



STATUTORY INSTRUMENTS.

S.I. No. 378 of 2025



PLANNING AND DEVELOPMENT (EXTENSION OF DURATION –
PLANNING AND DEVELOPMENT ACT 2000) REGULATIONS 2025

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I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by sections 43 and 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)), hereby make the following regulations:

Citation and commencement

1. (1) These Regulations may be cited as the Planning and Development (Extension of Duration – Planning and Development Act 2000) Regulations 2025.

(2) These Regulations shall come into operation on the 2nd day of August 2025.

Amendment of Planning and Development Regulations 2001

2. The Planning and Development Regulations 2001 (S.I. No. 600 of 2001) are amended—

- (a) by the revocation of article 40A,
- (b) by the substitution of the following article for article 41:

“41. An application under section 42 (other than an application to which subsection (1A) (inserted by section 28(b) of the Planning and Development (Amendment) Act 2025 (No. 9 of 2025)) or (4A) (inserted by section 28(e) of the Planning and Development (Amendment) Act 2025 (No. 9 of 2025)) of that section of the Act relates) to extend or extend further the appropriate period as regards a particular permission shall be made not earlier than one year before the date of expiration of the appropriate period sought to be extended or extended further.”,
- (c) in article 42—
 - (i) by the substitution of “section 42” for “section 42 or section 42A”,
 - (ii) in paragraph (i), by the substitution of “subparagraph (i) of section 42(1)(a)” for “subparagraph (i) of section 42(1)(a) or subparagraph (i) of section 42A(1)(a)”, and
 - (iii) by the deletion of paragraph (j),
- (d) in article 43—
 - (i) by the substitution of “An application under section 42(1) or (4A)” for “An application under section 42 (other than

- an application to which subsection (1B) of that section relates) or section 42A”,
- (ii) by the substitution of “writing, shall be accompanied by the appropriate fee as prescribed by Article 170 of these Regulations, and” for “writing and”,
 - (iii) by the substitution of the following paragraph for paragraph (a):
 - “(a) particulars of the substantial works carried out pursuant to the permission since the permission was extended,”
 - (iv) in paragraph (b), by the substitution of “further, and” for “further,”,
 - (v) in paragraph (c), by the substitution of “completed.” for “completed, and”, and
 - (vi) by the deletion of paragraph (d),
- (e) by the revocation of article 43A,
 - (f) in article 44, by the substitution of “article 42 or 43” for “article 42, 43 or 43A” in each place where it occurs,
 - (g) in article 47, by the substitution of “section 42” for “section 42 or section 42A” in both places where it occurs, and
 - (h) by the revocation of Chapter 3A.



GIVEN under my Official Seal,
29 July, 2025.

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.)

In exercise of the powers conferred on the Minister for Housing, Local Government and Heritage by sections 43 and 262 of the Planning and Development Act 2000 (No. 30 of 2000), these Regulations revoke and amend certain articles of the Planning and Development Regulations 2001 (S.I. No. 600 of 2001).

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