereof) of a Planning Authority under the provisions of the Planning and Development Act 2000 (as amended).

- (g) Planning appeals relating to development applications for advertising signs or any other form of signage.
- (h) Planning appeals relating to development applications for telecommunications masts and/or antennae.
- (i) Planning appeals relating to development applications for up to 3 number anemometers.
- (j) Planning appeals relating to development applications for the construction, modification or alteration to boundary walls/fences, entrance gates, piers etc.
- (k) Planning appeals in respect of financial contributions where the total amount of the contributions under appeal does not exceed €20,000.
- (l) Planning appeals relating to applications for site development works for any of the developments referred to in (a) to (j) above.
- (m) Planning appeals relating to development applications comprising of alterations to existing structures (other than protected structures or proposed protected structures as defined in the Planning and Development Act 2000 – as amended) or such alterations in conjunction with any of the developments referred to in (a) to (l) above.
- (n) Planning appeals relating to development applications comprising any combination of developments referred to in (a) to (m) above.
- (o) Determination of application for leave to appeal under subsection 37(6) of the Planning and Development Act 2000 (as amended).
- (p) Decision as to whether or not an oral hearing should be held (in the case of normal planning appeals but not in the case of any matter relating to Strategic Infrastructure Development, Local Authority projects or Compulsory Acquisition or where an Environmental Impact Statement or a Natura Impact Statement has been submitted with the case).
- (q) Any appeal to the Board made under the provisions of the Building Control Acts 1990 and 2007.

No appeal or other matter under the Planning and Development Act 2000 (as amended) shall be determined by a 2-member Board where the Planning Authority decision states that the development would materially contravene the Development Plan or where the 2-member Board considers that the development would materially contravene the relevant Development Plan.

No appeal or other matter relating to development where an EIS or NIS has been submitted shall be determined by a 2-member Board and in the event of it being determined at a meeting of a 2-member Board that an Environment Impact Assessment (as referred to in the EU EIA Directive) or Appropriate Assessment (as referred to in the EU Habitats Directive) is required the appeal or other matter in question shall not be determined by a 2-member Board.

No appeal under the Planning and Development Act 2000 (as amended) which involves alteration to, the carrying out of works to or a material change of use of a protected structure or proposed protected structure, as defined in the Planning and Development Act 2000 (as amended) shall be determined by a 2-member Board.

No matter falling to be determined by the Board relating to Strategic Infrastructure Development as defined in the Planning and Development Act 2000 (as amended) shall be determined by a 2-member Board.

In any situation arising at a meeting of the Board with a quorum of 2 where the vote is equally divided the matter which is the subject of the vote shall be referred to a meeting of the Board with a quorum of 3 and the provisions of section 111(4) of the Planning and Development Act 2000 (as amended) shall apply in relation to the determination of the question (this provision is contained in subsection 108(1D) of the Planning and Development Act 2000 – as amended).

Any case or matter arising for determination at a Board meeting with a quorum of 2 may be referred to a meeting with a quorum of 3.

It is further determined that this resolution is to have effect beginning on 25th July 2019 for the time being.



Dave Walsh
Chairperson

26th July 2019





A tabular breakdown of cases dealt with over a five-year time period that have been escalated to the Court of Appeal or the Supreme Court						
2022						
GL Number	ABP Ref	JR Ref	Applicant Name	Court	High Court Outcome	Note
N/A	N/A	N/A	N/A	N/A	N/A	N/A
2021						
GL1036	307507	2020 JR 1030	Eco Advocacy CLG	CJEU	Ongoing	High Court made referral to CJEU
GL1046	307746	2021 JR 89	Ballybodden Tidy Towns	SC	Won	
GL1052	309180	2021 JR 218	David Cooper	CoA	Struck out	
GL1058	308431	2021 JR 289	Heather Hill Management Co	SC	Won	
2020						
GL0959	304672	2020 JR 54	Thomas Reid	SC	Won	
GL0968	305676	2020 JR 248	Dublin Cycling Campaign	CoA	Lost	Notice party appeal - bd not participating. Appeal abandoned.
GL0984	305219R	2020 JR 469	DCC	CoA	Lost	
GL1002	303592	2020 JR 557	Peter Sweetman	CoA	Lost	
GL1007	307444	2020 JR 693	Conway and LEG	SC	Lost	
GL1011	307444	2020 JR 725	Clonres (3)	SC	Lost	
GL1012	307197	2020 JR 761	Pembroke Road Assoc	SC	Lost	
GL1023	JA0040	2020 JR 568	Hellfire Massey	CJEU	Ongoing	High Court made referral to CJEU
GL1024	307313	2020 JR 318	Waltham Abbey	SC	Lost	
GL1025	303247	2020 JR 563	Save Cork City	SC	Won	
GL1026	307221	2020 JR 830	Kerins and Steadman	CJEU	Ongoing	High Court made referral to CJEU
GL1029	306136	2020 JR 566	An Taisce	SC	Won	Applicant leave to appeal to SC refused.
2019						
GL0896	301055	2019 JR 16	Narconon Trust	CoA	Lost	CoA upheld HC judgment.
GL0897	302216	2019 JR 20	Heather Hill Management Company CLG	SC	Lost	
GL0901	QD0013	2018 JR 1072	John Moore	CoA	Won	
GL0950	305513	2019 JR 901	Glann Mor Céibh Teo 2	SC	Lost	State has lodged leave to appeal in Supreme Court.
2018						
GL0851	248033	2018 JR 17	Carol Donnelly and Cavan Better Waste Management	SC	Won	
GL0854	300535	2018 JR 178	Swetman (doonbeg) BOARD a Notice Party ONLY	CoA	Struck out	
GL0867	302008	2018 JR 620	David Cooper	CoA	Won	
GL0869	PA0045	2018 JR 593	CHASE	SC	Lost	appeal to SC re remittal
GL0879	HA0053	2018 JR 708	M28 Steering Group	SC	Won	SC refused appeal
GL0880	248891	2018 JR 740	Peter Sweetman (Loch an Mhuillin, Gorumna Island)	CJEU	Ongoing	
GL0881	PM0014	2018 JR 734	Friends of the Irish Environment	CJEU	Conceded	High Court made referral to CJEU
GL0890	300375	2018 JR 979	Galina Heaney	SC	Case won	

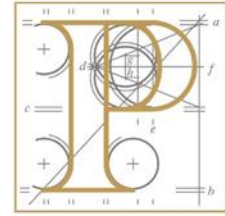
An Bord Pleanála	Case name	JR Number	Development Summary	Local Authority
ABP-300559-18	Sweetman v An Bord Pleanála	2018 JR 422	536 Residential units, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-300559-18	Clonres CLG v An Bord Pleanála	2018 JR 426	536 Residential units, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-300559-18	John Conway and Louth Environmental Group v An Bord Pleanála	2018 JR 423	536 Residential units, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-301722-18	Morris v An Bord Pleanála	2018 JR 606	164 residential units, Balscadden Road, Howth, Co. Dublin	Fingal County Council
ABP-301722-18	Morris v An Bord Pleanála	2018 JR 847	164 residential units, Balscadden Road, Howth, Co. Dublin	Fingal County Council
ABP-302225-18	Crekav Trading GP Ltd v An Bord Pleanála	2018 JR 880	536 Residential units, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-301722-18	Balscadden Road SAA Residents Association Limited v An Bord Pleanála	2018 JR 947	164 residential units, Balscadden Road, Howth, Co. Dublin	Fingal County Council
ABP-302216-18	Heather Hill Management Co. CLG v An Bord Pleanála	2019 JR 20	197 Houses, Bearna, Co. Galway	Galway County Council
ABP-302921-18	Southwood Park Residents Association v An Bord Pleanála	2019 JR 191	221 houses, Chesterfield, Blackrock, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-303799-19	Protect East Meath Ltd v An Bord Pleanála	2019 JR 508	250 residential units, Bryanstown, Drogheda, Co. Louth	Meath County Council
ABP-304420-19	Redmond v An Bord Pleanála	2019 JR 709	132 residential units, Goatstown Road, Dublin	Dun Laoghaire Rathdown County Council
ABP-304632-19	Dempsey and Others v An Bord Pleanála	2019 JR 825	366 residential units, Clane, Co. Kildare	Kildare County Council
ABP-305110-19	Protect East Meath Ltd v An Bord Pleanála	2020 JR 44	450 residential units, Newtown, Drogheda, co. Louth	Louth County Council
ABP-305312-19	Rita O'Neill v An Bord Pleanála	2020 JR 45	245 Apartments, Former Premier Dairies Site, Finglas, Dublin 11	Dublin City Council
ABP-305219-19	Dublin City Council v An Bord Pleanála	2020 JR 68	548 residential units, Sheriff St./Mayor Street, Dublin 1	Dublin City Council
ABP-305459-19	O'Lone v An Bord Pleanála	2020 JR 175	198 residential units, Old Navan Road, Dublin 15	Fingal County Council
ABP-305552-19	Highlands Residents Association and Protect East Meath Limited v An Bord Pleanála	2020 JR 238	661 residential units, Rathmullen, Drogheda, Co. Meath	Meath County Council
ABP-305680-19	John Conway and Louth Environmental Group v An Bord Pleanála	2020 JR 237	657 apartments, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-305728-19	Paul Walsh v An Bord Pleanála	2020 JR 266	248 Apartments, St. Clare's Convent, Harold's X, Dublin 6W	Dublin City Council
ABP-305676-19	Dublin Cycling Campaign CLG v An Bord Pleanála	2020 JR 248	741 apartments, Connolly Station, Dublin 1	Dublin City Council
ABP-305680-19	Clonres CLG v An Bord Pleanála	2020 JR 346	657 apartments, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-305828-19	Balscadden Road SAA Residents Association Limited v An Bord Pleanála	2020 JR 375	177 apartments, Howth, Co. Dublin	Fingal County Council
ABP-305980-19	Higgins and Others v An Bord Pleanála	2020 JR 388	192 apartments, Castleknock, Dublin 15	Fingal County Council
ABP-305828-19	Morris v An Bord Pleanála	2020 JR 293	177 apartments, Howth, Co. Dublin	Fingal County Council
ABP-306102-19	Morris v An Bord Pleanála	2020 JR 470	512 apartments, Howth Road, Dublin 3	Fingal County Council
ABP-305219-19	Dublin City Council v An Bord Pleanála	2020 JR 469	548 residential units, Sheriff St./Major Street, Dublin 1	Dublin City Council
ABP-307239-20	Comerford and Others v An Bord Pleanála	2020 JR 499	641 residential units, RTE Lands, Donnybrook, Dublin 4	Dublin City Council
ABP-306777-20	Windlynn Ltd v An Bord Pleanála	2020 JR 683	360 residential units, Blessington, Wicklow/Kildare	Kildare County Council
ABP-307444-20	John Conway and Louth Environmental Group v An Bord Pleanála	2020 JR 693	657 Apartments, St. Paul's College, Raheny, Dublin 5	Dublin City Council

