



Oifig an Stiúrthóir Náisiúnta,
Caipéal agus Eastáit

Ospidéal Sir Patrick Dun,
Sráid na Canálach Móire Íochtarach.
Baile Átha Cliath 2, D02 P667

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Mr Peadar Tóibín, TD,
Dáil Éireann,
Leinster House,
Kildare Street
Dublin 2

30th October 2025

PQ 55820/25*To ask the Minister for Health the number of buildings on HSE hospital sites that do not have planning permission; if this affects their ability to get fire certification; and if a lack of fire certification threatens insurance cover. - Peadar Tóibín

PQ 57470/25*To ask the Minister for Health the number of buildings on hospital campuses across the country that have been erected without planning permission in each of the past ten years; the number of these buildings have been awarded a fire certificate; and if she will make a statement on the matter. - Peadar Tóibín

Dear Deputy Tóibín,

The Health Service Executive has been requested to reply directly to you in the context of the above Parliamentary Question which you submitted to the Minister for Health for response.

Not all work or buildings on HSE hospital sites require planning permission. Development of healthcare buildings and facilities require planning permission unless exempt from the requirements of the Planning and Development Acts. The exemptions are set out in the Planning and Development Act including classes of development as outlined in Schedule 2 Part 1 of Planning and Development Regulations 2001-2024.

During COVID and the emergency period, Statutory Instruments were introduced to facilitate the construction, refurbishment and change of use of buildings to allow immediate use ie S.I. 93 of 2020. Developments as set out in the above statutory instruments were exempt from obtaining planning permission under the Planning and Development Act. Further legislation such as SI 151 of 2022 was also enacted, which permitted the construction, refurbishment and change of use of buildings on a temporary basis for a range of uses.

The HSE liaises on an ongoing basis with local authorities to ensure that works proposed and undertaken are compliant with the requirements of the Planning and Development Act.



Planning permission is not required in order to obtain a fire safety certificate under the Fire Services Acts. A Fire Safety Certificate is required if it is (a) a new Building (b) if a building undergoes a Change of Use or (c) if Material Alterations are carried out to a building. As such, not all existing buildings on hospital campuses are required to have a fire safety certificate and therefore insurance cover is not affected.

Yours sincerely

Peter Smyth
A/Interim National Director
Capital & Estates