

An
Bord
Pleanála

An Bord Pleanála

Terry Prendergast
Board Member

Elected Members Training
Office of the Planning Regulator

Structure of Presentation

- Who we are
- What we do
- The role of the elected members
- How we do it
- How are we doing?
- How we are planning to improve services

Mission

To play our part as an independent national body in an impartial, efficient and open manner, to ensure that physical development and major infrastructure projects in Ireland respect the principles of sustainable development, including the protection of the environment.

An Bord Pleanála



- Established in 1977 (44 years)
- 'At arms length' appointment system at Board level
- Board = Chair and 9 ordinary members
- Nomination appointment system
- Nominations from various professional, economic development, local government, cultural /community organisations

Members of the Board



¹ Strategic Housing Ombudsman
² Strategic Infrastructure Ombudsman

- c. 175 staff – over 60 planning inspectors

Decide on:

Main Type Of Appeals



- 'Normal' planning appeals
- Compulsory acquisition of land
- Exempted development
- Appeals to Planning Schemes in Strategic Development Zones
- Strategic infrastructure development (SID) applications including Local Authority Projects
- Strategic Housing Developments (SHD)
- Regularisation of quarries
- Building Control appeals
- Vacant site appeals

- [Welcome to An Bord Pleanála \(pleanala.ie\)](http://pleanala.ie)

How is an Appeal Decided?

- » Planning authority decision- grant or refuse
- » Appeal to ABP- first **or** third party
Discretion to hold oral hearing
- » Circulation of Appeal to other parties
- » Site inspection and report by planning inspector
- » Board Meeting



Independence
and Impartiality



Professionalism
and Integrity



Participation
and Transparency



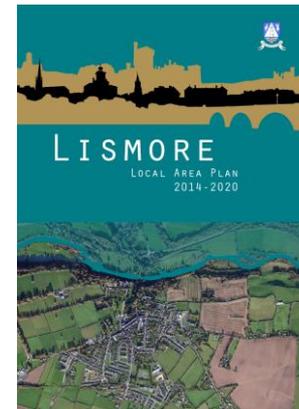
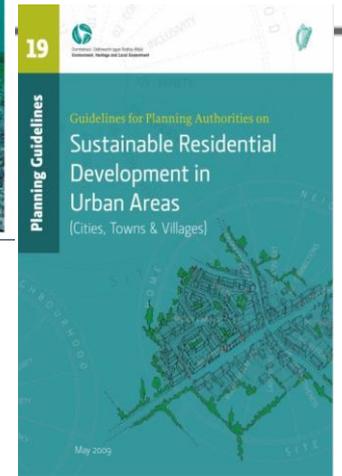
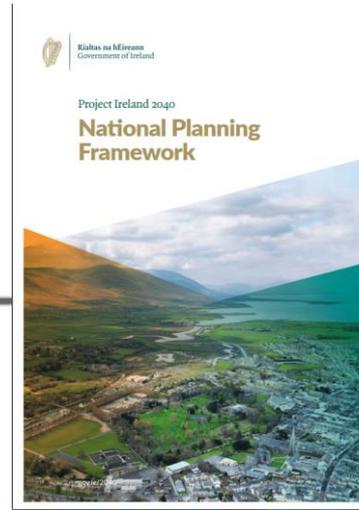
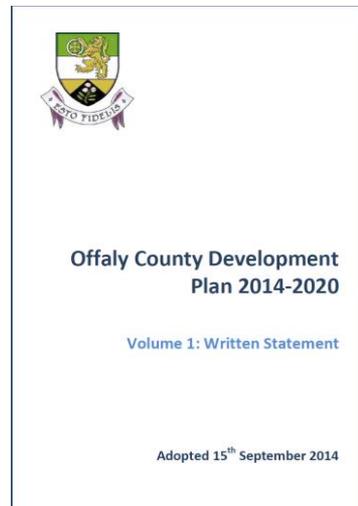
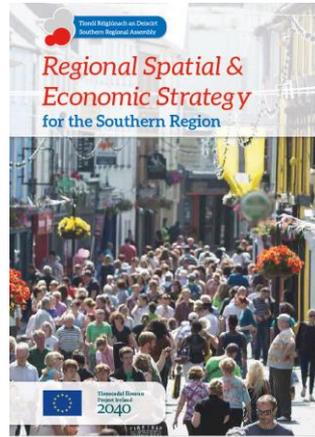
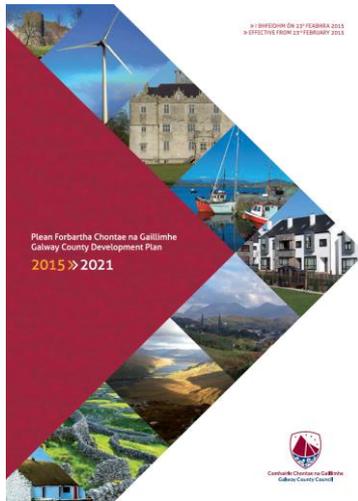
Respect, Dignity,
Equality and
Fairness