ABP-306778-20	Atlantic Diamond Ltd v An Bord Pleanála	2020 JR 712	336 Apartments East Wall Road, Dublin 3	Dublin City Council
ABP-307240-20	Stoneyford Green Residents Association	2020 JR 721	167 Residential units, Duleek, Co. Meath	Meath County Council
ABP-307444-20	Clonres CLG v An Bord Pleanála	2020 JR 725	657 Apartments, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-307197-20	Pembroke Road Association v An Bord Pleanála	2020 JR 761	105 Apartments, Herbert Park and Pembroke Place, Ballsbridge, Dublin 4	Dublin City Council
ABP-307444-20	Sweetman v An Bord Pleanála	2020 JR 729	657 Apartments, St. Paul's College, Raheny, Dublin 5	Dublin City Council
ABP-307222-20	Ballyboden Tidy Towns v An Bord Pleanála	2020 JR 816	496 apartments, Taylors Lane and Edmondstown Road, Ballyboden, Dublin 16	South Dublin County Council
ABP-306949-20	Monkstown Residents association v An Bord Pleanála	2020 JR 737	298 Residential units, Monkstown Road, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-306949-20	Starr Holdings Ltd v An Bord Pleanála	2020 JR 756	298 Residential units, Monkstown Road, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-306837-20	Kenny v An Bord Pleanála	2020 JR 722	4 apartments and 258 houses, Trinity Hall, Dartry, Dublin 6	Dublin City Council
ABP-307313-20	Waltham Abbey Residents Association v An Bord Pleanála	2020 JR 813	123 Apartments, Ballincollig, County Cork	Cork City Council
ABP-307011-20	O'Riordan v An Bord Pleanála	2020 JR 806	324 Apartments, Omni Park, Santry Dublin 9	Dublin City Council
ABP-307441-20	Orchard Road and Grove Planning and Environmental Protection Group v An Bord Pleanála	2020 JR 971	216 bedspace student accommodation, Orchard Road, Cork	Cork City Council
ABP-306504-20	Fitzgibbon v An Bord Pleanála	2020 JR 814	372 residential units, Celbridge, County Kildare	Kildare County Council
ABP-307698-20	Four Districts Woodland Habitat Group v An Bord Pleanála	2021 JR 17	204 residential units, Rathcoole, County Dublin	South Dublin County Council
ABP-307507-20	Eco Advocacy CLG v An Bord Pleanála	2020 JR 1030	320 residential units, Trim, County Meath	Meath County Council
ABP-307100-20	Fitzgibbon and Van Haeften v An Bord Pleanála	2020 JR 811	467 residential units, Celbridge, County Kildare	Kildare County Council
ABP-307926-20	O'Lone v An Bord Pleanála	2021 JR 58	210 bed space build to rent shared living accommodation. Brady's Public House, Old Navan Road, Dublin 15	Fingal County Council
ABP-308157-20	Concerned Residents of Wesley Estate, Clonard Estate, Ballawley Court Estate v An Bord Pleanála	2021 JR 30	628 Build to rent apartments. Marmalade Lane, Dundrum, Dublin 16	Dun Laoghaire Rathdown County Council
ABP-307221-20	Kerins and Stedman v An Bord Pleanála	2020 JR 830	416 residential units, Baily Gibson site South Circular Road, Dublin 8	Dublin City Council
ABP-308227-20	Kevans v An Bord Pleanála	2021 JR 190	249 no. apartments. Murphystown Way, Dublin 18	Dun Laoghaire Rathdown County Council
ABP-308366-20	O'Reilly and Others v An Bord Pleanála	2021 JR 245	278 no. apartments. Fosterstown North and Cremona, Swords, Co. Dublin	Fingal County Council
ABP-308467-20	O'Donnell and Others v An Bord Pleanála	2021 JR 251	232 no. units. Delgany, Co. Wicklow	Wicklow County Council
ABP-308353-20	Trimbleston Owners Management v An Bord Pleanála	2021 JR 258	239 student bedspaces. Vector Motors, Goatstown Road, Dublin 14	Dun Laoghaire Rathdown County Council
ABP-308533-20	Paul Walsh v An Bord Pleanála	2021 JR 304	Alterations to previously permitted development Reg.Ref:2186/15 (PL29S.245164) increasing the total number of units from 220 no. units to 248 no. units, St. Clare's Convent and No's. 115-119 Harold's Cross Road, Dublin 6W	Dublin City Council
ABP-308431-20	Heather Hill Management Co. CLG v An Bord Pleanála	2021 JR 289	121 residential units. Bearnna, County Galway	Galway County Council
ABP-309126-21	Higgins and Others v An Bord Pleanála	2021 JR 439	192 apartments. Balroy House, Castleknock, Dublin 15	Fingal County Council

ABP-308877-20	Maretime Gardens East and another v An Bord Pleanála	2021 JR 471	101 no. apartments. Blackrock, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-308917-20	Dublin 8 Residents Association v An Bord Pleanála	2021 JR 525	492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation. South Circular Road, Dublin 8	Dublin City Council
ABP-308943-20	Clane Community Council v An Bord Pleanála	2021 JR 507	333 no. residential units. Capdoo, Clane, Co. Kildare	Kildare County Council
ABP-308875-20	Perry v An Bord Pleanála	2021 JR 511	321 no. Build to Rent shared accommodation bed spaces. North Circular Road, Dublin 7	Dublin City Council
ABP-308871-20	Young v An Bord Pleanála	2021 JR 510	189 no. Build to Rent apartments and associated site works. Former Steelworks Site, James Street and a site off Basin View, Dublin 8	Dublin City Council
ABP-308917-20	McCrea v An Bord Pleanála	2021 JR 526	492 no. Build to Rent apartments, 240 no. Build to Rent shared accommodation. South Circular Road, Dublin 8	Dublin City Council
ABP-308803-20	Manley Construction v An Bord Pleanála	2021 JR 492	142 no. residential units, Duleek, Co. Meath	Meath County Council
ABP-309087-20	Clane Community Council v An Bord Pleanála	2021 JR 558	192 no. residential units, Prosperous Road, Clane, Co. Kildare	Kildare County Council
ABP-309317-21	Brady v An Bord Pleanála	2021 JR 620	152 no. apartments. Glebe House, Crumlin, Dublin 12	Dublin City Council
ABP-309026-20	O'Brien v An Bord Pleanála	2021 JR 532	482 no. apartments. Golf Lane, Carrickmines, Dublin 18	Dun Laoghaire Rathdown County Council
ABP-309316-21	Waterside Block 9 Developments Ltd v An Bord Pleanála	2021 JR 648	1005 no. apartments. City Block, North Wall Quay, Dublin 1	Dublin City Council
ABP-309098-21	Crofton Building management and another v An Bord Pleanála	2021 JR 562	102 no. build to rent apartments. Lands at St. Michaels Hospital car park, Crofton Road, Dun Laoghaire, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-309345-21	Leinster Street North Residents v An Bord Pleanála	2021 JR 660	205 build to rent apartments. 113 Phibsborough Road, Dublin 7	Dublin City Council
ABP-309345-21	John Conway and Louth Environmental Group v An Bord Pleanála	2021 JR 663	205 build to rent apartments. 113 Phibsborough Road, Dublin 7	Dublin City Council
ABP-309430-21	Redmond v An Bord Pleanála	2021 JR 664	698 no. student bedspace accommodation. Our Lady's Grove, Goatstown, Dublin 14	Dun Laoghaire Rathdown County Council
ABP-309668-21	Protect East Meath Ltd v An Bord Pleanála	2021 JR 770	275 no. apartments. Marsh Road, Drogheda, Co. Louth	Louth County Council
ABP-309836-21	Ballyboden Tidy Towns v An Bord Pleanála	2021 JR 810	241 no. apartments. Stocking Avenue, Woodstown, Dublin 16	South Dublin County Council
ABP-309807-21	Kelly and Others v An Bord Pleanála	2021 JR 771	255 no. residential units (7 no. houses, 248 no. apartments). Killiney, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-309828-21	Fernleigh Residents Association v An Bord Pleanála	2021 JR 804	445 no. Build to Rent apartments. Stepside, Dublin 18	Dun Laoghaire Rathdown County Council
ABP-310078-21	Enniskerry Alliance and Another v An Bord Pleanála	2021 JR 846	165 no. residential units (105 no. houses, 60 no. apartments). Enniskerry, Co. Wicklow	Wicklow County Council
ABP-310103-21	Environmental Trust Ireland v An Bord Pleanála	2021 JR 856	30 no. Build to Rent apartments, 326 no. student bedspaces and associated site works. Punches Cross, Co. Limerick	Limerick City and County Council
ABP-309430-21	Jennings and O'Connor v An Bord Pleanála	2021 JR 750	698 no. student bedspace accommodation. Our Lady's Grove, Goatstown, Dublin 14	Dun Laoghaire Rathdown County Council
ABP-310138-21	Churchfields Management Co. v An Bord Pleanála	2021 JR 874	231 no. apartments. Dundrum Road, Dundrum, Dublin 14	Dun Laoghaire Rathdown County Council

ABP-310299-21	Board of Management of St Matthew's National School v An Bord Pleanála	2021 JR 897	112 no. apartments. Maxol Filling Station, Beach Road, Dublin 4	Dublin City Council
ABP-310327-21	Bartra ODG Ltd v An Bord Pleanála	2021 JR 924	1047 no. residential units. Former O'Devaney Gardens, Dublin 7	Dublin City Council
ABP-310398-21	Ballyboden Tidy Towns v An Bord Pleanála	2021 JR 933	114 no. Build To Rent apartments. Lands at Stocking Avenue, Woodstown, Dublin 16	South Dublin County Council
ABP-310418-21	Abbey Park and District Residents Association Baldoyle v An Bord Pleanála	2021 JR 972	Alterations of previously permitted Fingal County Council Register Reference number F16A/0412 (An Bord Pleanála Reference Number PL06F.248970) as amended by F20A/0258 and F221A0046) for 882 no. residential units. Lands formerly known as the Coast, Baldoyle, Dublin 13	Fingal County Council
ABP-310413-21	Downey v An Bord Pleanála	2021 JR 974	162 no. apartments. Deer Park, Howth, Co. Dublin	Fingal County Council
ABP-310578-21	Ballyboden Tidy Towns Group (5)	2021 JR 1026	329 no. residential units. Dublin 16	South Dublin County Council
ABP- 310413-21	Christian Morris	2021 JR 971	162 no. apartments, Howth	Fingal County Council
ABP- 310944-21	John Conway	2021 JR 1071	413 no. apartments, Dublin 13	Dublin City Council
ABP- 310782-21	Dolan and Renton	2021 JR 1069	218 no. residential units, Dungarvan, Co. Waterford	Waterford County Council
ABP- 310860-21	Fionuala Sherwin	2021 JR 1123	1,614 no. Build to Rent apartments, Holy Cross College, Clonliffe Road, Dublin 3 and Drumcondra Road Lower, Drumcondra, Dublin 9	Dublin City Council
ABP- 307197-21	Pembroke Road Association (2)	2021 JR 1052	105 no. apartments, Dublin 4	Dublin City Council
ABP- 310797-21	Save Roscam Peninsula CLG	2021 JR 1110	construction of 102 no. residential units, Rosshill, Galway City, Co. Galway	Galway City Council
ABP- 310892-21	Clane Community Council (3)	2022 JR 8	192 no. residential units, Clane, Co. Kildare	Kildare County Council
ABP- 311028-21	Protect East Meath (4)	2022 JR 52	201 no. apartments and associated site works. Drogheda, Co. Meath	Meath County Council
ABP- 311095-21	Balbriggan Community Council	2022 JR 67	Construction of 101 no. Build to Rent apartments, Balbriggan, Co. Dublin	Fingal County Council
ABP-311016-21	Abbey Park and Districts Residents Association Baldoyle	2022 JR 57	1,221 no. apartments, Baldoyle, Dublin 13	Dublin City Council
ABP-311329-21	Artowell Ltd	2022 JR 28	299 Apartments, Blackrock, Dublin	Dun-Laoghaire Rathdown County Council
ABP-311287-21	Woodland Park Residents Action Group	2022 JR 129	115 no. apartments, Dundrum, Dublin 14	Dun-Laoghaire Rathdown County Council
ABP-311302-21	Executive Management Owners Management and Others	2022 JR 141	671 no. Built to Rent apartments, Sandford Road, Dublin 6	Dublin City Council
ABP-311333-21	Martin Stapleton	2022 JR 157	131 Build to Rent Apartments, Clontarf, Dublin 3	Dublin City Council
ABP-311329-21	Paul Murphy and Others	2022 JR 148	299 Apartments, Blackrock, Dublin	Dun-Laoghaire Rathdown County Council
ABP-311616-21	Ballyboden Tidy Towns (6)	2022 JR 304	131 no. residential units, Ballyboden, Dublin 16	South Dublin County Council
ABP-311826-21	Ciaran Mulloy	2022 JR 336	227 no. apartments. Knockrabo, Mount Anville Road, Goatstown, Dublin 14	Dun-Laoghaire Rathdown County Council
ABP-311874-21	Eichseld Ltd	2022 JR 355	191 no build to rent apartments. Distillery Quarter, North City Link Road, Blackpool, Co. Cork	Cork County Council
ABP-312170-21	R.E.S.I.D.E.N.T.S WBC CLG	2022 JR 455	531 build to rent apartments. Marmalade Lane, Wyckham Avenue, Dundrum, Dublin 16	Dun Laoghaire Rathdown County Council
ABP-312132-21	Willow Grove Residents Association	2022 JR 472	419 residential units. Old Bray Road, Cornelscourt, Dublin 18	Dun Laoghaire Rathdown County Council

