Information Sheet

CIAT | IRELAND

Planning and Development Act 2024 (as amended)

Remaining Provisions to commence on 26 November 2026

Introduction:

The remaining provisions of the Planning and Development Act 2024 (as amended) come into operation on **Thursday, 26 November 2026**, marking a further significant milestone in the reform of Ireland's planning system.

This will bring substantial elements of the new development consent framework into effect, alongside the associated Planning and Development Regulations 2026.

While much of the existing planning process remains familiar, the new legislation introduces important procedural changes, revised application requirements, new statutory forms and more clearly defined responsibilities for applicants and planning authorities.

CIAT Ireland wishes to bring the following changes to the attention of its members and affiliates, particularly those involved in planning consultancy, architectural design and the preparation and lodgement of planning applications.

1. Key Changes and What Professionals Need to Know

1.1. Planning Applications – New Eligibility and Validation Requirements

The new framework introduces more detailed provisions governing who is eligible to submit a planning application (Section 85 of the Act).

Applicants will need to demonstrate that they have the appropriate legal interest in the land, or the necessary written consent from the relevant landowner or interested party.

Importantly, the 2026 Regulations introduce a requirement to submit documentary evidence of eligibility with the planning application.

1.2. Mandatory Pre-Planning Consultation

Pre-Planning Consultations will become mandatory for specified classes of development, which includes:

- Residential developments comprising 10 or more housing units.
- Student accommodation comprising 200 or more bed spaces.
- Non-residential developments comprising 1,000m² or more of gross floor space.
- Large Residential Development (LRD) applications (Schedule 1; Form No. 1).

The new framework formalises the consultation and opinion process, including for proposals where certain development details remain unresolved. Also, a person seeking a consultation must be eligible to apply for planning permission and must intend to make a planning application.

1.3. Revised Submission and Observation Requirements

The requirements for public submissions and observations are being strengthened.

Notable changes include:

- Submissions must be accompanied by a prescribed declaration confirming that they are not made for an improper purpose, including delaying development or securing a benefit for another person.
- Only individuals aged 18 or over may make and sign submissions or observations. A legal guardian must act on behalf of an individual under 18.
- Submissions exceeding 1,000 words must include an executive summary of no more than 300 words.
- Failure to comply with mandatory submission format requirements may result in the submission being invalidated.

The existing five-week period for public submissions and observations remains.

1.4. Further Information – More Defined Restrictions

The new legislation places clearer limitations on the circumstances in which a planning authority may request further information.

For standard planning applications, requests must relate to:

- Technical or environmental matters that were unforeseen when the application was lodged.
- New matters raised through the public consultation process which the planning authority considers necessary to address.
- Evidence reasonably required to verify information or particulars submitted with the application.

The new framework also introduces more defined restrictions on requests for clarification of further information.

1.5. Revised Planning Decision Timeframes

The new legislation and associated Regulations introduce revised statutory timeframes.

The principal timeframes include:

- **Standard planning applications:** The relevant decision period is eight (8) weeks from the date of application.
- **Applications involving EIA or Appropriate Assessment:** The relevant period is twelve (12) weeks from the date by which all submissions are required to have been received.
- **Extensions:** The decision period may be extended by agreement with the applicant, by up to four (4) weeks for standard applications and eight (8) weeks for applications involving EIA or Appropriate Assessment.
- **Appropriate Period:** The Christmas holidays no longer affect the duration of a planning permission on new applications i.e. 5 years is 5 years.

A planning authority cannot determine an application until at least six (6) weeks have elapsed from receipt of the application.

This is an important distinction: although the statutory decision period is generally eight weeks, the authority must observe the minimum six-week period before issuing its decision.

Failure to issue a Decision: Under the new framework, where a planning authority fails to issue a decision within the applicable statutory timeframe, and the applicant does not consent to an extension of time, the planning application will be deemed to have been **refused**, rather than deemed granted as may arise under the 2000 Act. The applicant will have the right to appeal the deemed refusal to An Coimisiún Pleanála.

1.6. New Planning Applications Forms and Documentation

The 2026 Regulations introduce a revised suite of prescribed planning forms and notices, including:

- Standard development application form (Schedule 1; Form No. 3).
- Large Residential Development application forms (Schedule 1; Form No. 4).
- Revised site notices (Schedule 1; Form No. 2).
- Revised newspaper notices (Regulation 6).
- Submission and observation forms (Schedule 1; Form No. 5).
- Further information and revised plans notices (Schedule 1; Form No. 8).
- Material contravention notices (Schedule 1; Form No. 9)
- Pre-application consultation and opinion forms (Schedule 1; Form No. 11)
- Declaration form (Schedule 1; Form No. 6).

Members and affiliates should also be aware of the new requirement to provide an impact assessment where an application involves the demolition of a structure that is not a protected structure, proposed protected structure or structure within an Architectural Conservation Area.

2. Other Significant Legislative Changes

In addition to the application and validation procedures, the new Act introduces or consolidates several important areas of development management.

Outline Permission:

Restricted to developments comprising no more than four (4) housing units and cannot be granted where Environmental Impact Assessment (EIA) or Appropriate Assessment (AA) is required. Outline Permission can be granted for a period of three (3) years or up to five (5) years, if specified.

Material Contravention:

Permission may be granted in material contravention of a development plan where justified having regard to proper planning and sustainable development, the National Planning Framework, National Planning Policy Measures and Regional Spatial and Economic Strategies.

Duration of Permission:

Five years remains the default. Alternative periods between two and ten years may be requested.