Excellent
Customer Service
and Innovation

How do we make decisions?

Governed by National and Local policy



Role of the Elected Member



Elected Members make

- » Development Plans
- » Local Area Plans

Approve

- » Planning Schemes



- » Role in Strategic Housing/SID applications

Make representations on/appeal 'normal' planning appeals

The role played by the elected members is all important

Contravene a Development Plan by ABP

Limited circumstances



- » Development is of strategic or national importance
- » Conflicting objectives in the Development Plan or the objectives are not clearly stated
- » Permission should be granted having regard to regional planning guidelines, policy directives, the statutory obligations of any local authority and Government policy.
- » Permission should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan.

Board Meetings



-
- » Face to face meetings – over 800 meetings held in 2019
 - » Number of Board members/meeting varies- generally 3 for normal planning appeals
 - » Strategic Housing and Strategic Infrastructure Divisions
 - » Inspectors Report and Board Direction available

[Pleanála: 307895: 24, Morehampton Road, Donnybrook, Dublin 4 \(2871/20\) \(pleanala.ie\)](https://www.pleanala.ie/)

Example of Inspector's Report

ABP Ref. 308025



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First party appeal

Cork County Development Plan

Ballincollig-Carrigaline Local Area Plan



Having regard to the following:

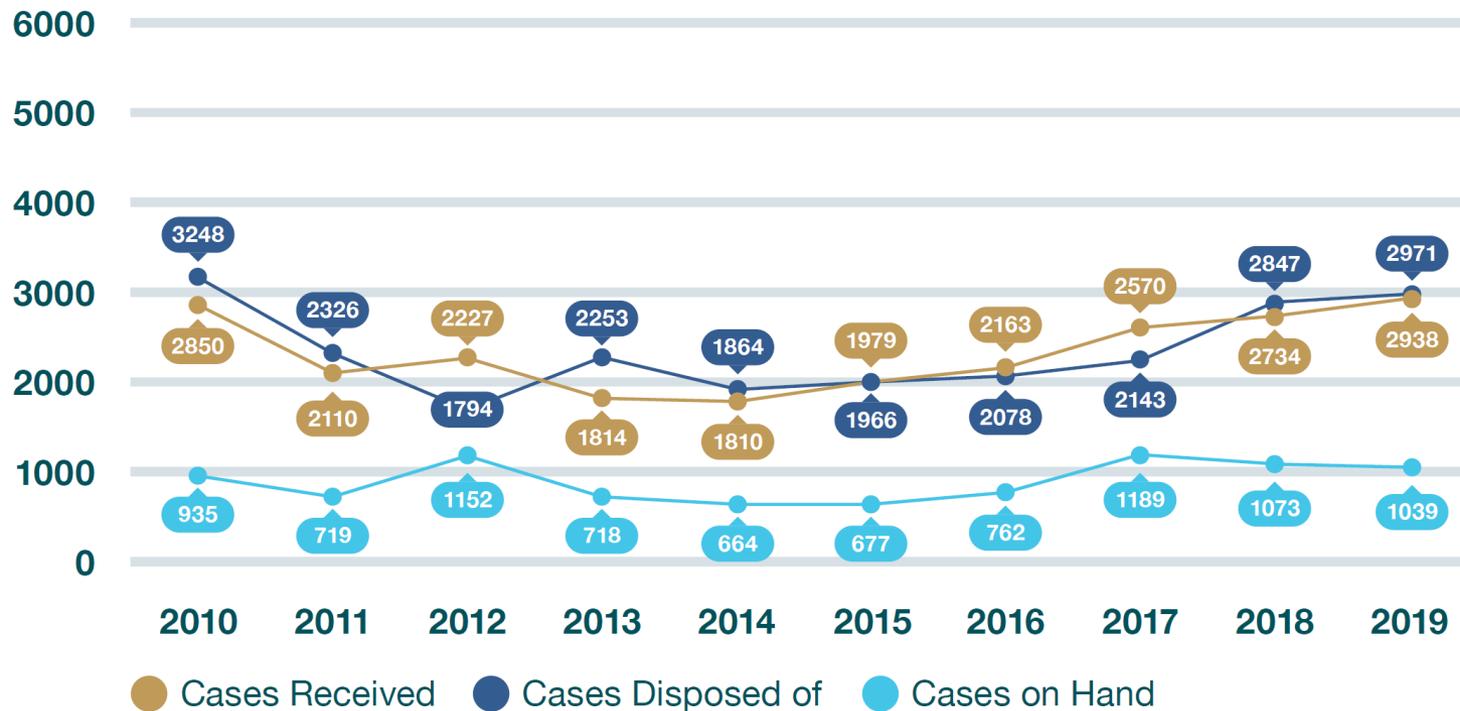
- the Urban Development and Building Heights **Guidelines for Planning Authorities** issued by the Department of Housing, Planning and Local Government in December, 2018,
- the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018,
- the **Cork City Development Plan 2015-2021** and
- ~~the location of the site within the existing built up area of Ballincollig as identified in the Ballincollig-Carrigaline Municipal District Local Area Plan 2017~~ **(LAP)**
- the brownfield nature of the site and the pattern of existing development in the area,

it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the national planning guidelines, the Cork County Development Plan and the BallincolligCarrigaline Municipal District Local Area Plan 2017, would be acceptable in terms of height, scale, mass and density, would not seriously injure the visual amenities of the area and would not seriously injure the residential amenities of adjoining properties, would represent an appropriate design response to the site's context and would be acceptable in terms of pedestrian, cyclist and traffic safety.



