STATUTORY INSTRUMENTS.

S.I. No. of 2026

PLANNING AND DEVELOPMENT (PLANNING AUTHORITY FEES) REGULATIONS 2026

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I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 4(1) and (2) and 583 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 (Planning Authority Fees) Regulations 2026.

Definitions

2. In these Regulations—

"Act" means Planning and Development Act 2024 (No. 34 of 2024);

"prescribed authority" means an authority entitled to be given notice under Regulations 16 and 45 of the Regulations of 2026 as appropriate;

"Regulations of 2001" means Planning and Development Regulations 2001 (S.I. No. 600 of 2001);

"Regulations of 2026" means Planning and Development (Control of Development – Planning Authorities) Regulations 2026 (S. I. No. __ of 2026).

Exemptions

3. (1) Where a planning application consists of or comprises development which, in the opinion of the planning authority, is development proposed to be carried out by or on behalf of a voluntary organisation, and which in the opinion of the planning authority:

(a) is designed or intended to be used for social, recreational, educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious denomination, and is not to be used mainly for profit or gain,

(b) is designed or intended to be used as a work-shop, training facility, hostel or other accommodation for persons with disabilities and is not to be used mainly for profit or gain, or

(c) is ancillary to development referred to in paragraph (a) or (b),

a fee prescribed under these Regulations shall not be payable when making any such application.

(2) Where a planning application consists of or comprises the provision of houses, or development ancillary to such provision, which is proposed to be

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carried out by or on behalf of an approved housing body and is not to be used mainly for profit or gain, a fee prescribed under these Regulations shall not be payable in respect of any such application.

Standard fee

4. The amount of the fee payable in respect of a planning application shall, subject to Regulations 5, 6 and 7 and Part 3 of Schedule 1, be the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of that Schedule.

Fee for planning applications for retention permission

5. Subject to Part 3 of Schedule 1, the amount of the fee payable in respect of an application for retention permission shall be the amount indicated in column (3), opposite the mention of the relevant class of development in column (1), of Part 2 of that Schedule.

Application for outline permission fee

6. Subject to Part 3 of Schedule 1, the amount of the fee payable in respect of an application for outline permission shall be three quarters of the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of that Schedule.

Reduced fee

7. (1) Subject to paragraph (3) and Part 3 of Schedule 1, the amount of the fee payable in respect of a planning application mentioned in paragraph (2) shall be one quarter of the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of that Schedule.

(2) The planning applications referred to in paragraph (1) are—

(a) an application for permission consequent on the grant of outline permission, or

(b) a request for an alteration of a permission under section 140 of the Act.

(3) This Regulation shall have effect only where a fee under this Regulation or under the Regulations of 2001 has been paid in relation to the relevant previous permission.

Refund of fee in case of certain repeat applications or requests for non-material alteration of permission

8. (1) Where a planning application (not being an application for permission consequent on the grant of outline permission or an application for retention permission) is either—

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(a) withdrawn before a decision to grant or to refuse the relevant permission is made by the planning authority, or

(b) determined by the planning authority, or by the Commission on appeal,

and a subsequent such application is made by or on behalf of the same applicant, the planning authority shall, subject to paragraph (3) and Regulation 9 and to paragraph 5 of Part 3 of Schedule 1, refund three quarters of the fee paid to it in respect of the subsequent application if, and only if, each of the conditions mentioned in paragraph (2) is complied with.

(2) The conditions referred to in paragraph (1) are—

(a) the planning authority is satisfied that the subsequent application relates to development of the same character or description as the development to which the earlier application related,

(b) a fee under this Regulation or the Regulations of 2001 in respect of the class or classes of development to which the subsequent application relates has been paid in respect of the earlier application,

(c) the period between the withdrawal or determination of the first application and the making of the subsequent application does not exceed one year,

(d) the authority is satisfied that the subsequent application relates to land or a maritime site substantially consisting of the same land or maritime site, or part of thereof, to which the earlier application related,

(e) no previous refund under paragraph (1), has at any time been made to the same applicant in respect of a planning application which related substantially to the same land or maritime site and to development of the same character or description as that to which the subsequent application relates, and

(f) the case is not a case where a reduced fee has been paid under Regulation 7 or under article 161 of the Regulations of 2001.

(3) A claim for a refund under paragraph (1) shall be made in writing to the planning authority and received by it within 8 weeks of the date of the determination of the subsequent application by the planning authority.