ABP-311540-21	Leopardstown Action Group	2022 JR 471	463 no. apartments. Lands at St. Joseph's House and adjacent properties at Brewery Road, Leopardstown Rd, Dublin	Dun Laoghaire Rathdown County Council
ABP-312325-21	Residents of St. Vincents's Park and Others	2022 JR 480	493 apartments. St. Teresa's House and St. Teresa's Lodge, Temple Hill, Monkstown, Blackrock, Co. Dublin	Dun Laoghaire Rathdown County Council
ABP-311591-21	Leech and McDonald	2022 JR 437	399 build to rent apartments. Heuston South Quarter, St. Johns Way/Military Road, Kilmainham, Dublin 8	Dublin City Council
ABP-312218-21	John Conway	2022 JR 474	545 build to rent apartments. Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12	Dublin City Council
ABP-311933-21	John F. Fitzgerald	2022 JR 364	183 residential units. Townland of Wetland, Callan Road, Breaghagh Valley, Kilkenny, Co. Kilkenny	Kilkenny County Council
ABP-311540-21	John Conway	2022 JR 473	463 no. apartments. Lands at St. Joseph's House and adjacent properties at Brewery Road, Leopardstown Rd, Dublin	Dun Laoghaire Rathdown County Council
ABP-312640-22	Sweetman and Wild Ireland Defense CLG	2022 JR 621	299 residential units, Annabella, Mallow, Co. Cork	Cork County Council
ABP-312651-22	O'Brien and O'Flynn Unlimited Company	2022 JR 666	171 no. residential units. Lackaroe and Monkstown (Townlands), Passage West, Co. Cork	Cork County Council
ABP-312112-21	Sabrina Joyce Kemper	2022 JR 556	172 no. residential units. Station Road, Portmarnock, Townlands of Drumnigh, Maynetown and Portmarnock, Co. Dublin	Fingal County Council



Establishment of Internal Review Process into Board Procedures and Practices – June 2022

Recent media reports have raised a number of matters relating to conflicts of interests which have potentially arisen in decisions on particular case types, certain other matters relating to the operation of two-person Boards, and general procedures in relation to allocation of case files and in relation to amendments to inspector's reports.

It is necessary in the first instance to determine whether there is factual substance to the claims made, and thereafter to determine the appropriate steps to be taken.

The Chairperson of An Bord Pleanála has established a Senior Management Team to carry out an initial fact-finding review of a sample of files, with a view to identifying whether there are specific risks to the effectiveness of compliance with the internal controls, systems and procedures under the Board's relevant Statutory Framework and Code of Conduct and whether any other specific matter needs to be brought to the Chairperson's attention.

The Senior Management Team consists of:

- Chief Officer, Ms. Brid Hill,
- Director of Corporate Affairs, Mr. Gerard Egan, and
- Head of Human Resources, Ms. Mary Kelly.

The roles of these personnel do not involve them in any active participation in the processing of, or the making of decisions on any planning cases that have been determined by the Board and that may be the subject of this examination

The scope of the internal review (which may be adjusted depending on emerging issues), is focused on establishing relevant facts in respect of the following thematic areas which have arisen:

1. Effectiveness of compliance with the current systems and procedures for avoiding potential conflicts and/or dealing with matters involving potentially connected persons.
2. Effectiveness of compliance with the current systems and procedures for making statutory declarations of interests.

3. Whether any concerns arise in relation to the allocation and/or distribution of files.
4. Administrative arrangements in respect of internal file allocations to Board members.
5. Procedures for amendments to be made to Inspectorate reports.
6. Whether there are any identifiable trends and/or patterns of decisions, including in relation to decisions of Board members on particular case types, or in the configuration of two-person Board meetings.

The review being undertaken by the Senior Management Team involves a factual examination of case files and when reporting the outcome of the review to the Chairperson, the Senior Management Team may include draft recommendations on the effectiveness of existing controls, systems and procedures. It is anticipated that this review will report the outcome of its examination and review to the Chairperson in July.

On foot of this internal review, the organisation may be required to improve both the effectiveness of particular controls, practices and their implementation, and review further/separately any matters of concern which may arise. Ultimately, the objective of this internal review is to maintain public confidence in An Bord Pleanála and continue to protect and enhance its reputation for independence, impartiality, trust, integrity and transparency.

In carrying out this examination, the Senior Management Team is not exercising any investigative powers or functions into the conduct of any specific person or persons, and will not be making any findings in relation to any specific person or persons.

An Bord Pleanála Legal Cases Lost/Conceded 2018 – 2022 (End June)

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
1	GL1020 Ballyboden Tidy Towns	307222 Demolition of existing structures, construction of 496 no. apartments, creche and associated site works. Site at Taylors Lane and Edmondstown Road, Taylors Lane, Ballyboden, Dublin 16.	Paul Hyde, Michelle Fagan, Stephen Bohan.	L	€94,170.61 Board's own costs only. Other side costs yet to be settled.
2	GL0956 O'Carroll	304792 Demolition of clubhouse building and construction of 2-storey clubhouse and construction of 161 houses. Dolphin Park (Templeogue Synge Street GAA Club), Crumlin Road, Dublin 12, including a plot of land located between 56 and 58 Rutland Avenue, Dublin 12.	Paul Hyde, Michelle Fagan, Terry Prendergast	L	€25,227.92 Board's own costs only. Other side costs yet to be settled.
3	GL0957 O'Sullivan	304792 Demolition of clubhouse building and construction of 2-storey clubhouse and construction of 161 houses. Dolphin Park (Templeogue Synge Street GAA Club), Crumlin Road, Dublin 12, including a plot of land located between 56 and 58 Rutland Avenue, Dublin 12.	Paul Hyde, Michelle Fagan, Terry Prendergast	L	€23,458.20 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
4	GL0958 Flannery	304792 Demolition of clubhouse building and construction of 2-storey clubhouse and construction of 161 houses. Dolphin Park (Templeogue Synge Street GAA Club), Crumlin Road, Dublin 12, including a plot of land located between 56 and 58 Rutland Avenue, Dublin 12.	Paul Hyde, Michelle Fagan, Terry Prendergast	L	€105,267.68 Board's own costs only. Other side costs yet to be settled.
5	GL0927 Raymond O'Sullivan	302615 High performance training centre including single storey boathouse. Burgage Moyle, Off the R758, Blessington, Co. Wicklow.	Paul Hyde, Chris McGarry, Terry Prendergast.	L	€62,160.35 Board's own costs only. Other side costs yet to be settled.
6	GL1057 Paul Walsh (2)	308533 Alterations to previously permitted development Reg.Ref:2186/15 (PL29S.245164) increasing the total number of units from 220 no. units to 248 no. units. St. Clare's Convent and No's. 115-119 Harold's Cross Road, Harold's Cross, Dublin 6W.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€166,665.32
7	GL1021 Monkstown Road Association	306949 Demolition of existing dwelling and other structures, conversion of Dalguise House to 2 no. houses, construction of	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€58,778.28 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
		298 no. residential units (22 no. houses, 276 no. apartments), creche and associated site works. Dalguse House (a protected structure). Monkstown Road, Monkstown, Blackrock, Co. Dublin.			
8	GL1003 Raheenleagh	300536 Whether the provision of an underground electrical cable connection is or is not development or is or is not exempted development. Sub-station within Raheenleagh Windfarm to Arklow 22kV substation, Coolboy, Arklow, Co. Wicklow.	Chris McGarry, Stephan Bohan, Terry Prendergast.	C	€6,851.96 Board's own costs only. Other side costs yet to be settled.
9	GL1004 Knockacummer	RL3531 Whether the grid connection and associated works for the purposes of conducting generated electricity between windfarms to substations is or is not development or is or is not exempt development. Newmarket, Kanturk, Co. Cork, Ballynahulla, Co. Kerry.	To be advised .	C	€26,049.07 Board's own costs only. Other side costs yet to be settled.
10	GL1137 Friends of the Irish Environment	305442 Durse Island Cable Car and visitor centre. Co. Cork.	Dave Walsh, Michelle Fagan, Maria Fitzgerald.	C	€5,430.85 Board's own costs only. Other side costs yet to be settled.

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11	GL1049 Concerned Residents of Wesley Estate	308157 628 no. Build to Rent apartments, childcare facility and associated site works. 'Marmalade Lane', Wyckham Avenue, Dundrum, Dublin 16.	Dave Walsh, Paul Hyde, Michelle Fagan.	C	€43,299.59 Board's own costs only. Other side costs yet to be settled.
12	GL1080 Paul Brady	309317 152 no. apartments and associated site works. Glebe House and Industrial Estate and former site of Coruba House, St Agnes Road, Crumlin, Dublin 12.	Paul Hyde, Terry Prendergast, Michelle Fagan.	C	€17,014.32 Board's own costs only. Other side costs yet to be settled.
13	GL1099 Ballyboden Tidy Towns	309836 241 no. apartments and associated site works. Lands North of Stocking Avenue, Stocking Avenue, Woodstown, Dublin 16.	Paul Hyde, Stephen Bohan, Michelle Fagan.	C	€4,771.27 Board's own costs only. Other side costs yet to be settled.
14	GL1006 Monterey Ros	305744 Construction of a 2 storey extension, refurbishment of dwelling, existing dwelling will be connected to the proposed extension at lower ground floor level. The End, Baily, Carrickbrack Road, Howth, Co. Dublin, D13 P603.	Terry O'Niadh, Philip Jones, Terry Prendergast.	C	€19,214.80 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
15	GL1131 Cloncant	310107 Whether the increase in the Megawatt (MW) output at a permitted wind farm development, without increasing the size and scale of any of the works, layout or plans at Ticknevin, Carbury, Co. Kildare is or is not development and is or is not exempted development.	Dave Walsh, Chris McGarry, Stephen Bohan.	C	Not yet billed. Own and applicant costs outstanding.
16	GL1019 Milbourne	307457 Construction of 3 no. apartment blocks and associated works. Southern-Most Point of Millbourne Avenue, South of Millbourne Drive, Millbourne, Ashbourne, Co. Meath.	Paul Hyde, Michelle Fagan.	C	€12,036.42 Board's own costs only. Other side costs yet to be settled.
17	GL1084 Crofton	309098 102 BTR apartments at Saint Michael's Hospital , Dún Laoghaire, Co. Dublin .	Dave Walsh, Chris McGarry, Stephen Bohan.	C	€19,136.35 Board's own costs only. Other side costs yet to be settled.
18	GL1047 Lorraine Quinn and Eco Advocacy	306500 Development of a wind farm within the townlands of Ballynamullagh, Coolree Drehid Dunfiirth, Killyon Kilmurry and Mulgeeth, Co. Kildare.	Paul Hyde, John Connolly, Michelle Fagan.	C	€26,212.79 Board's own costs only. Other side costs yet to be settled.
19	GL1161 Eichsfeld	311874. Demolition of house, construction of	Paul Hyde, Michelle Fagan, Terry O'Niadh.	C	€5,516.49 Board's own costs

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		191 no. Build to Rent apartments and associated site works. Distillery Quarter, North City Link Road (N20), Blackpool, Co. Cork.			only. Other side costs yet to be settled.
20	GL1115 Kingswood Heights	309234 Replace existing 16m floodlight with new 20m high structure carrying telecommunications equipment and floodlights. Mary's GAA, Pairc Mhuire, Saggart, Co. Dublin.	Paul Hyde, Michelle Fagan.	C	€3,682.56 Board's own costs only. Other side costs yet to be settled.
21	GL1014 Starrs Holding	306949 Construction of 298 no. residential units (22 no. houses, 276 no. apartments), creche and associated site works. Dalguise House (a protected structure). Monkstown Road, Monkstown, Blackrock, Co. Dublin.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€13,650.41 Board's own costs only. Other side costs yet to be settled.
22	GL0880 Sweetman (Gorumna)	248891 Water Abstraction and ancillary works. Loch an Mhuillin, Gorumna Island, Co. na Gaillimhe.	Conall Boland, Eugene Nixon, Michelle Fagan.	L	€118,081.25 Board's own costs only. Other side costs yet to be settled.
23	GL1007 Conway (St. Paul's)	307444 Construction of 657 no. apartments, creche and associated site works. Lands east of St. Paul's College, Sybill Hill Road, Raheny, Dublin 5.	Dave Walsh, Paul Hyde, Terry Prendergast.	L	€93,093.39) Board's own costs only. Other side costs yet to be settled.