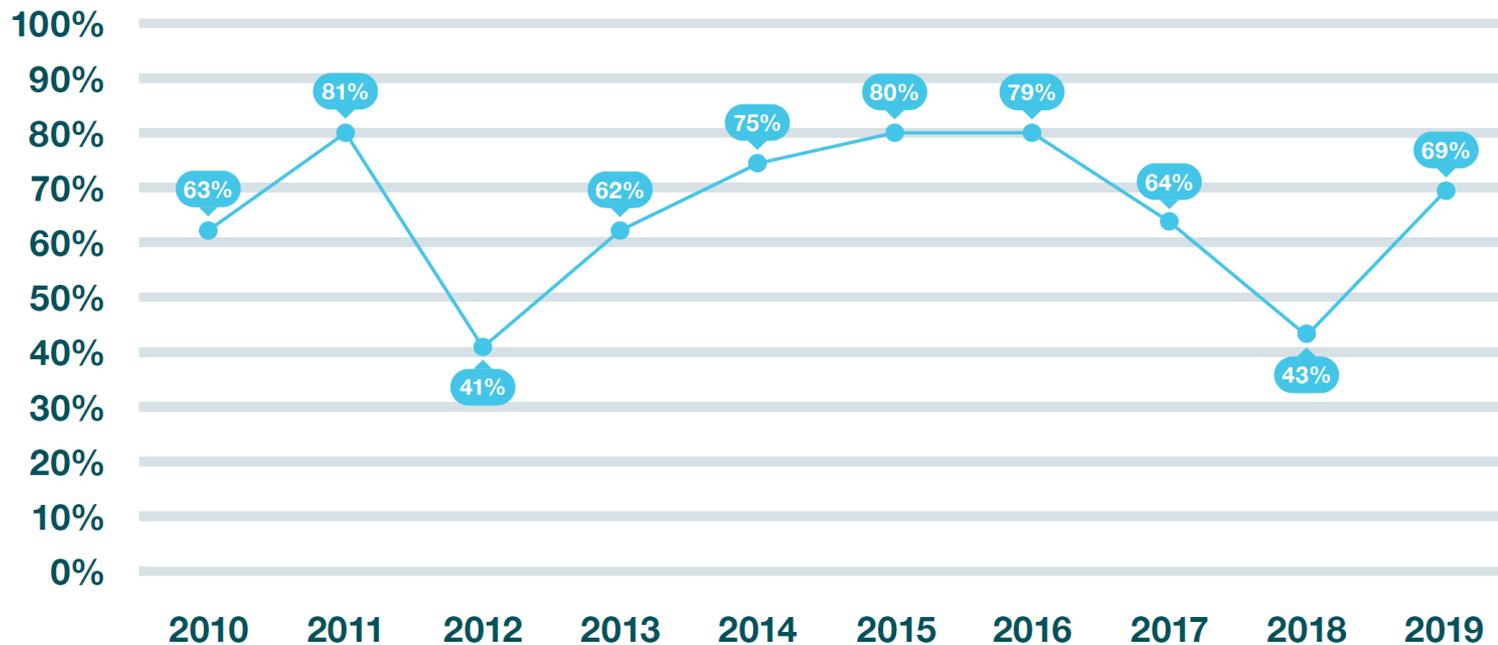
How are we doing?

Number of Appeals Increasing



Timely Decisions

- » 18 week statutory objective
- » Strategic Housing 16 weeks
- » Domestic extensions etc - aim for 16 weeks



Timely Decisions- Normal Planning Appeals

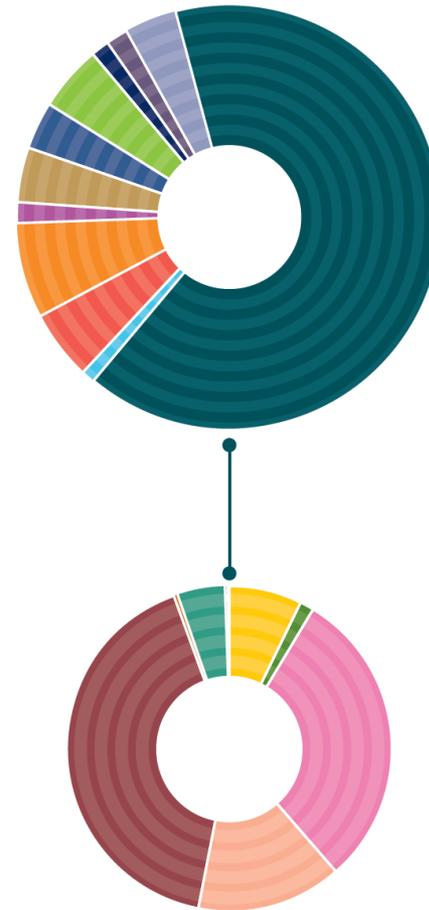


Year	Average No. of Weeks	Compliance Rate (18 weeks)
2015	15	83%
2016	16	82%
2017	17	64%
2018	22	39%
2019	18	69%

