STATUTORY INSTRUMENTS.

S.I. No. of 2026

PLANNING AND DEVELOPMENT (PART 6) (ENVIRONMENTAL IMPACT ASSESSMENT PORTAL) REGULATIONS 2026

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PLANNING AND DEVELOPMENT (PART 6) (ENVIRONMENTAL IMPACT ASSESSMENT PORTAL) REGULATIONS 2026

I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 4(2) and 241(2) 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 (Part 6) (Environmental Impact Assessment Portal) Regulations 2026.

Definitions

2. In these Regulations –

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

"applicant" means a person who has applied, or intends to apply, for development consent and includes a person working on their behalf;

"competent authority" means an authority which is responsible for performing the duties arising from the Environmental Impact Assessment Directive in accordance with a provision of the Act, regulations made under the European Communities Act 1972 or an enactment giving effect to a provision of that Directive;

"development consent" means the decision of a competent authority which entitles the applicant to proceed with the project;

"environmental impact assessment portal" means the internet website referred to in section 241 of the Act;

"GIS" means a Geographic Information System that is designed to capture, store, manipulate, analyse and present geospatial or geographic information.

Information to be provided to environmental impact assessment portal by applicant

3. (1) Subject to paragraphs (2) and (4), an applicant shall, within the period of 2 weeks before –

(a) the making of an application for development consent which is to be accompanied by an environmental impact assessment report, or

(b) the submission of an environmental impact assessment report to a competent authority following a requirement by that authority to do so for the purposes of determining an application for development consent under consideration by that authority,

DRAFT

provide the information specified at paragraph (3) to the Minister.

(2) Subject to paragraph (4), where it is provided for in any other enactment that a person, other than the applicant, shall provide information to the environmental impact assessment portal, that person shall, not later than the public notice of –

(a) the making of an application for development consent which is to be accompanied by an environmental impact assessment report, or

(b) the submission of an environmental impact assessment report to the competent authority following a requirement by that authority to do so for the purpose of determining an application for development consent under consideration by that authority,

provide the information specified at paragraph (3) to the Minister.

(3) The specified information for the purposes of paragraph (1) or (2) is the following:

(a) name of the applicant;

(b) a contact name, email address and phone number of the applicant, or the person referred to in paragraph (2), as appropriate for the purpose of communication with the applicant, or person, as the case may be;

(c) the location of the project the subject of the application for development consent, in 256 characters or fewer;

(d) a description of the project the subject of the application for development consent, in 256 characters or fewer;

(e) an indication of the relevant project listed in Annex I or II to the Environmental Impact Assessment Directive which is the project the subject of the application for development consent;

(f) the name of the competent authority or competent authorities, as the case may be, to which, –

(i) where paragraph (1)(a) applies, the application for development consent is to be made, or

(ii) where paragraph (1)(b) applies, an application for development consent, or appeal in respect of that application, has been made;

(g) a location map of sufficient size and containing details of features in the vicinity such as to permit the identification of the site to which the application relates, to a scale (which shall be identified thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas, or other scale as may be agreed by the Minister in a particular case, and marked so as to identify clearly the land or structure to which the application relates and the boundaries thereof in red;

(h) an electronic copy of –

DRAFT

(i) the newspaper notice, searchable by electronic means as far as practicable, published or proposed to be published, as appropriate, in accordance with –

(I) section 234(3) of the Act, and

(II) Part 4 of the Act (as provided for in section 234(4) of that Act) or regulations made under that Part,

or

(ii) the newspaper notice or other public notice, searchable by electronic means as far as practicable, published or proposed to be published, as appropriate, in accordance with any other enactment.

(4) Where available, the information provided for the purposes of paragraph (3)(g) may be provided in a GIS format.

(5) Where the person referred to in paragraph (2) is also the competent authority, any obligations on that authority under this Regulation shall be discharged by the compliance by that authority with Regulation 5.

Entry of information received on to environmental impact assessment portal

4. (1) On receipt of information provided pursuant to Regulation 3(1) or (2), including any information provided under any request under paragraph (3), the Minister shall satisfy himself or herself as to whether or not –

(a) the information provided is sufficient to identify –

(i) the name of the applicant,

(ii) the location and description of the project the subject of the application for development consent, and

(iii) the competent authority or authorities to whom –

(I) the application for development consent is to be made, or

(II) the application for development consent, or appeal in respect of that application, has been made,

and

(b) the copy of the newspaper notice or other public notice referred to in Regulation 3(3)(h) is searchable by electronic means as far as practicable.