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24	GL1011 Clonres (St. Paul's)	307444 Construction of 657 no. apartments, creche and associated site works. Lands east of St. Paul's College, Sybill Hill Road, Raheny, Dublin 5.	Dave Walsh, Paul Hyde, Terry Prendergast.	L	€127,718.24 Board's own costs only. Other side costs yet to be settled.
25	GL1024 Waltham Abbey Res Assoc	307313 123 no. apartments, creche and associated site works. Old Fort Road, Ballincollig, Co. Cork.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€106,011.23 Board's own costs only. Other side costs yet to be settled.
26	GL1008 Atlantic Diamond	306778 Construction of 336 no. apartments, childcare facilities and associated site works. Docklands Innovation Park, 128-130 East Wall Road, Dublin 3.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€207,545.84 Board's own costs only. Other side costs yet to be settled.
27	GL0869 CHASE	PA0045 Waste to Energy Facility. Ringaskiddy, Co. Cork.	Mary Kelly, Eugene Nixon, Terry Prendergast, Maria Fitzgerald, Terry O'Niadh, Michelle Fagan, Conall Boland.	L	€473,604.57. Board's own costs only. Other side costs yet to be settled.
28	GL0985 FOIE	306236 Leave to apply for substitute consent for peat extraction. Derrygreenagh Bog, Bracklin, Co. Westmeath, Carranstown, Co. Meath and Co. Westmeath, Ballivor, Co. Meath and Co. Westmeath, Ballybeg, Co. Offaly.	Dave Walsh, Paul Hyde.	L	See GL0991

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29	GL0986 FOIE	306246 Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na Móna's historic peat extraction (and ancillary works) on the milled peat production bogs. Boora bog group located predominantly in County Offaly.	Dave Walsh, Paul Hyde.	L	See GL0991
30	GL0987 FOIE	306242 Leave to apply for substitute consent for the extraction of peat. Mountdillon, Duil na Gun, Co. Westmeath, Milkernagh, Co. Westmeath and Co. Longford and Coolcraff, Co. Longford.	Dave Walsh, Paul Hyde.	L	See GL0991
31	GL0988 FOIE	306247 Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na Móna historic peat extraction (and ancillary works) on the milled peat production bogs. Kilberry bog group located in county Kildare.	Dave Walsh, Paul Hyde.	L	See GL0991

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32	GL0989 FOIE	306490 Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularize the planning status of Bord na Móna's historic peat extraction (and ancillary works) on the milled peat production bogs. Blackwater Bog Group located predominantly in County Offaly.	Dave Walsh, Paul Hyde.	L	See GL0991
33	GL0990 FOIE	306243 Application for Leave to Apply for Substitute Consent under section 177C(2)(b) of the Planning and Development Act 2000 (as amended). To regularise the planning status of Bord na Móna's historic peat extraction (and ancillary works) on the peat production bogs in the Cuil Na Móna Group that are intended to be used by Bord na Móna going forward. Cuil na Carton (or Coolnacarton) County Laois.	Dave Walsh, Paul Hyde.	L	See GL0991

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34	GL0991 FOIE	306241 Application for leave to apply for substitute consent under section 177C of the Planning and Development Act 2000, (as amended) to regularise the planning status of Bord na Móna historic peat extraction (and ancillary works) on the milled peat production bogs. Allen Bog Group located in counties Offaly, Westmeath, Laois and Kildare.	Dave Walsh, Paul Hyde.	L	€56,809.79 Board's own costs only. This covers legal costs on cases GL0985 – GL0991 which were dealt with together. No other side liability as this liability was voluntarily taken by the State party on basis that legal defect was with the underlying legislation and not An Bord Pleanála process.
35	GL1002 Sweetman (Derryadd)	303592 construction of a wind farm comprising 24 no. wind turbines, 1 no. 110kV substation and all related works. Derryadd Wind Farm at Lanesborough, Co. Longford.	Dave Walsh, Chris McGarry, Maria Fitzgerald.	L	€159,431.23 Board's own costs only. Other side costs yet to be settled.
36	GL0961 BOM of St. Audeon's School	305215 Medically Supervised Injecting Facility (MSIF) at existing vacant basement level. Merchant's Quay (Riverbank Building), Dublin 8, D08 KT61.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€217,056.69

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37	GL0945 Alun Owens	304432 Construction of dwelling. Easthill Farm, Easthill, Newtownmountkennedy, Co Wicklow.	Paul Hyde, Michelle Fagan, Maria Fitzgerald.	L	€127,881.67
38	GL0996 Comharchumann Rath Cairn Teoranta	306489 Teach aoichta a thogail, forbairt chonaitheach a chuimsionn 28 teach. Rathcairn, Co. Na Mí.	Terry Prendergast, Philip Jones, Maria Fitzgerald.	L	€337,208.11
39	GL0962 Spectre	305471 Whether the change of use of the fifth floor from offices to Embassy office is or is not development or is or is not exempted development.23, Shelbourne Road, Ballsbridge, Dublin 4.	Philip Jones, Terry O'Niadh, Terry Prendergast.	L	€70,143.20 Board's own costs only. Other side costs yet to be settled.
40	GL0997 An Taisce (McTigue)	306155 Quarry.McTigue Quarries, Cartron Quarry, Co. Galway.	Maria Fitzgerald, Philip Jones, Chris McGarry.	L	€8,519.58 Board's own costs only. Other side costs yet to be settled.
41	GL0998 Sweetman (McTigue)	306155 Quarry.McTigue Quarries, Cartron Quarry, Co. Galway.	Maria Fitzgerald, Philip Jones, Chris McGarry.	L	See GL0991
42	GL0995 Comerford	307239 Construction of 614 no. residential units Former RTE Lands at RTE Campus Montrose, Stillorgan Road (R138) and Ailesbury Close, Donnybrook, Dublin 4.	Dave Walsh, Paul Hyde, Michelle Fagan.	C	€81,528.53 Board's own costs only. Other side costs yet to be settled.

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43	GL0941 Glann Mór	303654 Cead ionad tráchtála agus struchtúr compún atá ann faoi láthair a leagann go talamh agus cead foirgneamh tráchtála comhdhéanta de aonad stórála bád, ceardaíocht tógáil bád, ionad oidhreachta cultúrtha agus spas taispeántas, caifé, oifig agus láthair cruinnithe, aiseanna poiblí le leithris agus seomraí feistis san áireamh. Barr an Doire, An Cheathrú Rua, Co. na Gaillimhe.	Terry Prendergast, Maria Fitzgerald.	C	€44,008.99 Board's own costs only. Other side costs yet to be settled.
44	GL1015 Coolberrin	305536 Construction of a 38kv electricity substation, switchroom and equipment compound with palisade fence; and the installation of approximately 22km of 38kV electricity cables from proposed substation to existing substation in the townland of Lisdrumdoagh. Luppan County	Maria Fitzgerald, Chris McGarry, Stephen Bohan.	C	€17,478.85 Board's own costs only. Other side costs yet to be settled.
45	GL1081 Galway City Council	309531 Works at Upper Newcastle Road to improve and provide safe pedestrian access The former Westwood Hotel, Dangan, Upper Newcastle, Galway City.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€67,561.56

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46	GL1016 Patricia Kenny	306837 Demolition of existing structures within the curtilage of Greenane House (a protected structure), construction of 4 no. apartments, 358 no. student accommodation bedspaces and associated site works. Cunningham House, Trinity Hall, Dartry, Dublin 6.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€17,971.15 Board's own costs only. Other side costs yet to be settled.
47	GL1005 Windlynn	306777 7 year permission for 360 no. residential units (330 no. houses, 30 no. apartments), creche and associated site works. Kilamalum Road, Blessington, Co. Wicklow and Co. Kildare.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€60,231.69
48	GL0999 Ian Collins	305609 Dreenacrinning West Windfarm grid connection. Dreenacrinning West Windfarm, Drimoleague, Co. Cork.	Dave Walsh, Chris McGarry, Michelle Fagan.	C	€41,845.40 Board's own costs only. Other side costs yet to be settled.
49	GL1075 Clane (2)	309087 Construction of 192 no. residential units (Western Side of Millicent Road and Southern Side of Prosperous Road, Clane, Co. Kildare.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€4,119.99 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
50	GL1066 DCC	304604 Proposed Amendments to North Lotts & Grand Canal Dock Planning Scheme. North Lotts and Grand Canal Dock.	Dave Walsh, Paul Hyde, John Connolly, Maria Fitzgerald, Michelle Fagan, Stephen Bohan.	C	€22,677.96 Board's own costs only. Other side costs yet to be settled.
51	GL1063 LDB Developments	307873 Housing development of 32 apartment units. Braemor Road, Churchtown, Dublin 14.	Terry Prendergast, Stephen Bohan, Michelle Fagan.	C	€6,628.47 Board's own costs only. Other side costs yet to be settled.
52	GL1027 Hibernian Cellular	307336 A 42m multi-user lattice telecommunications support structure carrying antenna and dishes. Athy Business Campus, Woodcock South, Athy, Co Kildare.	Paul Hyde, Michelle Fagan.	C	€174,337.60
53	GL1056 Trimbleston	308353 Demolition of an existing building and hard surface parking area and the construction of 239 no. student bedspaces with amenity spaces, bicycle and car parking spaces and all associated site works. The car sales premises currently known as Vector Motors (Formerly known as Victor Motors), Goatstown Road, Dublin 14.	Paul Hyde, Michelle Fagan, Stephen Bohan.	C	€34,012.05 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
54	GL1079 McGovern	308737 Construction of house, Warrenstown, Dunboyne, Co. Meath.	Dave Walsh, Michelle Fagan, Terry Prendergast.	C	€83,236.42
55	GL1061 Killross	307859 Provision of a temporary contractor's car park and contractor's compound(s) for a period of 5 years, associated with the development of the proposed extended and revised manufacturing facility at Intel, Collinstown, Leixlip, Co. Kildare.	Dave Walsh, Chris McGarry, John Connolly.	C	€10,957.15 Board's own costs only. Other side costs yet to be settled.
56	GL1076 Carlow County Council	307037 Point of detail - Condition number 12 attached to PL 01.228507 (198 dwellings, creche Tullow Road, Carlow.	Paul Hyde, Michelle Fagan.	C	€49,315.74
57	GL1094 Brennan	308787 Dwelling house Killoe, Cahersiveen, Co Kerry.	Maria Fitzgerald, Stephen Bohan, John Connolly.	C	€5,421.24 Board's own costs only. Other side costs yet to be settled.
58	GL1059 Cox and Caffrey	308442 Whether the construction of a fence, a pedestrian gate and a vehicular gate on the road is or is not development and is or is not exempted development. Demense, Clonlara, Co. Clare,	Dave Walsh, Maria Fitzgerald, John Connolly.	C	€9,383.73 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
59	GL0728 Sweetman (Houston)	SU0027 Quarry. Croaghonagh, Ballybofey, Lifford, Co. Donegal.	Not currently available except for Gabriel Dennison. To be advised .	C	€64,239.76 Board's own costs only. Other side costs yet to be settled.
60	GL1017 Sweetman (St. Pauls)	307444 Construction of 657 no. apartments, creche and associated site works. Lands east of St. Paul's College, Sybill Hill Road, Raheny, Dublin 5.	Dave Walsh, Paul Hyde, Terry Prendergast.	C	€38,711.91
61	GL0896 Narconon	301055 Whether the change of use of a permitted Nursing Home (permitted under TA/140621) to a residential drug rehabilitation facility is or is not development or is or is not exempted development. Ballivor, Co. Meath.	Dave Walsh, Conall Boland, Philip Jones, Stephen Bohan.	L	€109,116.64 Board's own costs only. Other side costs yet to be settled.
62	GL0902 Sweetman (IGP)	301028 Development of a 67.8 hectare Solar PV Farm. Fiddane, Ballyhea, Co. Cork.	Conall Boland, John Connolly, Stephen Bohan.	L	€358,928.39
63	GL0936 Redmond	304420 132. no residential units childcare facility and associated site works. Our Ladys Grove, Goatstown, Dublin 14.	Paul Hyde, Michelle Fagan, Stephen Bohan.	L	€96,951.11

