



26 August 2025

European Union (Planning and Development) (Renewable Energy) Regulations 2025 Circular

---

Number CEPP 2/2025

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  
Mayor of Limerick  
Land Development Agency

**European Union (Planning and Development) (Renewable Energy)  
Regulations 2025**

Purpose of Circular

This circular provides clarification to planning authorities, the Commission and other key stakeholders of certain issues related to the introduction of S.I. 274 of 2025, which transposed certain articles of the Renewable Energy Directive III (The Directive)<sup>1</sup> into the planning code. Following the issuance on 15 August of Circular CEPP 1/2025 a number of issues came to the Department's attention which are discussed below.

1. Typographical errors in the Schedule to S.I. 274 of 2025

The Department wishes to acknowledge that the revised site notice form (Form no.1 of Schedule 3 of the Planning and Development Regulations 2001 to 2025) included in the Schedule to S.I. 274 of 2025, regrettably has a number of typographical errors, which need to be corrected.

The most pertinent of these is where the form refers to the prescribed fee for making submissions on a planning application. In the revised form, the fee appears as '€6.5020'. This error, which arose during the process of converting the final Statutory Instrument from a

---

<sup>1</sup> [Directive EU/2023/2413](#)



Microsoft Word copy, to the official desk top published version, is only a reference to the prescribed fee and does not revise or amend the prescribed fee which remains at €20.

The Department is currently progressing a legislative amendment to provide a replacement form with all typographical errors corrected. Further communication will issue as soon as this process has been completed.

## 2. Site Notice Form

As noted in Circular CEPP 1/2025, REDIII came into force in November 2023. The provisions of the Directive related to permit granting for renewable projects came with a transposition deadline of 1 July 2024. As this deadline was not met, the European Commission opened an infringement case against Ireland for non-transposition of these provisions.

In order to avoid this infringement case escalating to the next phase of those proceedings, the provisions transposed into the planning code via S.I. 274 of 2025 did not come with detailed transitional provisions (except the delayed commencement of provisions related to EIA scoping which come into force from the 1 October 2025). The S.I. being effective from the 6 August has created some operational issues, particularly for applicants who have submitted planning applications from the 6 August.

The Department can advise planning authorities and An Coimisiún Pleanála that where a REDIII application has been submitted since the 6 August without the correct site notice in place, those applicants should be advised to replace it with the correct site notice form as soon as possible. Please refer to appendix 1 for the correct site notice form.

## 3. Completeness Check and Grid Connection Applications

Interested stakeholders will be aware that prior to application of the RED III requirements, planning and grid applications were sequential i.e. an applicant could not submit an application for connection to the grid until the planning process had been completed and planning permission granted.

In order to comply with the mandatory permit granting timelines prescribed in REDIII, amendments were made to grid connection policies that would allow a grid connection offer application to be submitted and assessed concurrently with a planning application to a greater degree. Under the new RED III system, in order to apply for a grid connection offer, grid operators will now require that the planning application for a REDIII development has undergone the completeness check and been acknowledged as complete, rather than requiring an applicant to obtain full planning permission.



However, due to timing issues related to the closing date of the next grid batch application window (closing 30 September 2025) and the introduction of S.I. 274 of 2025 not allowing sufficient time to conclude the completeness check, the CRU has advised that any of the following may be provided by RED III applicants with their grid application to the relevant System Operator for entry into the September 2025 ECP-GSS batch:

- i) Letter from the relevant Planning Authority acknowledging the completeness of an application under S.I. 274 of 2025, if issued by the planning authority and received by the applicant prior to the batch closing date, or
- ii) In respect of an application made directly to the planning authority, a copy of any letter issued by the authority in respect of the proposed development pursuant to Article 26(2) of the Planning and Development Regulations 2001-2025, or
- iii) In respect of any application made directly to An Coimisiún Pleanála, a copy of any correspondence issued by An Coimisiún Pleanála confirming the receipt of an application made for the proposed development under Section 37E or Section 182A of the Planning and Development Act, 2000 (as amended).

Further information can be found at: <https://www.cru.ie/publications/28742/>

Any enquiries regarding this circular can be emailed to the Department at [environmentalplanningpolicy@housing.gov.ie](mailto:environmentalplanningpolicy@housing.gov.ie)

**Issued by:**

A handwritten signature in blue ink that reads "Declan Grehan".

Declan Grehan  
Assistant Principal  
Climate and Environmental Planning Policy



## Appendix 1 – Site Notice Form

Form no. 1

Article 19

### *Site notice*

**NAME OF PLANNING AUTHORITY<sup>1</sup>**

### **SITE NOTICE**

I, .....<sup>2</sup>, intend to apply for permission/retention permission /outline permission/permission consequent on the grant of outline permission (Ref. No. of outline permission)<sup>3</sup> for development at this site.....

.....<sup>4</sup>

The development will consist/consists<sup>5</sup> of .....

.....

.....<sup>6</sup>

The development is covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413)

☐ YES

☐ NO <sup>7</sup>

If YES above, important to note that the planning application is subject to section 34D of the Planning and Development Act, 2000, as amended. When a notice issues in accordance with section 34D(b), the provisions of article 26A of the Planning and Development Regulations 2001 to 2025 shall apply.

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours.

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:.....<sup>8</sup>

Date of erection of site notice.....<sup>9</sup>



### **Directions for completing this notice**

1. The name of the planning authority to which the planning application will be made should be inserted here.
2. The name of the applicant for permission (and not his or her agent) should be inserted here.
3. Delete as appropriate. The types of permission which may be sought are—
  - (a) permission,
  - (b) retention permission,
  - (c) outline permission,
  - (d) permission consequent on the grant of outline permission. If this type of permission is being sought, the reference number on the planning register of the relevant outline permission should be included.
4. The location, townland or postal address of the land or structure to which the application relates should be inserted here.
5. Delete as appropriate. The present tense should be used where retention permission is being sought.
6. A brief description of the nature and extent of the development should be inserted here. The description should include—
  - (a) where the application relates to development consisting of or comprising the provision of houses, the number of houses to be provided. ‘Houses’ includes buildings designed as 2 or more dwellings or flats, apartments or other dwellings within a building,
  - (b) where the application relates to the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure,
  - (c) where the application relates to development which would consist of or comprise the carrying out of works to a protected structure or proposed protected structure, an indication of that fact,
  - (d) where an environmental impact assessment report or Natura impact statement has been prepared in respect of the planning application, an indication of that fact,



- (e) where the application relates to development which comprises or is for the purposes of an activity requiring an integrated pollution control licence or a waste licence, an indication of that fact,
  - (f) where a planning application relates to development consisting of the provision of, or modifications to an establishment within the meaning of Part 11 of these Regulations (Major Accidents Directive), an indication of that fact,
  - (g) where the application is accompanied by an opinion on unconfirmed details an indication of that fact,
  - (h) indicate whether the development is a development covered by the provisions of the Renewable Energy Directive III (Directive (EU) 2023/2413).
7. Tick as appropriate.
8. Either the signature of the applicant or the signature and contact address of the person acting on behalf of the applicant should be inserted here.
9. The date that the notice is erected or fixed at the site should be inserted here.