



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 02/2026

17 July 2026

**Re:**

- **Planning and Development (Exempted Development (Act of 2000)) Regulations 2026 (S.I. 338 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 2) Regulations 2026 (S.I. 339 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 3) Regulations 2026 (S.I. 340 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026 (S.I. 341 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 5) Regulations 2026 (S.I. 342 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 6) Regulations 2026 (S.I. 343 of 2026)**
- **Planning and Development (Exempted Development (Act of 2000)) (No. 7) Regulations 2026 (S.I. 344 of 2026)**

I would like to advise you that Mr. John Cummins, T.D., Minister of State at the Department of Housing, Local Government and Heritage, has recently signed the above-named Regulations which will come into **effect from Monday, 27 July 2026**. Copies of the Regulations are attached for information.

The updated Regulations take into account the review of the Exempted Development Regulations, including input from a public consultation process undertaken in summer 2025, for residential dwellings.



The changes now being introduced are based around two core policy principles:

1. Administrative expediency, lifting a regulatory burden on the citizen while also enabling planning authorities to focus limited technical resources on more complex cases that merit greater examination.
2. Maximising the efficient use of existing residential accommodation through enhancements, expansion, or adaptation over the different stages of the life cycle.

The seven Planning and Development (Exempted Development (Act of 2000)) Regulations, amend the Planning and Development Regulations 2001, as amended (Regulations of 2001) to provide for:

- The existing exemption for extension of the principal dwelling will be increased from 40 square metres to 45 square metres.
- A new exemption will provide for extension via the addition of dormer roof boxes and roof lights on the principal dwelling.
- A new exemption for sub-division of the principal dwelling will allow for the creation of up to 1 additional self-contained unit within the existing building envelope, with a minimum floor area for each subdivided unit of 32 square metres.
- A new exemption for an auxiliary habitable dwelling will allow for the addition of a detached auxiliary dwelling to the rear of the principal house, linked to the services of the principal house, which may be between 32 square metres and 45 square metres.
- A new exemption will allow for the provision of insulation on external walls of a dwelling, in line with existing SEAI grant provision.
- The exemption for a heat pump will be expanded so that it is not restricted to the rear of the property.
- A new exemption will provide for cycle or bin storage at both the front and back of the property, with enough space to hold either 3-4 adult size bicycles, 2 cargo bikes or 3 wheelie bins.



- The existing exemption for a structure in the back garden (such as a shed, store, home office or gym) will be increased from 25 square metres to 30 square metres.

Particular attention is drawn to the detail set out in the Regulations, such as the applicable conditions. In the case of new Class 1A (sub-division) and new Class 3A (Detached Auxiliary Dwelling “DAD”), this includes:

- The requirement to notify the planning authority at least 14 days before the development takes place. This will also provide a basis for each planning authority to report to the Minister for Housing, Local Government and Heritage on a regular basis on the uptake of this measure in each planning authority, so that the use of this exemption may be kept under review. A suggested template for notifications for use by planning authorities for this purpose is included at Appendix I below.
- Both Regulations (Class 1A and Class 3A) are time-bound and the related exemption provisions will expire on 31 December 2030.

In all cases, any relevant Building and Fire Regulations, including those for habitable dwellings where applicable, will continue to apply.

Any queries in relation to this Circular letter should be emailed to [planningreform@housing.gov.ie](mailto:planningreform@housing.gov.ie).

*Mairéad Ross*

Mairéad Ross  
Principal Officer  
Planning Legislation Reform

**Attachments for information:**

- Planning and Development (Exempted Development (Act of 2000)) Regulations 2026 (S.I. 338 of 2026)
- Planning and Development (Exempted Development (Act of 2000)) (No. 2) Regulations 2026 (S.I. 339 of 2026)



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## **Appendix I – Suggested notification template**

### **PLANNING AND DEVELOPMENT REGULATIONS 2001 (S.I. NO. 600 OF 2001), AS AMENDED.**

#### **Notification to**

[INSERT RELEVANT PLANNING AUTHORITY HERE]

#### **of intention to avail of exemption under Part 1 of Schedule 2**

**Class 1A** - subdivision of a house and the restoration of a house to its original form if subdivided under this Class

Or

**Class 3A** - construction, erection or placing of a detached house in the rear garden of a principal house

#### **1. Location of the proposed development**

|         |  |
|---------|--|
| Eircode |  |
|---------|--|

#### **2. Relevant Dates**

|                                                     |  |
|-----------------------------------------------------|--|
| Date notification received                          |  |
| Proposed date of commencement of works <sup>1</sup> |  |

#### **3. Details of Proposed Development**

|                                                                                                                                                |             |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Exemption being notified                                                                                                                       | (1A or 3A)  |
| Does the site and proposed development that is the subject of this notification meets all requirements set out in the Regulations <sup>2</sup> | (Yes or No) |
| Reason for intended use                                                                                                                        |             |

<sup>1</sup> A minimum of 14 days' notice is required to be furnished to the Planning Authority prior to commencement.