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64	GL0887 Dennehy	300980 Whether the erection of a gate across a laneway at Fossa, Killarney, County Kerry is or is no development or is or is not exempted development. Fossa, Killarney, Co. Kerry.	Conall Boland, John Connolly, Terry Prendergast.	L	€203,076.94
65	GL0878 Navratil	300827 Notice of proposed entry on the Vacant Sites Register. Ballynacorra, Midleton, Co. Cork.	Conall Boland, Eugene Nixon, Maria Fitzgerald, Michelle Fagan.	L	€143,547.80
66	GL0889 Laurence Behan	SU0068 Quarry. Windmill Hill, Rathcoole, Co. Dublin.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€290,373.41
67	GL0954 Rita O'Neill	305312 245 no. apartments, childcare facility and all associated site works. Part of Former Premier Dairies Site, Finglas Road, Dublin 11.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€81,826.12
68	GL0886 Crekav	302225 Demolition of existing pre-fab classroom structure, construction of 536 no. units Sybil Hill Road and Sybil Hill House (Protected Structure) and St. Paul's College Lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.	Maria Fitzgerald, Philip Jones, Michelle Fagan.	L	€98,296.18 Board's own costs only. Other side costs yet to be settled.

	ABP Legal case Ref. Number and legal Case Name	An Bord Pleanála Planning Case Number and Proposed Development Concerned	Board members on deciding Board	Outcome: Lost (L) or Conceded (C)	Total An Bord Pleanála legal costs. Own and other side costs unless stated
69	GL0707 / GL0776 / GL0798 An Taisce (McQuaid) / An Taisce / Sweetman	SU0003 & LS0023 Existing quarrying activities at Lemgare Quarry, Clontibret, Co. Monaghan. Leave to Apply Substitute Consent S177 (C) at Ballysax Great, The Curragh, Co. Kildare.	Conall Boland, Gabriel Dennison, Nick Mulcahy.	L	€332,326.07
70	GL0976 Higgins & Others	305980 192 no. apartments, creche and all associated site works. Balroy House, Carpenstown Road, Castleknock, Dublin 15.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€102,849.38 Board's own costs only. Other side costs yet to be settled.
71	GL0951 Kemper	301908 Greater Dublin Drainage Project consisting of a new wastewater treatment plant, sludge hub centre, orbital sewer, outfall pipeline and regional biosolids storage facility. Townlands of Clonshaugh, Dubber and Newtown, County Fingal and Dublin City.	Dave Walsh, John Connolly, Chris McGarry, Maria Fitzgerald.	L	€466,552.42 Board's own costs only. Other side costs yet to be settled.
72	GL0978 Morris	305828 Demolition of existing structures, construction of 177 no. apartments and associated site works. Balscadden Road and 66 Main Street, Howth, Co. Dublin.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€34,870.28 Board's own costs only. Other side costs yet to be settled.

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73	GL0975 Balscadden	305828 Demolition of existing structures, construction of 177 no. apartments and associated site works. Balscadden Road and 66 Main Street, Howth, Co. Dublin.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€117,112.59 Board's own costs only. Other side costs yet to be settled.
74	GL0965 Highlands	305552 Demolition of existing buildings/structures on site and construction of 661 no. residential units (509 no. houses and 152 no. apartments), childcare facility and associated site works. Rathmullan Road, Rathmullan, Drogheda, Co. Meath.	Paul Hyde, Michelle Fagan, Terry Prendergast.	L	€224,920.12
75	GL0891 Baile Eamonn Teo	301454 An Spidéal Thiar, An Spidéal, Co Galway.	Paul Hyde, Stephen Bohan, Terry O'Niadh.	L	€66,259.35 Board's own costs only. Other side costs yet to be settled.
76	GL0968 Dublin Cycling Campaign	305676 Demolition of 4 no. structures, construction 741 no. build to rent apartments, retail space and associated site works. Lands to the Rear of Connolly Station, Connolly Station car park, Sheriff Street	Dave Walsh, Michelle Fagan, Paul Hyde, Stephen Bohan.	L	€94,959.35 Board's own costs only. Other side costs yet to be settled.

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		Lower, Dublin 1.			
77	GL0984 Dublin City Council	305219R 548 no. residential units (464 no. apartments, 84 no. shared accommodation) and associated site works. City Block 2, Spencer Dock, Site bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2), Dublin 1.	Dave Walsh, Paul Hyde, Michelle Fagan.	L	€162,011.14 Board's own costs only. Other side costs yet to be settled.
78	GL0888 Balscadden	301722 Demolition of existing structures, construction of 164 no. residential units, commercial/retail space, community room and associated site works. Former Baily Court Hotel, Main Street, and at lands located south of the Martello Tower on Balscadden Road, Howth, Co. Dublin.	Paul Hyde, Michelle Fagan, Philip Jones.	C	€32,788.22 Board's own costs only. Other side costs yet to be settled.
79	GL0942 Eco Advocacy v Westmeath & ABP	305655 Whether or not the extraction and quarrying at site WH3226 is or is not development and is or is not exempted development. WH3226, Annascannon, County Westmeath.	No formal Board decision. Case deemed invalid.	C	€3,419.09 Board's own costs only. Other side costs yet to be settled.

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80	GL0952 Protect East Meath	305110 450. no residential units (81 no. houses and 369 no. apartments), creche and associated site works. Newtown, Marsh Road & McGraths Lane Railway Terrace, Drogheda, Co. Louth.	Paul Hyde, Michelle Fagan, Stephen Bohan.	C	€37,879.33 Board's own costs only. Other side costs yet to be settled.
81	GL0955 Dublin City Council	305219 548 no. residential units (464 no. apartments, 84 no. shared accommodation) and associated site works. City Block 2, Spencer Dock, Site bound by Sheriff Street Upper to the north, Mayor Street Upper to the south, New Wapping Street to the east and a development site to the west (also part of Block 2), Dublin 1.	Dave Walsh, Paul Hyde, Michelle Fagan.	C	€67,933.22
82	GL0931 Davin Plant Hire	303182 Importation of insert excavation spoil comprising natural materials of clay, silt, sand, gravel or stone for the purposes of restoration of a previously extracted area (QY1). Moyfin, Longwood, Co Meath.	Philip Jones, Maria Fitzgerald, Terry O'Niadh.	C	€17,921.91 Board's own costs only. Other side costs yet to be settled.

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83	GL0919 Barna Wind Action Group	248152 & 248153 Construction of a substation to replace substation previously Barnadivane, Kneeves, Terelton, Co. Cork. 6 no. wind turbines. Lackareagh and Garranereagh, Lissarda and Barnadivane, Terelton, Co.Cork.	Philip Jones, Terry Prendergast, Maria Fitzgerald.	C	€154,095.80
84	GL1005 Windlynn	306777 7 year permission for 360 no. residential units (330 no. houses, 30 no. apartments), creche and associated site works. Kilamalum Road, Blessington, Co. Wicklow and Co. Kildare.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€60,231.69
85	GL1009 Stoneyford Green	307240 167 no. residential units (93 no. houses, 74 no. apartments), childcare facility and associated site works. In the townland of Commons, The Steeples Road, Duleek, Co. Meath.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€44,121.21
86	GL0966 Conway	305680 Construction of 657 no. apartments, creche and associated site works. Lands east of St. Paul's College, Sybill Hill Road, Raheny, Dublin 5.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€118,717.29

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87	GL0973 Clonres	305680 Construction of 657 no. apartments, creche and associated site works. Lands east of St. Paul's College, Sybill Hill Road, Raheny, Dublin 5.	Paul Hyde, Michelle Fagan, Terry Prendergast.	C	€46,767.72
88	GL0964 Barry O'Lone	305459 Demolition of the existing part 1 to part 2 no. storey over partial basement public house and restaurant, construction of 198 no. Build to Rent shared living suites (210 no. bedspaces) and associated site works. Brady's Public House, Old Navan Road, Dublin 15.	Paul Hyde, Michelle Fagan, Stephen Bohan.	C	€152,337.12
89	GL0972 Sasha Smith	305660 PROTECTED STRUCTURE: removal of two storey extension to rear; erection of two storey extension to side and rear renovation works to main house. 10 Leeson Park Avenue, Dublin 6.	Philip Jones, Chris McGarry, Maria Fitzgerald.	C	€10,749.91
90	GL0881 FOIE	PM0014 Request to alter condition number 2 of case reference number 08.PA0002 - proposed Shannon LNG terminal in the townlands of Ralappane and Kilcolgan Lower, Co. Kerry.	Mary Kelly, Maria Fitzgerald, John Connolly.	C	€122,087.71 Board's own costs only. Other side costs yet to be settled.

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91	GL0782 Halpin	244154 2 anaerobic digesters to process farm slurry and biodegradable waste to produce renewable energy and fertiliser. Gillstown, Garlow Cross, Navan, Co. Meath.	Mary Kelly, Conall Boland, Fiona O'Regan, Gabriel Dennison, Nick Mulcahy.	L	€221,992.061
92	GL0897 Heather Hill	302216 The demolition of existing outbuildings and the construction of 197 no. dwelling houses, community room and associated site works. Trusky East, Bearna, Co. Galway.	Paul Hyde, Philip Jones, Terry Prendergast.	L	€201,856.35 Board's own costs only. Other side costs yet to be settled.
93	GL0859 Damer	249234 Construction of dwelling and Heliculture business. Daars North, Sallins, Co. Kildare.	Conall Boland, Terry Prendergast, Michelle Fagan.	L	€88,895.21
94	GL0912 Southwood	302921 Demolition of the non-original fabric of Chesterfield House (a protected structure) and derelict sheds. Construction of 214 apartments and 7 no. houses, residents amenity facility and all associated works. Chesterfield, Cross Avenue, Blackrock, Co. Dublin.	Paul Hyde, Philip Jones, Terry Prendergast.	L	€233,136.33

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95	GL0898 Gleann Fia	303039 The demolition and removal of partially completed 6 no. residential units, the construction of 60 no. dwelling houses. Gleann Fia, Bawnnafinny (Townland), Tower, Blarney, Co. Cork.	Dave Walsh, Conall Boland, Eugene Nixon.	L	€193,920.72
96	GL0827 Redrock	SU0094 Substitute Consent Application. Balcarrighill, Ballycanew, Co. Wexford.	M. Kelly, Conall Boland, Gabriel Dennison, Nick Mulcahy.	L	€62,714.66 Board's own costs only. Other side costs yet to be settled.
97	GL0832 Balz and Heubach	246742 11 No. Wind turbines Cloontycarthy, Cleanrath North, Cleanrath South, Rathgaskig, Derragh, Augeris, Gorteenakilla, Carrignadoura, etc., Co. Cork.	No meeting record.	L	€530,727.73
98	GL0904 Sliabh Luachra	248768 Proposed wind farm. Reanasup, Lisheen, Knocknageehqa, Reaboy, Barna, Ballyhulla, Tooreengarniv, Co. Kerry.	Eugene Nixon, Terry Prendergast, Michelle Fagan.	L	€94,486.18 Board's own costs only. Other side costs yet to be settled.
99	GL0908 Conor Tarpey	302333 Construction of a house, domestic garage and a proprietary treatment system and all ancillary works. Ballynamanagh East Td., Clarinbridge, Co. Galway.	Paul Hyde, Philip Jones, Michelle Fagan.	C	€19,380.72