**Year to November 2020 – 75%
Impacted by Covid restrictions**

Types of Development 2019

- 20** Transport
- 107** Retail
- 151** Recreation, Leisure and Hospitality
- 38** Office
- 87** Mixed Development
- 73** Industry
- 101** Energy and Utilities
- 34** Education and Training
- 31** Community Facilities
- 84** Agriculture, Forestry and Fisheries
- 1350** Residential
 - 98** Apartment / Duplex
 - 20** Family / Granny Flat
 - 405** Home Improvements
 - 195** House(s) (Rural)
 - 560** House(s) (within Settlement)
 - 3** Housing Scheme 100+
 - 65** Housing Scheme 30+
 - 3** Student Accommodation Off Campus (other)
 - 1** Traveller Accommodation (other)



Planning Appeals by Area 2019



Planning Authority	Number of planning authority decisions appealed	Percentage of planning authority decisions appealed
All planning authorities	2,076	5.6%
Dublin City Council	396	13.4%
Dún Laoghaire-Rathdown County Council	185	11.9%
Fingal County Council	136	11.6%
Galway City Council	40	11.2%

[Pleanála: AR2019 Appendix 15. Planning appeals received by development category / area \(pleanala.ie\)](#)

Strategic Housing Development

Introduced 2018

- » Tackle homelessness and limited housing stock.
- » Fast-track delivery of housing
- » Remove 'planning' as a perceived obstacle to delivery of housing



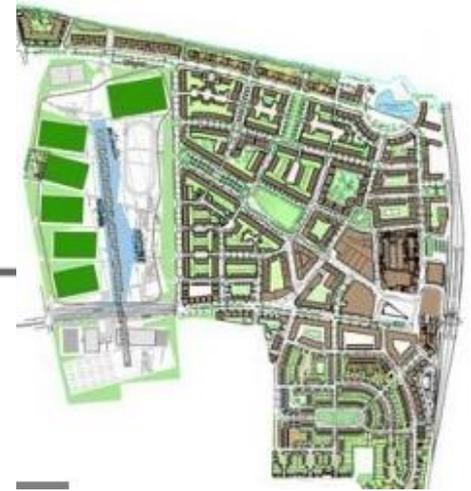
Strategic Housing Developments

What are we talking about?

“Strategic Housing” relates to development comprising:

- » 100 or more dwellings or
- » 200 bed spaces for student accommodation

- » Applications made directly to ABP following planning authority consultation.
- » On land zoned solely for residential use or for a mixture of residential and other uses.
- » Legislation in place up to 31 December 2019.
- » Extended for a further 2 years up to 31 December 2021 (plus 12 weeks)
- » No further extensions



Strategic Housing – Output

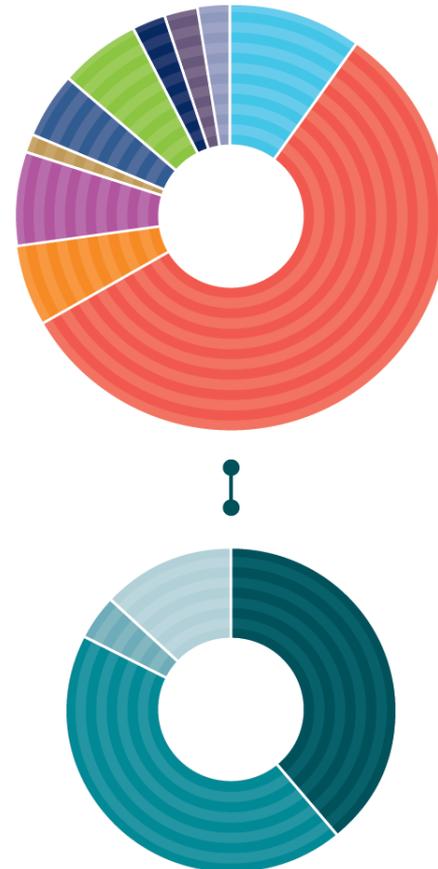


Strategic Housing Development - Applications

	Permissions Granted	Housing Units permitted	Student Bed Spaces permitted
2018	27 (12 Refused)	7,102	4,479
2019	67 (15 Refused)	16,771	4,331
Total	94 (27 Refused)	23,873	8,810

