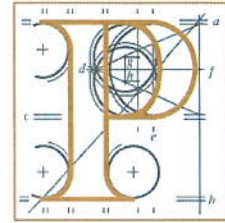


**Our Case Number:** ABP-312492-22



**An  
Bord  
Pleanála**

Neasa Hourigan  
Leinster House  
Kildare Street  
Dublin 2

**Date:** 26 May 2022

**Re:** Demolition of outbuildings, construction of 112 no. apartments and associated site works.  
Balnagowan House, St. Mobhi Boithirin, Glasnevin, Dublin 9. ([www.balnagowanshd.ie](http://www.balnagowanshd.ie))

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above application Section 9(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016 as amended provides for the Board to make a decision where no oral hearing is held on an application within 16 weeks beginning on the day the application was lodged with the Board.

Unfortunately, it has not been possible to determine this case within the statutory period referred to above.

Please be advised that in accordance with section 9(15) of the Act a person shall not question the validity of a decision of the Board where the statutory time period for determining the case has not been met.

The delay in determining the application is regretted. The Board will take all such steps as are open to it to ensure that the application is determined as soon as practicable.

If you have any queries in relation to the above please do not hesitate to contact the undersigned officer of the Board.

Teil  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

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