(4) Where a request for an alteration under section 140 of the Act is not a material alteration in accordance with section 142 of the Act, the planning authority shall, subject to paragraph (5) and Regulation 9 and to paragraph 5 of Part 3 of Schedule 1, refund the fee paid to it in respect of that request.

(5) A claim for a refund under paragraph (4) shall be made in writing to the planning authority and received by it within 8 weeks of the date of the notification of the alteration under section 142(2) of the Act.

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Discretionary power to refund fee in certain limited circumstances

9. (1) Notwithstanding any other provision of these Regulations, but subject to paragraph 5 of Part 3 of Schedule 1, a planning authority shall have an absolute discretion to refund a part of the fee payable in respect of a particular planning application where it is satisfied that the payment in full of the fee would not be just and reasonable having regard to any of the following—

(a) the limited extent of the development,

(b) the limited cost of the development, or

(c) the fee payable in respect of an application for any other development of a similar character, extent or description.

(2) A decision under paragraph (1) shall contain a statement specifying the reasons for the decision.

Applications involving mixed development

10. (1) Subject to paragraph (2), where a planning application relates to development which is within more than one of the classes mentioned in column (1) of Part 2 of Schedule 1—

(a) an amount shall be calculated in accordance with these Regulations in respect of the development which is within each such class, and

(b) the sum of the amounts so calculated shall, subject to Part 3 of that Schedule, be taken as the amount of the fee payable in respect of the development to which the application relates.

(2) Paragraph (1) shall not have effect in relation to development comprising the provision of roads, car parks, services, open spaces or any structures or other works which are included in the planning application and are incidental to development of the class or classes to which the application primarily relates.

(3) Where a planning application referred to in paragraph (1) relates to a building which is to contain floor space which it is proposed to use (or which is designed for use or is capable of use) for the purposes of providing common access or common services or facilities for persons occupying or using the building, the amount of such common floor space appropriate to each class of development mentioned in column (1) of Part 2 of Schedule 1 shall be taken, for the purposes of the calculation referred to in paragraph (1)(a), to be such proportion of the common floor space as the amount of floor space coming directly within the class bears to the total amount of gross floor space in the building.

Applications involving multi-purpose development

11. Where a planning application relates to development which is designed for, or capable of, or intended for, use for one of several purposes, the amount of the fee payable in respect of each of the relevant classes of development mentioned in column (1) of Part 2 of Schedule 1 shall be calculated and the fee payable shall, subject to Part 3 of that Schedule, be the highest of those amounts.

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Applications involving alternate plans

12. Where a planning application includes proposals for materially different layouts or designs relating to the proposed development, the fee payable in respect of the application shall be calculated as if each proposal constituted a separate planning application.

Fees for planning application accompanied by opinion on unconfirmed details

13. (1) Subject to Regulation 10 and paragraphs (2) and (3), where a planning application is accompanied by an opinion issued under section 94 of the Act, the fee payable in respect of the application shall, subject to Part 3 of Schedule 1, be calculated as twice the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of Schedule 1, to which the opinion relates.

(2) Subject to Regulation 10, where a planning application is accompanied by an opinion issued under section 94 of the Act and either an environmental impact assessment report or Natura impact statement, or both such report and statement, the fee payable in respect of the application shall, subject to Part 3 of Schedule 1, be calculated as three times the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of Schedule 1, to which the opinion relates.

(3) Subject to Regulation 10, where, in respect of a planning application accompanied by an opinion issued under section 94 of the Act, either an environmental impact assessment report or Natura impact statement, or both such report and statement, is submitted further to a request by the planning authority, the fee payable in respect of the submission of the environmental impact report or Natura impact statement, or both, such report or statement, shall be calculated as three times the amount indicated in column (2) opposite the mention of the relevant class of development in column (1), of Part 2 of Schedule 1, to which the opinion relates, less any fee already paid in respect of the application.

Calculation of site area and gross floor space

14. (1) Where, in respect of any class of development mentioned in column (1) of Part 2 of Schedule 1, the amount of the fee is to be calculated by reference to the site area, that area shall be taken as consisting of the area of land or maritime site to which the application relates.

(2) Where, in respect of any class of development mentioned in column (1) of Part 2 of Schedule 1, the amount of the fee is to be calculated by reference to the site area or the area of gross floor space to be provided and the relevant area is less than the unit of measurement specified in respect of the relevant class of development or is not an exact multiple of that unit, the fraction of a unit remaining after division of the total area by the unit of measurement shall be

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treated, for the purposes of calculating the fee payable in respect of the application, as a complete unit.