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100	GL0900 Brendan McCarthy	300738 Construction of a thermoplastic compounds production facility consisting of a two-storey office/laboratory building and associated site works. Poundlick, Baltimore Road, Skibbereen, Co. Cork.	Conall Boland, Stephen Bohan, Terry Prendergast.	C	€44,534.62
101	GL0910 Sweetman (Crossfield)	RL3611 Whether ground works, including importation and deposition of fill material, creation of hard standing area and raising of land area S is or is not development or is or is not exempted development. Tulla Road Environs, 1.5 kms North East of Ennis Town Centre.	Philip Jones, Terry Prendergast, Stephen Bohan.	C	€52,808.38
102	GL0933 Ronald Krikke and Others	303569 Application for leave to apply for substitute consent for the operation of installed 12 Turbine Wind Farm at Barranafaddock County Waterford.	John Connolly, Philip Jones, Michelle Fagan.	C	€167,913.66
103	GL0938 Peter Sweetman (Barranafaddock)	303569 Application for leave to apply for substitute consent for the operation of installed 12 Turbine Wind Farm at Barranafaddock County Waterford.	John Connolly, Philip Jones, Michelle Fagan.	C	€25,911.13 Board's own costs only. Other side costs yet to be settled.

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104	GL0888 Balscadden Road SAA Residents Association Ltd	301722 Demolition of existing structures, construction of 164 no. residential units, commercial/retail space, community room and associated site works. Former Baily Court Hotel, Main Street, and at lands located south of the Martello Tower on Balscadden Road, Howth, Co. Dublin.	Paul Hyde, Philip Jones, Michelle Fagan.	C	€32,776.22 Board's own costs only. Other side costs yet to be settled.
105	GL0715 Holohan	HA0043 Kilkenny North Ring Road Extension (Freshford Road to Castlecomer Road), Co. Kilkenny.	Conall Boland, Fiona O'Regan, Gabriel Dennison, Nick Mulcahy.	C	€238,348.18 Board's own costs only. Other side costs yet to be settled.
106	GL0713 Kathleen Connelly	239378 Construct six turbine wind farm including sub-station, internal roads and borrow pits. Coor West, Shanavogh East and Shanavogh West, Co. Clare.	Mary Kelly, Fiona O'Regan, Gabriel Dennison.	L	€519,391.76
107	GL0774 Hayes, Hayes and Sweetman	245174 Quarrying of stone with an extraction area of 6 ha. and to ground level of 77 m. (O.D.) and site works (EIS submitted). Ardcahan, Dunmanway, Co. Cork.	Mary Kelly, Conall Boland, Gabriel Dennison.	L	€322,912.94

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108	GL0838 Dennehy	RL3525 Whether the erection of a gate across a lane is or is not development or is or is not exempt development. Fossa, Killarney, Co. Kerry.	Mary Kelly, Eugene Nixon, Philip Jones.	C	€34,781.92
109	GL0844 Eanna Geraghty	248196 Single storey dwelling, remove condition 9 of reg.ref: 73/232 re sterilisation of lands, new entrance and wastewater treatment system. Four Winds', Roseberry, Newbridge, Co. Kildare.	Philip Jones, Eugene Nixon, Terry Prendergast,	C	€29,011.42
110	GL0793 North Kerry Wind turbine action group	244066 10 year permission to construct a windfarm and associated works. The proposed development will consist of the provision of 10 no. wind turbines. Ballyhorgan South and East, Irramore, Lissahane, Muckenagh Co. Kerry.	Conall Boland, Paul Hyde, Nick Mulcahy, Philip Jones.	C	€516,478.72
112	GL0860 Sweetman	300559 Demolition of existing pre-fab classroom structure, construction of 536 no. units. Paul's College Lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.	Paul Hyde, Terry Prendergast, Terry O'Niadh.	C	€46,019.18

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112	GL0861 Clonres CLG	300559 Demolition of existing pre-fab classroom structure, construction of 536 no. units (104 no. houses and 432 no. apartments),. Lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.	Paul Hyde, Terry Prendergast, Terry O'Niadh.	C	€128,274.50
113	GL0862 Conway and Louth Environmental Group	300559 Demolition of existing pre-fab classroom structure, construction of 536 no. units (104 no. houses and 432 no. apartments Lands east of St. Paul's College, Sybil Hill Road, Raheny, Dublin 5.	Paul Hyde, Terry Prendergast, Terry O'Niadh.	C	€46,540.80
114	GL0865 Edmondson	300907 The erection of a timber and Perspex roof over part of the bar yard and all associated site works. The Spinnaker Bar, Dunmore East, Co. Waterford.	Eugene Nixon, Philip Jones, Terry Prendergast.	C	€20,426.16
115	GL0677 Harten and Harten	241702 Change of use of existing mushroom compost manufacturing facility to a proposed municipal sludge composting facility Carnagh Upper and Cloncove, Kilcogy, Co. Cavan.	Record not available- to be advised .	C	€297,958.61

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116	GL0871 FWNH	300116 Demolition of Four Winds House and associated structures, construction of three-storey over basement Nursing Home; relocation of vehicular entrance and provision of pedestrian access and associated works. Four Winds & Tall Trees, Brighton Road & Claremont Road, Foxrock, Dublin 18.	Philip Jones, Maria Fitzgerald, John Connolly.	C	€41,985.27

*To end July 2022

Dave Walsh

From: Verona Murphy <Verona.Murphy@oireachtas.ie>
Sent: Thursday 11 June 2020 16:13
To: Dave Walsh
Subject: FW: Application of Densities
Attachments: Minister D English.pdf

Dave Walsh,
An *Bord* Pleanála,
64 Marlborough Street,
Dublin 1

11th June 2020

Dear Sirs,

Application of Densities pursuant to SPPR4 of the Urban Development and Building Heights guidelines 2018.

Sustainable Residential Development in Urban areas, Ministerial Guidelines 2009

I enclose herewith copy of correspondence issued to the Minister for Housing and Urban Development today. You will note its contents.

It is crystal clear ABP are not entitled to apply minimum densities of 35DPH nor are the Bord entitled to rely on SPPR4 nor the ministerial guidelines to impose same.

You might please confirm receipt of same and your agreement therewith.

Yours sincerely

Verona Murphy TD

VERONA MUPRHY TD

New Ross Office
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Wexford Office
Ph: 087 988 9081
verona.murphy@oireachtas.ie
Sent by surface mail 11/6/2020

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VERONA MURPHY TD
WEXFORD

Minister Damien English TD,
Minister for Housing and Urban Development,
Leinster house,
Dublin 2

11th of June 2020

Dear Minister,

Application of Densities pursuant to SPPR4 of the Urban Development and Building Heights guidelines 2018.

Sustainable Residential Development in Urban areas, Ministerial Guidelines 2009

Our exchange yesterday in the Dail refers.

It is my understanding that the application of minimum densities by local authorities and ABP pursuant to above ministerial guidelines has been brought to your attention on a number of occasions.

In a number of ABP inspectors reports, the inspector has relied on the proposition that ministerial guidelines impose a minimum density of 35DPH in relation to edge of town green field sites, where no such minimum exists. This has been described in those reports as higher planning policy and that which usurps the statutory standing of the local CDP.

Following your confirmation yesterday in the Dail that your guidelines provide for no such minimum, you undertook to communicate with ABP to confirm this very fact. I would now also ask you to confirm same to each local authority as a matter of urgency.

It is imperative that ABP immediately bring the matter to the attention of all its planners and inspectors, as the continued ambiguity and consequent misinterpretation of the specific provision in the guidelines may have far reaching consequences in terms of the legality of the planning decisions been made by the Bord and Planning authorities.

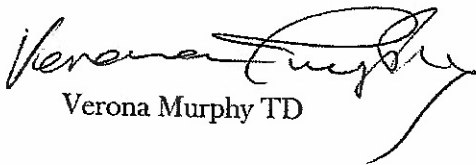
I do appreciate that the application of minimum densities in city centre locations is essential. However, the attempted undermining by APB, with the help of your department it would appear, of county development plans outside the M50, in a misguided attempt to impose unworkable densities, is unlawful.

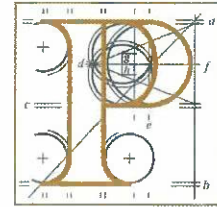
Should your department wish to impose minimum densities to enable ABP to underwrite the assertions that same is higher planning policy, this would require far reaching legislation, beyond the provisions of Section 28 PDA as currently provided.

Please arrange to have your department copy all correspondence with ABP and Local Authorities

With kind regards

Yours sincerely


Verona Murphy TD



An
Bord
Pleanála

Our reference: TD/20/002
Your reference: Application of Densities

Deputy Verona Murphy TD
Dáil Eireann
Leinster House
Dublin 2

19 June 2020

Dear Deputy,

I have been asked by the Chairperson to reply to your recent correspondence, in which you copied An Bord Pleanála in on a recent letter you had sent to Minister Damien English TD. While it is appreciated that your letter and points were primarily directed to the Minister and Department, it may be helpful to address and clarify some of the issues raised in your letter.

For reference and to assist in the response to your issues around the application of densities pursuant to SPPR4 of the 2018 Urban Development and Building Heights Guidelines, we have extracted the relevant legislation, guidelines and policies which guide and direct An Bord Pleanála in its consideration of applications or appeals for housing developments, and included relevant text in the Appendix to this letter.

In relation to the comment that “in a number of ABP inspector’s reports, the inspector has relied on the proposition that the ministerial guidelines impose a minimum density of 35DPH in relation to edge-of-town green field sites, where no such minimum exists”, it should be noted that, having regard to the statutory obligations on the Board and by extension its inspectors, the

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D01 V902

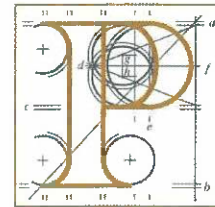
64 Marlborough Street
Dublin 1
D01 V902

Board seeks to apply all relevant national and local policies, and in the context of densities, those policies and recommended densities (as set out in the section 28 Ministerial guidelines) that clearly seek to deliver sustainable development, compact urban growth and efficient use of serviced zoned lands, in accordance with current national planning policies as set out in the National Planning Framework (NPF Project 2040), and the various Section 28 Ministerial Guidelines relating to sustainable residential development.

To this end, a minimum average density of 35 DPH is often, but not always, considered to be applicable on outer suburban greenfield sites, and therefore in the consideration of an application or appeal in respect of residential development, this issue will be addressed in the Inspector's report. If they were not to consider national planning policy and/or ministerial guidelines, the Board and its inspectors would be acting ultra vires and in breach of the planning legislation by which it is bound. In respect of the 2009 Guidelines on Sustainable Residential Development in Urban Areas, the density is cited as a recommended minimum density, with the density for outer suburban greenfield sites generally being 35-50DPH, and more specifically not less than 30DPH. It should be noted that it is a recommended minimum standard and there may be instances where it is not applicable and this too is provided for and has been relied on by the Board in granting residential development with densities lower than 30DPH.

An Bord Pleanála is not empowered to make planning policy and does not seek to do so, nor does it seek to undermine the local statutory plans. The Board has full regard to such plans, along with other policy documents, in its deliberations in compliance with its statutory obligations. All Inspectors' Reports on Strategic Housing Development (SHD) applications, and all An Bord Pleanála decisions on SHD applications, as with all appeals in respect of larger multi-unit residential developments, clearly reference the local statutory plan and have full regard to the directly relevant policies and objectives as they apply to the subject development, including matters pertaining to density.

