STATUTORY INSTRUMENTS.

S.I. No. of 2026

PLANNING AND DEVELOPMENT (PRESCRIBED PERSONS AND INFORMATION – URBAN DEVELOPMENT ZONES) REGULATIONS 2026

DRAFT

S.I. No. of 2026

PLANNING AND DEVELOPMENT (PRESCRIBED PERSONS AND INFORMATION – URBAN DEVELOPMENT ZONES) REGULATIONS 2026

I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 4(1), 600(2), 603(6)(b), 607(2)(a)(viii) and 610(4)(a)(viii) of the Planning and Development Act 2024 (No. 34 of 2024), hereby make the following regulations:

Citation

1. These Regulations may be cited as the Planning and Development (Prescribed Persons and Information – Urban Development Zones) Regulations 2026.

Definition

2. In these Regulations "Act" means the Planning and Development Act 2024 (No. 34 of 2024).

Prescribed information - suitable sites

3. The manner and form in which information and documents are to be submitted for the purposes of section 600(2) of the Act is prescribed as follows:

(a) the map referenced in subsection (1)(a) of that section shall be at an appropriate scale to identify key features of the proposed site; and

(b) an indication of the nature, size and scale of development referenced in subsection (1)(b) of that section shall include the expected amount of housing and other development proposed, an outline of phasing, density and building height ranges, and an outline of the proposed layout and design principles.

Prescribed information - planning framework

4. For the purposes of section 603(6)(b) of the Act, the manner in which the matters and information is to be included in a planning framework are to be set out is prescribed as the map referenced in section 603(2)(h) of the Act at an appropriate scale to identify key features of the proposed site.

Prescribed persons to be notified of draft development scheme or proposed modification

5. The following persons are prescribed for the purposes of sections 607(2)(a)(viii) and 610(4)(a)(viii) of the Act, and without prejudice to their

DRAFT

capability to participate in the planning process, where a planning authority determines that due to the location, nature, size or scale of development, a draft development scheme or proposed modification would be likely to have an impact on the functions or services provided by such persons, namely—

(a) the other Ministers of the Government,

(b) An Chomhairle Ealaíon,

(c) the Commissioners of Public Works in Ireland,

(d) The Dublin Airport Authority, public limited company, The Shannon Airport Group, public limited company, or any operator of an airport within or adjacent to the functional area of the planning authority,

(e) EirGrid,

(f) Electricity Supply Board,

(g) Enterprise Ireland,

(h) the Environmental Protection Agency,

(i) Fáilte Ireland,

(j) Gas Networks Ireland,

(k) the Health Service Executive,

(l) the Heritage Council,

(m) the Health and Safety Authority,

(n) Irish Air Navigation Service, known as AirNav Ireland,

(o) the Industrial Development Agency (Ireland),

(p) Inland Fisheries Ireland,

(q) the Land Development Agency,

(r) in the case of a planning authority whose functional area contains a body of water under the remit of the Loughs Agency, that agency,

(s) the Marine Institute,

(t) the National Disability Authority,

(u) in the case of a planning authority whose functional area borders Northern Ireland, any planning authority in Northern Ireland whose functional area is contiguous to the area of that planning authority,

(v) any planning authority whose area is contiguous to the functional area to which the development plan relates,

(w) any regional assembly whose region is contiguous to the functional area to which the draft development scheme or proposed modification relates,

(x) where a port is in operation within the functional area of a planning authority, the operator of that port,

DRAFT

(y) Sport Ireland,

(z) An Taisce — the National Trust for Ireland,

(aa) Transport Infrastructure Ireland,

(ab) Uisce Éireann,

(ac) Waterways Ireland.

GIVEN under my Official Seal,

____ _____ 2026.

_____

Minister for Housing, Local Government and Heritage.

DRAFT

EXPLANATORY NOTE

(This note is not part of the Instrument and does not purport to be a legal interpretation of it.)

These Regulations prescribe —

- other information and documents to be submitted relating to a suitable site;
- the map identifying critical lands relating to the suitable site as information to be included in the planning framework of a site;
- persons to be consulted on a draft development scheme and a proposed modification of such a scheme.

DRAFT

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó
FOILSEACHÁIN RIALTAIS,
BÓTHAR BHAILE UÍ BHEOLÁIN,
CILL MHAIGHNEANN,
BAILE ÁTHA CLIATH 8,
D08 XAO6

Teil: 046 942 3100
r-phost: publications@opw.ie
_____

DUBLIN
PUBLISHED BY THE STATIONERY OFFICE
To be purchased from
GOVERNMENT PUBLICATIONS,
MOUNTSHANNON ROAD,
KILMAINHAM, DUBLIN 8,
D08 XAO6

Tel: 046 942 3100
E-mail: publications@opw.ie
_____

€ 3.00

(PLRU-54) 30. 9/26. RWS Propylon.

DRAFT