



To: Directors of Planning in each local authority

CC: Chief Executives
Senior Planners
An Coimisiún Pleanála
Office of the Planning Regulator
Directors of Regional Assemblies

Circular Letter PLR 01/2026

12 June 2026

Re: Planning and Development (Amendment (Act of 2000)) Regulations 2026
[S.I. 236/2026]

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 came into operation **with effect from 26 May 2026**. A copy of the Regulations is attached for information.

The new Regulations amend Article 22(2)(g) and Form 2 in Schedule 3 of the Planning and Development Regulations 2001 in relation to the information and documentation required to be provided with a planning application.

These amended Regulations clarify the planning process in relation to applications for electricity-related infrastructure, including projects that cover multiple properties, in circumstances where ESB Networks have identified land as being suitable for the location of electricity related infrastructure, but do not own the land in question.

The amendment makes it clear, that, when making a planning application for a proposed development on land it does not currently own, ESB Networks is not required to submit



the written consent of the landowner. Instead, as set out in the inserted sub-paragraph (iv) in Article 22(2)(g), it is required to furnish written confirmation of the intention of the applicant to utilise its wayleave powers under section 53 of the Electricity (Supply) Act, 1927, should planning permission be granted for the proposed development.

It is important to note that the new Regulations do not pre-determine the outcome of the planning process relating to the land concerned.

Any queries in relation to this Circular letter should be emailed to planningreform@housing.gov.ie.

Mairéad Ross

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Principal
Planning Legislation Reform

Attachment for information:

Planning and Development (Amendment (Act of 2000)) Regulations 2026