(2) Following his or her consideration under paragraph (1), where the Minister is so satisfied, he or she shall –

(a) enter the information referred to in Regulation 3(3) (other than the information referred to in Regulation 3(3)(b)), including any information provided pursuant to a request under paragraph (3), onto the environmental impact assessment portal, and

DRAFT

(b) send a confirmation notice by email to the email address provided for communications under Regulation 3(3)(b), stating that he or she is so satisfied and that such information has been entered onto the portal.

(3) Where the Minister is not so satisfied, he or she –

(a) shall inform the applicant, or the person referred to in Regulation (3)(2), as appropriate, at the email address provided for communications under Regulation 3(3)(b) of that fact and advise the reasons why he or she is not so satisfied, and

(b) may request that applicant or that person to provide to the Minister such information, or a copy of a newspaper notice or public notice, as appropriate, in a specified manner and within a specified period, for the purposes of paragraph (1).

(4) Where paragraph (3) applies and a request under paragraph (3)(b) –

(a) has not been made, or

(b) has not been complied with in the specified manner and in the specified period,

the Minister shall not enter any information provided in accordance with Regulation 3(1), including any information provided pursuant to a request under paragraph (3), in respect of that application for development consent onto the environmental impact assessment portal, and the obligations under Regulation 3 shall be deemed to have not been complied with by the relevant applicant or person, as the case may be.

(5) An applicant shall submit a copy of the confirmation notice received in accordance with paragraph (2)(b) to the competent authority when –

(a) making the application for development consent which is to be accompanied by an environmental impact assessment report, or

(a) submitting the environmental impact assessment report to a competent authority following a requirement by that authority to do so for the purposes of determining an application for development consent under consideration by that authority.

(6) The Minister shall comply with paragraphs (1) to (3) within 3 working days.

Information to be provided to environmental impact assessment portal by competent authority

5. (1) Where Regulation 3(1)(a) or (2)(a) applies and where following receipt of the application for development consent, the competent authority considers that the application is a valid application, having regard to the applicable requirements related to the making of that application under –

(a) Parts 4 and 6 of the Act and any regulations made under those Parts, or

(b) any other enactment,

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the competent authority shall provide to the Minister –

(i) subject to Regulation 3(5), a copy of the confirmation notice received under Regulation 4(5)(a), and

(ii) the information specified in paragraph (3).

(2) Where Regulation 3(1)(b) or (2)(b) applies and following receipt by the competent authority of the environmental impact assessment report, the competent authority shall provide to the Minister –

(a) subject to Regulation 3(5), a copy of the confirmation notice received pursuant to Regulation 4(5)(b), and

(b) the information specified in paragraph (3).

(3) The specified information specified for the purposes of paragraph (1) and (2) is the following:

(a) name of the applicant;

(b) name of the competent authority;

(c) a contact name, email address and phone number of the competent authority for the purpose of communication with that authority;

(d) the location of the project the subject of the application for development consent in 256 characters or fewer;

(e) a description of the project the subject of the application for development consent in 256 characters or fewer;

(f) an indication of the relevant project listed in Annex I and Annex II of the Environmental Impact Assessment Directive which is the project the subject of the application for development consent;

(g) a location map of sufficient size and containing details of features in the vicinity such as to permit the identification of the site to which the application relates, to a scale (which shall be identified thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas, or other scale as may be agreed by the Minister in a particular case, and marked so as to identify clearly the land or structure to which the application relates and the boundaries thereof in red;

(h) the unique reference number assigned to the application for development consent by the competent authority, if any; and

(i) where the competent authority is required under any enactment to make a copy of the application for development consent, including the environmental impact assessment report, available to the public on a website maintained by, or on behalf of, that authority, the URL to that website.

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Entry of information of competent authority on to environmental impact assessment portal

6. On receipt of the information provided under Regulation 5(1) or (2), the Minister shall, within 3 working days –

(a) associate this information (other than the information referred to in Regulation 5(3)(c)) with the information entered onto the environmental impact assessment portal under Regulation 4(2), or

(b) where Regulation 3(5) applies, enter the information referred to in Regulation 5(3) (other than the information referred to in Regulation 5(3)(c)) onto the environmental impact assessment portal,

and shall notify the competent authority by email to the email address provided for communications under Regulation 5(3)(c), stating that the information has been entered onto the portal.

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GIVEN under my Official Seal,

_____2026.

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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.)

These Regulations set out the process to be followed when an Environmental Impact Assessment (EIA) project which requires an environmental impact assessment report is to be uploaded on to the EIA Portal. The process applies to all EIA projects – not just projects that require consent under the Planning and Development Act 2024.

The Regulations outline the:

- information to be provided by an applicant to the Environmental Impact Assessment Portal
- information to be provided by a competent authority to the Environmental Impact Assessment Portal and
- the process to be followed by the Minister on receipt of applications to the EIA portal.

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