An Bord Pleanála operates within the statutory provisions applicable at any given time, and therefore, would strongly dispute any allegation that it is 'acting unlawfully' as referenced in your letter. It is important to note that no SHD refusal decision has been overturned by the Courts with specific reference to densities and the application of SPPR 4. This reinforces the point that



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there is no evidence to support any assertion or allegation that An Bord Pleanála is unlawful in endeavouring to apply Ministerial Guidelines, SPPRs, or recommended minimum densities, in accordance with the statutory provisions of the Planning and Development Acts, including those referenced in the appendix. Furthermore, we do not consider that there is any ambiguity or misinterpretation of the specific provision in the Guidelines.

It is important to acknowledge that the Board considers each proposed development on its own merits, having regard to its local policy and locational context. To this end, it should be noted that planning permissions have been granted for SHD applications where the density delivered was below the cited 35DPH figure.

The issue of density and ensuring that development occurs in a sustainable and efficient land use manner has been a longstanding matter of consideration, as is evidenced in the 2009 Guidelines. SPPR4 does not alter national policies and/or guidance as they relate to minimum recommended densities on greenfield outer suburban sites. The Board is bound by law to have regard to 'any guidelines issued by the Minister under section 28 of the Act of 2000' in addition to 'the provisions of the development plan, including any local area plan if relevant, for the area'. Where there is a conflict between the two, and the Board wishes to grant in accordance with section 28 guidelines, and contrary to local planning policy, planning law provides for this under the provisions of Section 37(2)(b) of the Act. The Board acknowledges that, where they have used Section 37(2)(b) to grant developments that may conflict with local policy or objectives as they relate to density or height or other matters, this is in line with the statutory provisions of the planning legislation and is not unlawful. Similarly, the Board has refused developments where it is considered to be 'unsustainable and contrary to the proper planning of

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the area', which in some instance may be due to inefficient land use, unacceptable residential layouts, densities and housing typologies. We are not aware of refusals quoting SPPR4.

In all instances, having reviewed Inspector's reports in respect of SHD and recent housing appeals, the Board is satisfied that it has acted within the provisions of the law and the statutory provisions that apply to this issue.

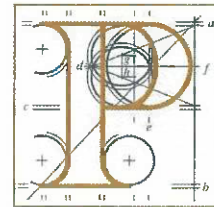
It is hoped that this information is helpful in clarifying some of the matters raised in your letter to Minister English.

Yours sincerely,



Neil Doherty,
Executive Officer,
Oireachtas Queries.

cc. Minister Damien English TD, Minister of State for Housing and Urban Development



Appendix – Extractions of relevant legislation, policy and guidance

A. SPPR 4 of the Urban Development and Building Heights Guidelines, 2018

It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:

1. *The minimum densities for such locations set out in the guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled “Sustainable Residential Development in Urban Areas (2007)” or any amending or replacement Guidelines;*
2. *A greater mix of building heights and typologies in planning for the future development of suburban locations; and*
3. *Avoid mono-type building typologies (e.g. two-storey or own-door houses only), particularly, but not exclusively, in any one development of 100 units or more.*

B. Planning & Development (Housing) and Residential Tenancies Act 2016 (provisions in relation to Strategic Housing Developments)

Under section 9 of the above Act which relates to decisions by the Board on SHD applications under section 4, section 9(2) states:

In considering the likely consequences for proper planning and sustainable development in the area in which it is proposed to situate the strategic housing development, the Board shall have regard to—

- (a) *the provisions of the development plan, including any local area plan if relevant, for the area,*
- (b) *any guidelines issued by the Minister under section 28 of the Act of 2000 etc.*

And section 9(3) states:

- (a) *When making its decision in relation to an application under this section, the Board shall apply, where relevant, specific planning policy requirements of guidelines issued by the Minister under section 28 of the Act of 2000.*

(b) Where specific planning policy requirements of guidelines referred to in paragraph(a) differ from the provisions of the development plan of a planning authority, then those requirements shall, to the extent that they so differ, apply instead of the provisions of the development plan.

(c) In this subsection, “specific planning policy requirements” means such policy requirements identified in guidelines issued by the Minister to support the consistent application of Government or national policy and principles by planning authorities, including the Board, in securing overall proper planning and sustainable development.

C. Sustainable Residential Development in Urban Areas Ministerial Guidelines, 2009

Section 5.11 of the Guidelines, which considered the issue of density in ‘outer suburban/ greenfield sites’, states:

These [i.e. outer suburban/greenfield sites] may be defined as open lands on the periphery of cities or larger towns whose development will require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

Studies have indicated that whilst the land take of the ancillary facilities remains relatively constant, the greatest efficiency in land usage on such lands will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged in the interests of land efficiency, particularly on sites in excess of 0.5 hectares.

Section 5.12 which deals with the provision for lower densities in limited cases, states

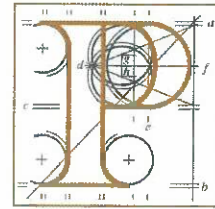
To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes provided that, within a neighbourhood or district as a whole, average densities achieve any minimum standards recommended above.

It should in any event be noted, that whether in relation to SHD or proposed developments on appeal “*Where the proposed (strategic) housing development would materially contravene the development plan or local area plan, as the case may be, (other than in relation to the zoning of the land), then the Board may only grant permission in accordance with paragraph (a) where it considers that, if section 37(2)(b) of the Act of 2000 were to apply, it would grant permission for the proposed development.*

D. Planning and Development Act 2000, as amended

Section 37(2)(b) states:

“... the Board may only grant permission in accordance with paragraph (a) where it considers that—



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- (i) *the proposed development is of strategic or national importance,*
- (ii) *there are conflicting objectives in the development plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or*
- (iii) *permission for the proposed development should be granted having regard to regional planning guidelines for the area, guidelines under [section 28](#), policy directives under [section 29](#), the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or*
- (iv) *permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan.*



VERONA MURPHY TD
WEXFORD

Dave Walsh,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

24th June 2020

Dear Sir,

Application of Densities pursuant to SPPR4 of the Urban Development and Building Heights guidelines 2018.

Sustainable Residential Development in Urban areas, Ministerial Guidelines 2009

I refer to the above matter, our correspondence of the 11th of June and subsequent correspondence from yourselves of the 19th inst.

The response provided is fundamentally at odds with the position enunciated by the Minister in the Dail on the 10th June (copy of transcript enclosed) in relation to outer suburban/greenfield sites. Nowhere in your extracts from the Guidelines are the words "recommended minimum density" used as you cite. There is no mandatory minimum density of 35 DPH per site and your reference to para 5.12 of the 2009 guidelines in this regard is erroneous. There is nothing in your response to me that contradicts that point and yet you conclude that a minimum average density of 35 DPH exists. There is no basis for this conclusion.

In circumstances where ABP have refused permission on the grounds of insufficient density, and have not relied on SPPR4 to refuse that application, where such application was in compliance with the density provisions of the relevant CDP, what legislative provision did ABP rely on in applying the general 2009 guidelines so that they take precedence over a CDP?

Your inspectors reports are replete with minimum requirements of 35 DPH, with the apparent statutory authority to impose this requirement. No such statutory authority exists nor do I accept that your inspectors are acting lawfully.

I note your statement that you are not aware of any refusal quoting SPPR4. The legislative rationale for refusal is set out in the inspectors reports and it is clear from those reports that ABP have applied SPPR4 to refuse. Is it your position that this is not correct ?

Specific Planning Policy Requirements must be specific. There is no SPPR that dictates a minimum of 35 DPH.

While the matter has gone unchecked until now, it needs to be addressed immediately to avoid litigation that will inevitably occur in JR proceedings as a result of your actions, placing a needless burden on the taxpayer.

As the statutory body with responsibility for the implementation of planning policy it is not acceptable that ABP would seek to make policy through the planning control process.

Yours faithfully



Verona Murphy TD

2020GGGGG00800**Deputy Verona Murphy:** I have a question for the Minister of State that will require a date that will require a one-syllable answer. The issue of minimum density at the edge of town and greenfield sites has caused significant problems outside of the M50 concerning the supply of housing. The imposition of such densities necessitates the construction of apartments at locations where they are just not viable. The application of these densities by An Bord Pleanála is unlawful and it undermines the statutory standing of every county development plan, as no specific minimums have been set out in the specific planning policy requirement, SPPR, or in the ministerial guidelines. I tabled a parliamentary question with the Minister of State in early May and the response I received was confusing to say the least. I put it to the Minister of State the SPPR that is relied on by An Bord Pleanála in applying such minimum densities is the SPPR 4 of the building height guidelines. I will quote the relevant extract: “the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled ‘Residential Development in Urban Areas (2007)’ or any amending or replacement Guidelines”. I have said guidelines here also. The section clearly relies on paragraph 5(11) of the Guidelines on Sustainable Residential Development in Urban Areas (2009). The relevant section from those guidelines states:

the general range of 35-50 dwellings per hectare and such densities (involving a variety of housing types where possible) should be encouraged generally. Development at net densities less than 30 dwellings per hectare should generally be discouraged.

It is clear that no specific minimums have been provided in either the specific planning policy requirements, SPPR, or the guidelines of 2009, so the Minister will appreciate how I was totally confused when I received his response to the parliamentary question raised wherein he confirmed that achieving densities of at least 35 dwellings per hectare is essential in catering for the more diverse range of households. It seems that the Minister is inferring in his response that the minimum is 35 dwellings per hectare, but neither the SPPR nor the guidelines make any reference to such a minimum.

Can the Minister confirm to the House that there is no such minimum provided in the guidelines for outer urban green field sites? It is a “Yes” or “No” answer.

10/06/2020HHHHH00200**Deputy Damien English:** I must check the answer I gave Deputy Murphy to that parliamentary question. I understand the people who have raised these concerns with the Deputy and I have met them myself over the years as well.

10/06/2020HHHHH00300**Deputy Verona Murphy:** The clock is running.

10/06/2020HHHHH00400**Deputy Damien English:** I see the clock. To be clear, every planning decision on every site must be judged individually by planners at both a local level and that of An Bord Pleanála.

10/06/2020HHHHH00500**Deputy Verona Murphy:** It is a very specific question.

10/06/2020HHHHH00600**Deputy Damien English:** I am trying to give the Deputy the answer. She took four minutes to ask the question and now she wants me to answer “Yes” or “No” in ten seconds. She is not going to get that. Planning is about interpretation of the planning laws and making a decision site by site. To achieve-----

10/06/2020HHHHH00700**An Ceann Comhairle:** The Deputy has asked a specific question.

10/06/2020HHHHH00800**Deputy Verona Murphy:** I can rephrase the question.

10/06/2020HHHHH00900**Deputy Damien English:** The Deputy had four minutes to talk and I have listened-----

10/06/2020HHHHH01200Deputy Verona Murphy: Very specifically-----

10/06/2020HHHHH01300An Ceann Comhairle: Let the Minister answer.

10/06/2020HHHHH01400Deputy Damien English: Each site has to be judged differently, be it in Wexford, Carlow, Cork, Meath or Dublin, and I am conscious that the guidelines that are set-----

10/06/2020HHHHH01500Deputy Verona Murphy: I am sorry, a Cheann Comhairle-----

10/06/2020HHHHH01600An Ceann Comhairle: Will Deputy Murphy let the Minister answer?

10/06/2020HHHHH01700Deputy Verona Murphy: That is not the question.

10/06/2020HHHHH01800Deputy Damien English: I am going to be clear on this. The guidelines that are set often lead people to be concerned about sites. I want to be clear that high density does not mean high-rise, and that is what people keep saying. I am not saying there has to be a high-rise in every set.

10/06/2020HHHHH01900Deputy Verona Murphy: I want to address it again, because the Minister may have misunderstood the question. The clarity that is required is that An Bord Pleanála is setting down a minimum that does not exist in the SPPR or the guidelines. Can the Minister tell the House whether or not there is a minimum, and where it is?

