STATUTORY INSTRUMENTS.

**S.I. No. 342 of 2026**

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# PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 5) REGULATIONS 2026

S.I. No. 342 of 2026

# PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 5) 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 commencemen**

1. (1) These Regulations may be cited as the Planning and Development (Exempted Development (Act of 2000)) (No. 5) 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 substitution of paragraph (d) in column 1 of Class 2:

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| CLASS 2<br>(d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump. | 1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.<br><br>2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres.<br><br>3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted.<br><br>4. No such structure shall be erected on, or forward of, the front wall or roof of the house.<br><br>5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling. |

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| CLASS 2<br>(d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump. | 1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.<br><br>2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres.<br><br>3. The heat pump shall be a minimum of 50cm from any |

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| | edge of the wall or roof on which it is mounted.<br><br>4. No such structure shall encroach onto a public road.<br><br>5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling. |

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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
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