



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

Naming and Numbering Schemes for New Residential Developments

15th May 2026

Number: NSP 02/2026

Purpose of Circular

In accordance with the provisions of Section 34(4)¹ of the Planning and Development Act 2000 (PDA), a planning authority may decide to grant permission for a development subject to conditions. Under Section 34(4)(o)² of the Planning and Development Act 2000, such planning conditions may include a condition relating to the appropriate naming and numbering of the permitted new development, including the provision of appropriate signage.

Public utilities, such as Uisce Éireann and ESB Networks, require details of the naming and numbering of multi-unit housing developments in order to create a unique identifier for each residential house or apartment that allows them (inter alia) to process related applications for connections to their utility networks and to manage future billing processes.

In cases where there is a delay in finalising such naming and numbering details required by a planning condition, this delay can unnecessarily impede the related utility application process by the developer, and in turn delay the utility connections required to enable the completion and occupation of new housing stock.

Accordingly, it is important that such naming and numbering planning conditions are efficiently processed and discharged by the planning authority in order to avoid any adverse impact on the completion and occupation of homes.

¹ and of Section 98(1) of the PDA 2024, when commenced.

² and of Section 87(3)(p) of the PDA 2024, when commenced



Assessment of Naming and Numbering Schemes

To ensure that a housing developer can commence the utility connection process as quickly as possible after receiving a grant of planning permission, planning authorities should promote and take the following approach:

1. Pre-planning Stage:

Planning authorities should engage with potential applicants in relation to the naming and numbering of all multi-unit housing developments at pre-planning stage and advise the prospective applicant(s) of any local requirements relating to the naming and numbering of a development. Details of local requirements should also be published and clearly signposted on the local authority website.

2. Planning Application Stage:

Planning authorities should integrate consideration of the naming and numbering scheme within the planning assessment process. Where possible, the planning authority should seek to agree the naming and numbering scheme with the applicant during the assessment process and to attach a condition to the grant of permission in relation to the implementation of the agreed naming and numbering scheme.

To achieve this, the planning authority will need to work with the applicant to resolve these matters prior to making a decision on the application. However, the assessment of the application should not be delayed by seeking Further Information in relation to naming and numbering alone. In cases where an agreed position has not been reached at the time of a decision being made on the application, a condition allowing for agreement in relation to the naming and numbering through compliance submission may be attached.

3. Planning Condition Compliance Stage:

Where a grant of permission includes a condition requiring the agreement of a naming and numbering scheme for a permitted housing development, the planning authority should prioritise the timely assessment and determination of any compliance submission received from the developer.

Whilst it is recognised that existing local arrangements may necessitate consultation or engagement with local groups (e.g. historical societies) or others, planning authorities should ensure that such practices do not unnecessarily delay the determination of compliance submissions. For example, engagement with such groups should be undertaken on a regular basis to ensure a timely response.



List of Names for Future Housing Developments

Planning authorities are also encouraged to adopt a proactive approach whereby a list of appropriate and agreed new housing development names is prepared by the planning authority in anticipation of upcoming new residential developments within a particular settlement or district of the planning authority's functional area. This approach will enable the avoidance of delays to new housing delivery while at the same time ensuring the sufficient regard is had to the provision of meaningful and locally appropriate new development naming.

Any enquiries relating to this Circular should be labelled 'Residential Developments Naming and Numbering' and emailed to forwardplanning@housing.gov.ie.

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