Extension of Duration:

A single extension may be granted where the prescribed criteria are satisfied.

Alteration of Permission:

A statutory process is provided for alterations to existing permissions, including provisions relating to material and non-material alterations.

Planning Appeals:

The planning authority must provide An Coimisiún Pleanála with relevant information for consideration as part of an appeal.

Exempted Development Declarations:

Section 10 replaces Section 5 of the Planning and Development Act 2000 for governing declarations on development and exempted development. A clearer two-stage test is introduced for determining whether development is exempted development. Only a relevant person or statutory undertaker may seek a declaration. Timeframe is eight (8) weeks from the date the application is made. Where Further Information is sought, an additional three (3) weeks is added from the date the information is received.

Social and Affordable Housing:

Section 246 replaces Section 97 of the Planning and Development Act 2000, which has also moved to Part 7 of the 2024 Act and governs the provision of social and affordable housing in connection with qualifying development. Related provisions address compliance, agreements and associated procedures.

Protected Structures:

The Act strengthens the statutory framework concerning development affecting protected structures, including restrictions on permission for demolition.

Environmental Assessment:

Appropriate Assessment (AA) and Environmental Impact Assessment (EIA) provisions are consolidated and reorganised within Part 6 of the Act.

3. Additional Regulatory Changes

The commencement also brings into operation a number of associated regulations which members and affiliates should be aware of. These include:

Planning Authority Fees:

The new fee regulations largely retain existing planning application fee amounts and classifications. For example, the application fee for a single dwelling remains €65. The regulations also clarify the calculation of fees for mixed-use developments and common floor areas.

Declarations of Exempted Development:

Applications for declarations under Section 10 must be supported by evidence demonstrating that the applicant is a relevant person, generally the landowner or a person acting with the landowner's written consent.

Licensing on Public Roads:

The new regulations provide for licences governing the placement of specified structures, appliances and apparatus on, under, over or along public roads. These include certain advertising structures, outdoor dining installations, awnings, tables and chairs, cabinets and other specified equipment.

Local Authority Own Development:

The new framework prescribes certain categories of local authority development which must follow a specific statutory process involving public consultation and elected member approval. These include specified housing, roads, bridges, public infrastructure and other developments exceeding prescribed thresholds.

Planning Conditions:

Section 87 of the Planning and Development Act 2024 introduces revised provisions governing the imposition of conditions by planning authorities when granting planning permission.

While the general ability of planning authorities to impose conditions remains, the new legislation provides for a revised framework and expressly recognises additional categories of conditions, including emissions conditions and community gain conditions.

4. Recommended Actions for CIAT Members and Affiliates

With the commencement date approaching, CIAT Ireland recommends that members and affiliates undertake the following preparatory measures:

a) **Review the Legislation:** Familiarise yourself with the relevant provisions of the Planning and Development Act 2024 (as amended), particularly Part 4 concerning development consents, Part 6 concerning environmental assessment and the revised planning application forms and procedures.

b) **Update office procedures:** Review existing planning application checklists, validation procedures, templates, site notices and standard documentation to ensure compliance with the 2026 Regulations.

c) **Review application eligibility:** Establish the applicant's legal interest in the site and ensure the necessary supporting documentation and written consents are available.

d) **Allow for pre-application consultation:** Identify developments requiring mandatory consultation and incorporate the process into project programmes.

e) **Improve application quality:** Ensure planning applications are comprehensive, including coordinated drawings, reports and supporting documentation, and technically robust at the point of submission, having regard to the more restricted further information process.

f) **Advise clients on revised timeframes:** Ensure clients understand the revised statutory decision periods and the potential implications for project delivery.

g) **Transitional arrangements:** Planning Applications already submitted and validated before the commencement date (26 November 2026) will not generally be subject to the new application procedures introduced under the 2024 Act. They will be processed and determined under the Planning and Development Act 2000 (as amended).

5. Conclusion

The commencement of the remaining provisions of the Planning and Development Act 2024 represents a significant development for the planning profession in Ireland.

Although the new framework retains many familiar elements of the existing planning system, the revised structure, application procedures, eligibility requirements, submission standards and statutory timeframes will require members and affiliates to review and adapt established working practices.

CIAT Ireland encourages all members and affiliates involved in planning and development to familiarise themselves with the forthcoming changes and to ensure that their professional practices are prepared for implementation from 26 November 2026.

Links:

Primary Legislation

- Planning and Development Act 2024
- Planning and Development Amendment Act 2026

Secondary Legislation

- Planning and Development (Control of Development – Planning Authorities) Regulations 2026 (this contains the revised standard forms and notices in Schedule 1)
- Planning and Development (Planning Authority Fees) Regulations 2026
- Planning and Development (Housing Supply – Exemption Certificates) Regulations 2026
- Planning and Development (Local Authority Own Development) Regulations 2026
- Planning and Development (Control of Development – An Coimisiún Pleanála) Regulations 2026
- Planning and Development (Architectural Heritage) Regulations 2026

Note: the above list is not exhaustive. All the above Secondary Legislation is in draft form at date of publication (24 November 2026).

Additional Information

- Department of Housing, Local Government and Heritage Circular

END

NB.: This information release is intended as a professional briefing for CIAT members and affiliates. It is not an exhaustive interpretation of the legislation or a substitute for reviewing the Planning and Development Act 2024 (as amended), the associated Regulations 2026 and relevant departmental guidance. Practitioners should consult the applicable statutory provisions when advising on individual projects.

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