STATUTORY INSTRUMENTS.

**S.I. No. 339 of 2026**

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# PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 2) REGULATIONS 2026

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# PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 2) REGULATIONS 2026

WHEREAS I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, am of the opinion that development to which the following regulations apply would not offend against principles of proper planning and sustainable development by reason of the nature and limited effect of development belonging to that class on its surroundings; and

WHEREAS a draft of the following regulations has been laid before each House of the Oireachtas and a resolution approving that draft has been passed by each such House;

NOW I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, in exercise of the powers conferred on me by subsection (2) of section 4 and section 262 of the Planning and Development Act 2000 (No. 30 of 2000) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)) and by the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2025 (S.I. No. 364 of 2025), hereby make the following regulations:

**Citation and commencement**

1. (1) These Regulations may be cited as the Planning and Development (Exempted Development (Act of 2000)) (No. 2) Regulations 2026.

(2) The collective citation "Planning and Development Regulations 2001 to 2026" includes these Regulations.

(3) These Regulations shall come into operation on the 27th day of July 2026.

**Interpretation**

2. In these Regulations, "Principal Regulations" means the Planning and Development Regulations 2001 (S.I. No. 600 of 2001).

*Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of* 17*th July,* 2026.

**Amendment of Part 1 of Schedule 2 of the Principal Regulations**

3. Part 1 of Schedule 2 of the Principal Regulations is amended by the insertion after Class 1 of:

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| CLASS 1A<br><br>The subdivision of a house and the restoration of a house to its original form if subdivided under this Class. | 1. For the purposes of this exemption, the relevant period begins on the date that this Regulation is signed and ends on 31 December 2030.<br><br>2. This exemption shall apply only to development that is commenced and completed during the relevant period.<br><br>3. For the avoidance of doubt, the relevant building control legislation shall apply, such as Building Regulations (including Fire Safety) and Building Control Regulations.<br><br>4. Subdivision of a house shall not create more than two units in total.<br><br>5. Each unit shall be no less than 32 square metres in floorspace.<br><br>6. Each unit shall be self-contained and not reliant on the use of shared internal space, other than for access.<br><br>7. This exemption shall not be used in cases where there has been a construction, erection or placing of a detached house in the rear garden of a principal house.<br><br>8. Subject to paragraph 9, a notification shall be submitted to the relevant planning authority not less than 14 days prior to the commencement of the works informing them of |

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| | the intention to use this Class of exemption, confirming that the site meets the requirements under these Regulations and stating the reason for the intended use.<br><br>9. A notification under paragraph 8 shall include the location of the proposed use of this class of exemption and the Eircode of the relevant property.<br><br>10. The planning authority shall maintain a record of all notifications under this exemption and report annually to the Minister on the number of notifications received under this Class. |

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GIVEN under my hand,
16 July, 2026.

JOHN CUMMINS,
Minister of State at the Department of Housing,
Local Government and Heritage.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó
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BÓTHAR BHAILE UÍ BHEOLÁIN,
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