Jan to July 2020 - 65 applications lodged

Geographical Distribution SHD 2019



Strategic Infrastructure (SID) received 2019



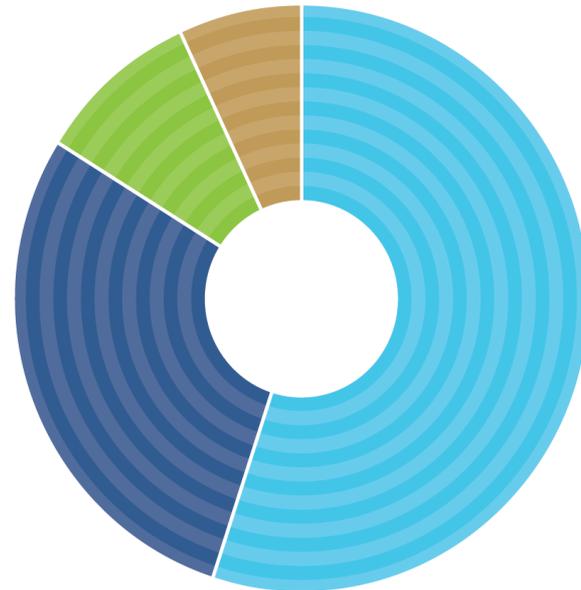
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Developments of strategic economic or social importance

Energy, transport, environmental, health projects

- 65 7th Schedule Development
- 34 Electricity Transmission
- 11 Strategic Gas Infrastructure
- 8 Railway Infrastructure

118 in total



SID Applications Concluded 2019

Ringsend wastewater treatment plant upgrade project including a regional biosolids storage facility, Dublin	Grant Permission with Conditions
Greater Dublin Drainage Project, Co. Dublin	Grant Permission with Conditions
Wastewater Treatment Plant, Arklow, Co. Wicklow	Grant Permission with Conditions
Permanent continuation of use of 6,122 long-term car parking spaces, Dublin Airport, Co. Dublin	Grant Permission with Conditions
Proposed electrical substation and associated infrastructure to connect ground-mounted solar PV generation to the electricity transmission system, Clongeen, Co. Wexford	Approve with Conditions
Wind farm of 25 number wind turbines, Ardderroe, Co. Galway	Grant Permission with Conditions
Continued operation of peat-fuelled power station to facilitate the phased transition to exclusive firing with biomass, Shannonbridge, Co. Offaly	Refuse Permission
Proposed electrical substation and associated infrastructure required to connect ground mounted solar PV generation to the electrical transmission system, Duleek, Co. Meath	Approve with Conditions
Double circuit 110kV underground transmission line between the Belcamp 220kV and 110kV substation and the Darndale 110kV substation, Dublin 17	Approve with Conditions
110kV substation and connection to facilitate the connection of a consented solar farm, Dunboyne, Co. Meath	Approve with Conditions
110kV electricity substation, Curraghduff, Co. Waterford	Approve with Conditions
220 kV Gas Insulated Switchgear substation with various 220 kV underground circuits and other associated works, Leixlip, Co. Kildare	Approve with Conditions
Construction of a cruise berth facility, Dun Laoghaire, Co. Dublin	Withdrawn (Application)

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Local Authority Projects Decided 2019