Fee for submission or observation in respect of planning application

15. (1) Subject to paragraphs (2) and (3), the fee payable to a planning authority by a person who makes a submission to the planning authority regarding a planning application shall be the amount indicated in column (2) opposite the mention of a submission on a planning application in column (1) of Schedule 2.

(2) Paragraph (1) does not apply where the person by whom a submission or observation is made is—

(a) a planning authority,

(b) a member of a local authority acting in his or her capacity as such member,

(c) a prescribed authority,

(d) a State authority, or

(e) a Transboundary Convention state.

(3) Where a fee has been paid under this paragraph by a person by whom a submission is made in respect of a particular planning application, a fee shall not be payable in respect of any further submission or observation made in accordance with the Regulations of 2026 by or on behalf of the same person in respect of the same application.

Fee for a request to extend the duration of permission

16. (1) A fee shall be paid to a planning authority by a person who makes a request under section 140 of the Act to extend the duration of a particular permission.

(2) The amount of the fee payable in respect of a request mentioned in paragraph (1) shall be the amount indicated in column (2) opposite the mention of such a request in column (1), of Schedule 2.

Fee for request for a declaration under section 10 of Act

17. The amount of the fee payable to a planning authority in respect of a request for a declaration under section 10 of the Act shall be the amount indicated in column (2) opposite the mention of such a request in column (1), of Schedule 2.

Revocation

18. Articles 156 to 172A and Schedules 9 and 10 of the Regulations of 2001 are revoked.

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SCHEDULE 1

FEES FOR PLANNING APPLICATIONS

Part1

Interpretation

1. In this Schedule "provision" in relation to a house, building or other structure means-

(a) the carrying out of works,

(b) the making of a material change in the use of a structure, or

(c) the retention of an unauthorised development.

2. (a) Subject to paragraph (b), at references 6, 7, 11 and 12 of column (1) of Part 2 ''use of land'' includes the retention of an unauthorised use of land, and the carrying out of works, or the retention of structures, on, in or under the land which are incidental to the use.

(b) At reference 11 of column (1) of Part 2, ''use of land'' does not include the carrying out of works for the provision of a club house or related facilities for persons using the golf course or pitch and putt course, or the retention of any such structures.

Part 2

Regulations 4, 5, 6, 7 (1), 10 (1), 11, 13, 14, 15

Scale of Fees for Planning Applications

Column (1) Class of Development	Column (2) Amount of Fee	Column (3) Amount of Fee for Retention Permission
1. The provision of a house.	€65.	€195, or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
2. (a) Any works for the carrying out of maintenance, improvement or other alteration of an existing house (including any works for the	€34.	€102, or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.

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provision of an extension or the conversion for use as part of the house of any garage, store, shed or other structure).		
(b) Any other works, including the erection, construction or alteration of structures, within or bounding the curtilage of an existing house, for purposes ancillary to the enjoyment of the house as such.	€34.	€102, or €2.50 for each square metre of gross floor space for which permission is sought, whichever is the greater.
3. The provision of buildings or other structures for the purposes of agriculture or the keeping of greyhounds.	(i) In the case of buildings, €80 for each building, or €1 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres in any other case, whichever is the greater, (ii) in the case of any other structures, €80 for each structure, subject to a maximum of €300.	(i) In the case of buildings, €240 for each building, or €3 for each square metre of gross floor space to be provided in excess of 50 square metres in the case of a building for the keeping of greyhounds or 200 square metres in any other case, whichever is the greater, (ii) in the case of any other structures, €240 for each structure, subject to a maximum of €900.
4. The provision of buildings other than buildings coming within class 1, 2 or 3.	€80 for each building, or €3.60 for each square metre of gross floor space to be	€240 for each building, or €10.80 for each square metre of gross floor space to be

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	provided, whichever is the greater.	provided, whichever is the greater.
5. (a) The use of uncultivated land or semi-natural areas for intensive agricultural purposes.	€5 for each hectare of site area.	€15 for each hectare of site area.
(b) Initial afforestation.	€5 for each hectare of site area.	€15 for each hectare of site area.
(c) The replacement of broad-leaf high forest by conifer species.	€80, or €5 for each hectare of site area, whichever is the greater.	€240, or €15 for each hectare of site area, whichever is the greater.
(d) Peat extraction.	€5 for each hectare of site area.	€15 for each hectare of site area.
6. The use of land for— (a) the winning and working of minerals, (b) the deposit of refuse or waste.	€500, or €50 for each 0.1 hectare of site area, whichever is the greater.	€1,500, or €150 for each 0.1 hectare of site area, whichever is the greater.
7. The use of land for— (a) the keeping or placing of any tents, campervans, caravans or other structures (whether or not movable or collapsible) for the purpose of caravanning or camping or the sale of goods, (b) the parking of motor vehicles, (c) the open storage of motor vehicles or other objects or substances.	€80, or €50 for each 0.1 hectare of site area, whichever is the greater.	€240, or €150 for each 0.1 hectare of site area, whichever is the greater.
8. The provision on, in over or under land of plant or machinery, or of tanks or other structures (other than buildings) for storage purposes.	€200, or €50 for each 0.1 hectare of site area, whichever is the greater.	€600, or €150 for each 0.1 hectare of site area, whichever is the greater.