<sup>2</sup> Planning and Development Regulations, 2001 (as amended) (S.I. 600 of 2001)



#### 4. Checklist for compliance with requirements of the relevant Regulation

**In the case of Class 1A** (subdivision of a house)

| Relevant requirements                                                                                                                                                                             | Please Tick              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| The proposed development will be completed before 31 <sup>st</sup> December 2030.                                                                                                                 | <input type="checkbox"/> |
| The works will be completed in line with Building Regulations including (fire safety) and building control regulations.                                                                           | <input type="checkbox"/> |
| The subdivision of the principal dwelling will not result in the use of the principal dwelling as more than 2 units in total, each of which must have a minimum floor space of at least 32 sq./m. | <input type="checkbox"/> |
| Each subdivided unit within the principal dwelling will be self-contained and not reliant of the use on shared internal space other than for access.                                              | <input type="checkbox"/> |
| Development has not been carried out on the proposed site under Class 3A (detached auxiliary dwelling to the rear of the main principal dwelling).                                                | <input type="checkbox"/> |



**In the case of Class 3A (detached auxiliary dwelling)**

| Relevant requirements                                                                                                                                                                                                                                                                                                                          | Please Tick              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| The proposed development will be completed before 31 <sup>st</sup> December 2030.                                                                                                                                                                                                                                                              | <input type="checkbox"/> |
| The detached auxiliary dwelling will only be occupied in conjunction with the main dwelling house and will not be sold or subdivided separate to the principal dwelling.                                                                                                                                                                       | <input type="checkbox"/> |
| The works will be completed in line with the relevant Building Control legislation such as Building Regulations (including Fire Safety) and Building Control Regulations.                                                                                                                                                                      | <input type="checkbox"/> |
| The detached auxiliary dwelling structure is not temporary in nature such as a caravan or mobile home.                                                                                                                                                                                                                                         | <input type="checkbox"/> |
| The height will not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case 3 metres.                                                                                                                                                                                                            | <input type="checkbox"/> |
| The total area of such structures constructed, erected or placed within the rear garden of the curtilage of a detached house will not be less than 32 square metres.<br><br>Taken together with any other such structures previously constructed, erected or placed under Class 3 within the said curtilage, will not exceed 45 square metres. | <input type="checkbox"/> |
| Development has not been carried out on the proposed site under Class 1A (subdivision of the principal house).                                                                                                                                                                                                                                 | <input type="checkbox"/> |
| The construction, erection or placing within the curtilage of the principal house of any such structure will not reduce the total amount of private open space reserved exclusively for the use of the occupants of the house to less than 25 square metres.                                                                                   | <input type="checkbox"/> |



|                                                                                                                                                                                                                                                                                                                                                                                                     |                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| Independent pedestrian and / or wheelchair access to the detached house will be provided for within the curtilage of the principal house and no new vehicle or pedestrian access on to a road will be constructed under this exemption.                                                                                                                                                             | <input type="checkbox"/> |
| There will be no separate connection to utilities, including water or wastewater utilities.                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> |
| In the case of non-piped waste water treatment, the structure will not encroach on any approved percolation area. On site waste water, treatment shall be of sufficient capacity to meet the additional loading and shall comply with the EPA Code of Practice for Domestic Waste Water Treatment Systems. There will be no additional waste water treatment units installed as part of this class. | <input type="checkbox"/> |
| The structure will be a distance not less than 0.6metres from any wall or party boundary                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> |
| Any windows proposed in the structure will be at least 0.6metres from the boundary they face.                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> |
| The detached auxiliary dwelling will not be used for the purpose of short-term letting.                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> |
| The principal dwelling house is the sole or main residence of the property owner at the time the development is commenced.                                                                                                                                                                                                                                                                          | <input type="checkbox"/> |