



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Planning and Development Act 2024 Part 3 Training

March 2026

What to look forward to!



- Introduction
- Commencement Programme
- Part 3 – Policy intention Overview
- Part 3 commenced sections-
 - *NPF, RSES's, National Planning Statements (NPS)*
- Policy Intention overview- Development Plans
- Part 3- Post Plan adoption

Ireland in 1963 - First Act



Population: just above all-time low: 2.82m

Second Programme for Economic Expansion:

“The impression appears to be that the country has reached the take-off stage in the new industrial revolution...it is becoming a fashionable place for investment from abroad” (ESRI 1963)

First Planning and Development Act:

92 sections, 114 pages



Ireland in 2000 - Second Act



Population: 1m more: 3.8m people

Based on GDP and adjusted for inflation, **economy** had grown by a factor of 7-8 since 1963 and had been transformed

After 37 years (27 in EU), second **Planning and Development Act: 277 sections, 271 pages (2.5 - 3 times longer)**



Grand Canal Dock, Dublin - 2000

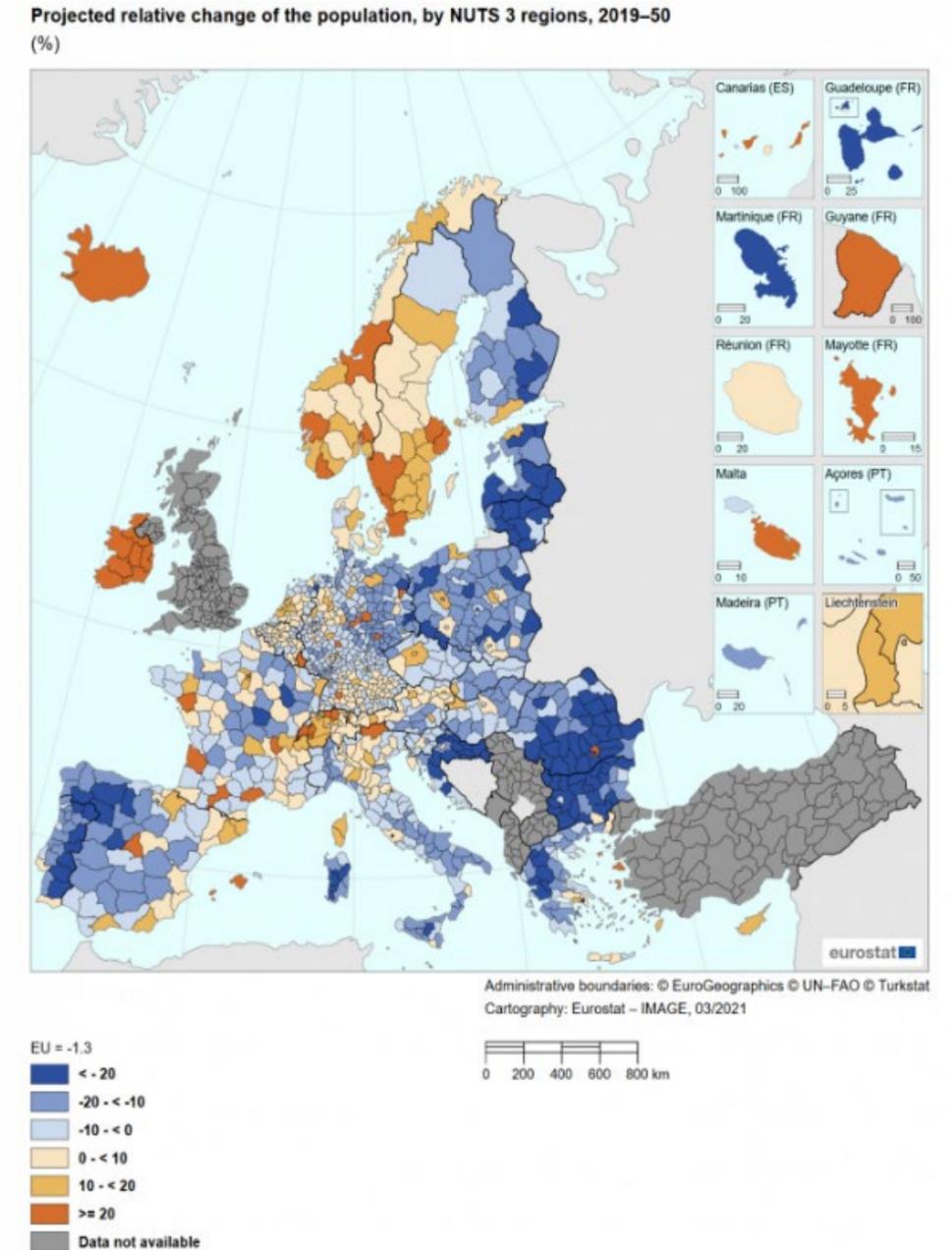
Ireland in 2024 - Third Act



Population: 1.6m more: 5.4m people

Based on GDP and adjusted for inflation, **economy** has grown by a further factor of 3, remains attractive for investment, but critical constraints