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9. The provision of an advertisement structure or the use of an existing structure or other land for the exhibition of advertisements.	€80, or €20 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater.	€240, or €60 for each square metre, or part thereof, of advertising space to be provided, whichever is the greater.
10. The provision of overhead transmission or distribution lines for conducting electricity, or overhead telecommunications lines.	€80, or €50 for each 1,000 metres length, or part thereof, whichever is the greater.	€240, or €150 for each 1,000 metres length, or part thereof, whichever is the greater.
11. The use of land as a golf course or a pitch and putt course.	€50 for each hectare of site area.	€150 for each hectare of site area.
12. The use of land as a burial ground.	€200, or €50 for each hectare of site area, whichever is the greater.	€600, or €150 for each hectare of site area, whichever is the greater.
13. Development not coming within any of the foregoing classes.	€80, or €10 for each 0.1 hectare of site area, whichever is the greater.	€240, or €30 for each 0.1 hectare of site area, whichever is the greater.
14. The provision of a large-scale residential development: (a) Pre-Application Consultation (b) Basic fee structure: Each Housing Unit **Note**: In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation. (c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per	 €1,500 €130 per housing unit

square metre of gross floor space to a maximum of 30% of floor space of the entire development. (d) Submission of an environmental impact assessment report/Natura impact statement Fee Structure: Submission of environmental impact assessment report Submission of Natura impact statement	 €10,000 €10,000	 €10,000 €10,000
15. Provision of an opinion or notification under section 94 of the Act.	€2,500	

Part 3

Regulations 4, 5, 6, 7 (1), 8 (1), 9 (1), 10 (1), 13 (1) and (2)

Maximum and minimum fees for planning applications

1. The maximum fee payable to a planning authority by an applicant in respect of an application for outline permission shall be €28,500.
2. The maximum fee payable to a planning authority by an applicant in respect of an application to which Regulation 7 applies shall be €20,000.
3. The maximum fee payable to a planning authority by an applicant in respect of an application for retention permission shall be €125,000.
4. Except where Regulation 13 applies, the maximum fee payable to a planning authority by an applicant in respect of any planning application, other than an application mentioned in paragraph 1, 2, 3 or 6, shall be €38,000.
5. The minimum fee payable to a planning authority by an applicant in respect of a planning application shall be €34 and, in any case where the planning authority make a refund in respect of a planning application, the refund shall not be such as to reduce the balance of the fee to less than €34.
6. Except where Regulation 13 applies, the maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000.

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7. (a) Where Regulation 13(1) applies, the maximum fee payable to a planning authority by an applicant in respect of any planning application, other than an application mentioned in paragraph 1, 2 or 3, shall be €100,000.

(b) Where Regulation 13(2) or Regulation 13(3) applies, the maximum fee payable to a planning authority by an applicant in respect of any planning application, other than an application mentioned in paragraph 1, 2 or 3, shall be €150,000.

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SCHEDULE 2

Regulations 15, 16 and 17

MISCELLANEOUS FEES

Column (1)	Column (2) Amount of Fee
Submission on a planning application.	€20
A request under section 140 of Act to extend the duration of a particular permission.	€62
A request for a declaration under section 10 of the Act.	€80

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GIVEN under my Official Seal,

____ _____ 2026.

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JAMES BROWNE,

Minister for Housing, Local Government and Heritage.

EXPLANATORY NOTE

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

These Regulations:

- provide for the payment of prescribed fees to planning authorities for the making of planning applications, requests for alterations for extensions, requests for a declaration under section 10 of the Act and submissions in respect of applications for permissions,
- provide for exemptions from fees, reduced fees and refunds of fees in specific circumstances,
- provide the scale of such fees in the Schedules and allow for the payment of different fees in relation to cases of different classes or description of development.

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BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
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FOILSEACHÁIN RIALTAIS,
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