10/06/2020HHHHH02000Deputy Damien English: It is very clear-----

10/06/2020HHHHH02100Deputy Verona Murphy: Is there a minimum? It is not about anything else-----

10/06/2020HHHHH02200Deputy Damien English: There is not an exact minimum per site. I want to be clear on this.

10/06/2020HHHHH02300Deputy Verona Murphy: So there is not a minimum. I thank the Minister. I will move on, it is my time.

10/06/2020HHHHH02400Deputy Damien English: That is fine. I am sorry, a Cheann Comhairle, in terms of this debate, if we are to achieve climate change and compact growth, it will mean a higher density and better use of land.

10/06/2020HHHHH02500An Ceann Comhairle: Let the Deputy continue with her next question.

10/06/2020HHHHH02600Deputy Verona Murphy: The Minister told the House there is no minimum and on foot of that clarification I am asking him to write immediately to An Bord Pleanála and ask it to desist from imposing minimum densities on strategic housing applications, because it is unlawful.

10/06/2020HHHHH02700Deputy Damien English: There are plenty of decisions in front of An Bord Pleanála at this moment. Neither I, as Minister of State at the Department of Housing, Planning and Local Government, nor the Minister, Deputy Murphy, dictate to An Bord Pleanála how to judge every individual site. Likewise, we do not do it to local authorities. There are guidelines set out to achieve the best planning outcomes and that is what their job is to do.

10/06/2020HHHHH02800Deputy Verona Murphy: A Cheann Comhairle-----

10/06/2020HHHHH03100**Deputy Verona Murphy:** Is the Minister-----

10/06/2020HHHHH03200**An Ceann Comhairle:** Please let the Minister answer.

10/06/2020HHHHH03300**Deputy Damien English:** They are given guidelines to work on.I cannot instruct An Bord Pleanála to do anything per site.

10/06/2020JJJJJ00100**Deputy Verona Murphy:** The Minister of State can do that, because it is An Bord Pleanála that is relying on specific planning policy requirements, SPPR. We do not need schizophrenic legislation.The Minister of State has said that there is no minimum density requirement and if that is so, and An Bord Pleanála is applying such a requirement, it is completely usurping the authority of the county development plan.It cannot do that because it is not contained in any part of the documents that were provided to me.Is the Minister of State refusing to direct An Bord Pleanála on the basis that we do not have a minimum requirement?

10/06/2020JJJJJ00200**An Ceann Comhairle:** The Minister of State is specifically precluded from expressing a comment about an individual planning matter.

10/06/2020JJJJJ00300**Deputy Verona Murphy:** I am not asking about an individual matter.

10/06/2020JJJJJ00400**An Ceann Comhairle:** The Minister of State can speak about general planning policy.

10/06/2020JJJJJ00500**Deputy Verona Murphy:** I have asked-----

10/06/2020JJJJJ00600**An Ceann Comhairle:** The Minister of State cannot become involved in any way, including directing, An Bord Pleanála on an individual planning matter.

10/06/2020JJJJJ00700**Deputy Damien English:** That is what I said in my answer.

10/06/2020JJJJJ00800**Deputy Verona Murphy:** These are not individual matters.All matters are being decided based on something that is not contained in the regulations.The Minister of State has stated that there is no minimum density.An Bord Pleanála decided as recently as last month to dictate minimum densities pursuant to the Government's SPPR. If the Minister of State is telling the House that there is no such minimum requirement, it is beholden on him to write to An Bord Pleanála and point that out.

10/06/2020JJJJJ00900**Deputy Damien English:** I will be clear again.We do not, and cannot by law, dictate to An Bord Pleanála or any local authority, whether in Wexford, Meath, Galway or Cork, what to do on any individual site.I could not have been clearer when I said that a moment ago.

10/06/2020JJJJJ01000**Deputy Verona Murphy:** I thank the Minister of State.

10/06/2020JJJJJ01100**Deputy Damien English:** To be clear, we do not dictate guidelines on a site-by-site basis.

10/06/2020JJJJJ01200**Deputy Verona Murphy:** I am sorry-----

10/06/2020JJJJJ01300**Deputy Damien English:** I cannot be clearer than that.Aspirations, aims and densities are set out.Please do not always link high density to high rise.

10/06/2020JJJJJ01400**Deputy Verona Murphy:** Will the Minister of State write to An Bord Pleanála and inform it that there is no minimum requirement in the SPPR?

10/06/2020JJJJ01600Deputy Verona Murphy: It absolutely is.

10/06/2020JJJJ01700Deputy Damien English: That is fine. In a general policy context, I can confirm-----

10/06/2020JJJJ01800Deputy Verona Murphy: In the specific-----

10/06/2020JJJJ01900Deputy Damien English: -----that An Bord Pleanála is well versed as to what the guidelines are, as are local authorities. Our national plan has been set out to select targets, aims and aspirations. The Deputy must appreciate that I cannot direct An Bord Pleanála to achieve particular outcome on any site.

10/06/2020JJJJ02000Deputy Verona Murphy: Will the Minister of State write to An Bord Pleanála to state that the SPPR contains no minimum requirement? The Minister of State is confirming to the House that he will do that.

10/06/2020JJJJ02100Deputy Damien English: If it will help, I will certainly do that. We engage with An Bord Pleanála around-----

10/06/2020JJJJ02200Deputy Verona Murphy: Will the Minister of State certainly do that?

10/06/2020JJJJ02300Deputy Damien English: The Deputy should let me finish what I am saying. We engage with An Bord Pleanála and all planning authorities around guidelines, aims and aspirations which are in the national planning framework and the various guidelines that are being updated. Those are guidelines. I want to be clear about this. An Bord Pleanála knows what those guidelines are but if the Deputy wants me to write to the board again and go through all the guidelines and targets, I will do that, but I think it knows them quite well. I am happy to do it.

10/06/2020JJJJ02400Deputy Verona Murphy: I specifically request that the Minister of State writes to An Bord Pleanála to state that there are no minimum density requirements-----

10/06/2020JJJJ02500Deputy Damien English: Per site.

10/06/2020JJJJ02600Deputy Verona Murphy: -----contained within the SPPR or the sustainable residential developments guidelines.

10/06/2020JJJJ02700Deputy Damien English: There are no such requirements per site.

10/06/2020JJJJ02800Deputy Verona Murphy: I thank the Minister of State.

10/06/2020JJJJ02850An Ceann Comhairle: I thank the Deputy and the Minister of State. That was interesting.

Case Type Code (ABP Case) (ABP Case)	Start Time	End Time	PA Name (ABP Case) (ABP Case)	Development Description (ABP Case) (ABP Case)	Site Address (ABP Case) (ABP Case)	Location	Final Decision Signed Date (ABP Case) (ABP Case)	Final Decision (ABP Case) (ABP Case)	notes
ABP-302848-18 HA	18/02/2020 10:00	03/04/2020 17:30	Galway County Council	N6 Galway City Ring Road	Galway.	The G Hotel	06/12/2021	Approve with Conditions	Session 1
ABP-302848-18 HA	12/10/2020 10:00	21/10/2020 18:00	Galway County Council	N6 Galway City Ring Road	Galway.	Virtual oral hearing	06/12/2021	Approve with Conditions	Session 2
ABP-302885-18 MA	18/02/2020 10:00	03/04/2020 17:30	Galway County Council	N6 Galway City Ring Road Motorway Scheme 2018 and Protected Road Scheme 2018	Galway.	The G Hotel	06/12/2021	Approve with modifications	Session 1
ABP-302885-18 MA	04/11/2020 09:00	04/11/2020 18:00	Galway County Council	N6 Galway City Ring Road Motorway Scheme 2018 and Protected Road Scheme 2018	Galway.	Virtual oral hearing	06/12/2021	Approve with modifications	Session 2
ABP-303211-18 PA	16/12/2020 10:00	18/12/2020 17:30	Meath County Council	Disposal, treatment and recovery of waste	Knockharley, Tuitterath, Flemingstown, Navan, County Meath	Virtual oral hearing	30/04/2021	Grant Perm. w Conditions	
ABP-305160-19 CH	16/01/2020 10:00	16/01/2020 18:00	Laois County Council	Laois County Council Compulsory Purchase Order No. 10 of 2019.	J17 National Enterprise Park, Togher, Portlaoise, Co. Laois.	Midlands Park Hotel	23/01/2020	No objections Received	
ABP-305226-19 JP	30/01/2020 10:00	30/01/2020 17:00	Kilkenny County Council	Construction of a two-span footbridge over the River Dinin and alterations to existing stone masonry walls to facilitate the footpath approaches to the proposed footbridge and other associated site works.	Adjacent to the N78, Castlecomer Bridge (a protected structure), in the townlands of Drumgoole, Castlecomer and Ardra, Co. Kilkenny.	Avalon House Hotel	28/04/2020	Approve with Conditions	
ABP-305469-19 CH	28/01/2020 10:00	28/01/2020 18:00	Cork County Council	Irish Water Compulsory Purchase (Ballycotton Sewerage Scheme) Order 2019.	Ballycotton, Co. Cork	Garryvoe House	28/01/2020	Objections withdrawn	
ABP-305631-19 CH	21/01/2020 10:00	21/01/2020 18:00	Galway County Council	Irish Water Compulsory Purchase (Ahascragh Sewerage Scheme) Order, 2019.	Ahascragh, Co. Galway.	Shearwater Hotel	02/03/2020	Grant consent without modification	
ABP-305719-19 CH	06/02/2020 10:00	06/02/2020 13:00	Cork County Council	Dursey Island Cable Car and visitor centre	Dursey Island Cable Car and visitor centre	Glengarriff Park Hotel	13/02/2020	Objections withdrawn	
ABP-305746-19 CH	11/03/2020 10:00	11/03/2020 18:00	Kilkenny County Council	Kilkenny County Council Compulsory Purchase Order No. 3 of 2019 Proposed N24 Tower Road Junction Improvement Scheme.	Garrynarea to Belline and Rogerstown, Co. Kilkenny.	Kilkenny Ormonde Hotel	05/08/2020	Confirm CPO without modifications	
ABP-305859-19 TA	10/06/2020 10:00	10/06/2020 12:00	Dun Laoghaire Rathdown County Council	Demolition of 'Benoni' and extant single storage buildings, construction of 234 no. apartments, creche and associated site works.	Former Doyles Nursery and Garden Centre and 'Benoni', Brennanstown Road, Cabinteely, Co. Dublin. (www.brennanstownroadshd2.ie)	An Bord Pleanála	25/06/2020	Grant Perm. w Conditions	
ABP-306021-19 TA	17/06/2020 10:00	17/06/2020 12:00	Meath County Council	544 no. residential units (260 no. houses and 284 no. apartments), creche and associated site works.	Limekilnhill (Townland), Belmount, Academy Street, Navan, Co. Meath. (www.belmountnavanshd.ie)	An Bord Pleanála	07/07/2020	Grant Perm. w Conditions	
ABP-306192-19 KA	17/11/2020 10:00	17/11/2020 18:00	Kerry County Council	N70 Sneem to Blackwater Bridge (Ankail to Doon) Road Project	N70 Sneem to Blackwater Bridge (Ankail to Doon)	Virtual oral hearing	26/04/2021	Confirm CPO without modifications	
ABP-307478-20 KA	08/12/2020 10:00	08/12/2020 13:00	Meath County Council	Local Distributor Road 4 Abbeyland Navan Compulsory Purchase Order	Townlands of Moathill, Townparks, Abbeyland South, Abbeyland and Windtown, Navan, Co. Meath	Virtual oral hearing	07/07/2021	Confirm CPO with modifications	
ABP-307931-20 CH	01/12/2020 10:00	02/12/2020 17:30	Tipperary County Council	Construction of R498 Latteragh Realignment Scheme Compulsory Purchase Order	Nenagh, Co. Tipperary	Virtual oral hearing	16/04/2021	Confirm CPO without modifications	