After another 24 years, Planning and Development Act 2024: 637 sections + 7 schedules, 870 pages (2.5 - 3 times longer)



Need for Reform



- 2000 Act unrecognisable - most recent May '24 consolidation has 515 sections and around 750 pages, arising from amendments
- Need to streamline and integrate changes in a more logical and hierarchical sequence, including EU Directive-related provisions
- Court judgments and case-law indicate that some elements of the code not sufficient to withstand levels of scrutiny now being applied
- Need to balance the common good and the rights of others

Planning and Development Act 2024



- Signed by President 17 October 2024, after >3 year process
- Only second consolidation of Irish planning legislation in 61 years
- Culmination of 18 month review and extensive Oireachtas scrutiny

Intention of the Oireachtas re. clarity, consistency and certainty:

- 1) Planning system that provides policy clarity from the outset of the process, in a consistent manner and that is enabled to make timely decisions;
- 2) That operates to balance the common good with the rights of others

What is Commenced



Provisions	Commencement Date	Commencement Order
Part 1	02 December 2024	S.I. No. 662/2024
Part 22 UDZ (suitable sites)	09 June 2025	S.I. No. 239/2025
Part 17 ACP	18 June 2025	S.I. 256/2025
Ch 1 Part 9 JR & S.180 suspensions	01 August 2025	S.I. No. 379/2025
Part 3 partial (NPF, NPS + RSES) & Part 16 (funfair) & Part 6 AA of plans	02 October 2025	S.I. No. 452/2025
Remainder of Part 3- Development Plans etc..	31 December 2025	S.I No. 633/2025

Part 3 – Policy Intention Overview



- Focus of relevant Plans to be on their tier- longer term time horizon
- Clarify National Planning Policy and its role in the Planning system
- Reinforce the Planning hierarchy
- Development Plans -key basis for articulation and operation of planning policy.
 - *Focus of the development plan as the prime decision making document*
 - *Requirement for Plan to stay policy relevant*
 - *Development Plan is made by the Elected Members*
 - *Robust review of Plan during its lifetime.*

Part 3 – commenced Chapter 3



- National Planning Framework
 - *Essentially the same role and function*
 - *Made by Government*
- Regional Spatial and Economic Strategies
 - *Similar approach to the 2000 Act*
 - *Introduction of new policy requirements*

Part 3 – commenced Chapter 3



- National Planning Statements
 - *They will replace S28s (they remain in force until replaced or revoked)*
 - *They are issued by the Minister- but approved by Government prior to publication*
 - *NPS's – two parts;*
 - National Policies and Measures- Plans must be consistent with
 - National Planning Policy and Guidance- Plans must take due account of
 - *S26 sets out a wide number of areas that may be covered but it is not conclusive!*

Policy considerations- Development Plans



- Need to refocus Development Plans- considerations
 - *Function of the Plan within a defined Planning Hierarchy*
 - *Overall Strategy- clear articulation of future integrated spatial development*
 - *Time horizon for Development Plans- strategic alignment.*
 - *Structural layout of Plans*
 - *Zoning and Development Plans*
 - *Role of tertiary plans*
- Practical/ Operational requirements of a Plan led system- Development Plans are the lynchpin!

Post Plan adoption...



- Five year review- more formal; focus on capacity to refocus.
- Variations- Development plans
 - *S58- Standard variation process- similar to existing provisions – except for coordinated plan settlements.*
 - *S59- variations of settlement specific objectives and consequence for lower tier plans*
 - *S61 and 62 -Required actions following new NPS (expedited variation)*
 - *S67- urgent direction- Approval of Government- Minister issues- variation required – carried out by the executive.*
- Variations to Current Plans- S58 applies but with particular oversight arrangements- reflecting Plan was made under 2000 Act provisions.



Thank you