



To: Directors of Planning Services, City and County Councils

Cc: Chief Executives, City and County Councils
Senior Planners, City and County Councils
Mayor of Limerick
Director General, Limerick City and County Council

An Coimisiún Pleanála
Office of the Planning Regulator
Directors of Regional Assemblies

Circular Letter PLR 03/2026

17 July 2026

Re: Planning and Development (Extension of Duration – Planning and Development Act 2000) Regulations 2026 (S.I. No. 330 of 2026)

Purpose of Circular

The Planning and Development (Extension of Duration – Planning and Development Act 2000) Regulations 2026 were signed on 9 July 2026 and come into operation on **20 July 2026**. A copy of these Regulations is attached for information.

These Regulations amend Article 41 of the Planning and Development Regulations 2001 (the 2001 Regulations). Article 41 was previously amended by the Planning and Development (Extension of Duration – Planning and Development Act 2000) Regulations 2025 (S.I. No. 378 of 2025), and relates to the extension of duration of planning permissions by way of section 42 of the Planning and Development Act 2000 (Act of 2000) and specifically, the time limits for such extensions of duration.

Amendment to Article 41 of the Planning and Development Regulations 2001

Section 43(2)(a) of the Planning and Development Act 2000 (Act of 2000) provides that regulations may specify the time at which applications under section 42 of that Act may be made.



In this context, article 41 of the 2001 Regulations provides that an application made under section 42 of the Act of 2000 (other than an application to which subsection (1A) or (4A) of that section relates) to extend or extend further the appropriate period of a permission shall be made not earlier than 1 year before the date of expiration of the permission. By way of explanation, these Regulations extend that time to 2 years before the date of expiration of the permission, with effect from 20 July 2026.

This change is made to provide additional certainty with respect to the ability to avail of an extension of duration of a permission, particularly in the case of more complex permissions of longer duration and having regard to the transition from the Act of 2000 to the Planning and Development Act 2024 (Act of 2024).

Transitional arrangements provided for in the Planning and Development Act 2024

Section 140 of the Act of 2024 provides for transitional arrangements that will apply in respect of applications for extensions of durations under section 42 of the Act of 2000 following the commencement of Part 4 (Development Consent) of the Act of 2024.

Under section 140(13) of the Act of 2024, where an application under section 42 of the Act of 2000 was made before the repeal of that section and a planning authority has yet to make a decision in relation to the application before its repeal, section 42 and section 43 of the Act of 2000 shall, on and after that repeal, continue to apply and have effect in relation to the application.

Under section 140(14) of the Act of 2024, notwithstanding the repeal of section 42 of the Act of 2000, section 42 and section 43 of the Act of 2000 shall continue to apply and have a effect, for a period of 3 years commencing on the passing of the Act of 2024 (i.e. 17 October 2024), in relation to—

- a permission granted under the Act of 2000, and
- a permission granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (i.e. Strategic Housing Development).

Any enquiries regarding this circular can be emailed to the Department at planningreform@housing.gov.ie

Mairéad Ross

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