N5 Ballaghaderreen to Scramoge Road Development, Co. Roscommon	Approve with Conditions
N5 Ballaghaderreen to Scramoge Road Development CPO, Co. Roscommon	Confirm CPO with modifications
Proposed Parnell Square Cultural Quarter comprising of a new Dublin City Library and associated public realm, Dublin 1	Approve with Conditions
River Suir Sustainable Transport Bridge, Waterford	Approve with Conditions
N16 Lugatober (Drumkilsellagh to Lugnagall) Road Project, Co. Sligo	Approve with Conditions
N16 Lugatober (Drumkilsellagh to Lugnagall) Road Development CPO, Co. Sligo	Objections withdrawn
Glenamuck District Roads Scheme, Co. Dublin	Approve with Conditions



Looking forward



» Strategic Plan 2018

» Plan-It

Planning Appeals
Infrastructure: Strategic Infrastructure Developments
Housing: Strategic Housing Developments
NEW - Online facility for observations on Strategic Housing Development applications
Other Appeals and Cases: PCI, Building Control Acts Appeals
Oral Hearings and Meetings
Weekly Lists
Customer Service Information
About Us



News and Publications

05/01/2021 - **ABP-308533-20: Oral hearing**
Oral hearing agenda for St. Clare's Convent and No's. 115-119 Harold's Cross Road, Harold's Cross, Dublin 6W. (www.stclareshd.ie) starting 20 January 2021.

22/12/2020 - **ABP-306336-20: Oral hearing**
Oral hearing agenda for Burtonport (Aik an Cherráin) Harbour Redevelopment CPO starting 12 January 2021.

22/12/2020 - **ABP-308052-20: Oral hearing**
Oral hearing agenda for Killeenora Wastewater Treatment Plant Upgrade, Killeenora, Co. Clare starting 19 January 2021.

22/12/2020 - **Decisions issued for Strategic Housing Development applications**
Decisions were issued during October, November and December 2020 for the following Strategic Housing Development applications:

- ABP-307463-20
- ABP-307506-20
- ABP-307507-20
- ABP-307508-20
- ABP-307545-20
- ABP-307605-20
- ABP-307608-20
- ABP-307631-20
- ABP-307656-20
- ABP-307698-20
- ABP-307887-20

17/12/2020 - **ABP-306206-19: Oral hearing**
Oral hearing agenda for Cork County Council Roads Improvement Scheme Acquisition Order No.1 of 2019, Glanmire, Cork starting 27 January 2021.

[view all news...](#)
[view all publications...](#)

Goal 1

Protecting and enhancing our reputation for independence, impartiality, trust, integrity and transparency.



Goal 2

Making robust, timely, transparent, high quality decisions which support proper planning and sustainable development.



Goal 3

Improving our service to meet changing customer expectation.



Goal 4

Fostering a motivated, resilient and responsive organisation.



New Website



- APPEALS
 - OBSERVATIONS
 - SHD APPLICATIONS
 - SID APPLICATIONS
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We determine planning and development appeals.

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We determine planning and development appeals.

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Make an **Appeal** on a Planning Authority's Decision

Find out more →

Make an **Observation** on a Existing Appeal

Find out more →

Make a Submission on a **Strategic Infrastructure Development** Application

Find out more →

Make a Submission on a **Strategic Housing Development** Application

Find out more →

Find a Case

Search

CASE TYPES CASE STATE DATE COUNTY COUNCIL

Active Cases
Decided Cases

6 Results

APPEAL

Dursey Island Cable Car and visitor centre

Case number: ABP 3024-1234
Time remaining until decision: 4d 23hrs 19m

Make an **Appeal** on a Planning Authority's Decision

Find out more →

Make an **Observation** on a Existing Appeal

Find out more →

View information regarding all other cases

Find out more →

Track My Case Check the details and current progress of your case

Case number

TRACK



In Summary

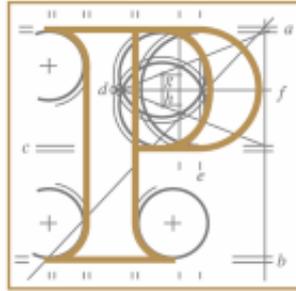


- » Role of An Bord Pleanála
- » How it functions
- » Role of elected members



Thank you
Any questions?





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