STATUTORY INSTRUMENTS.

S.I. No. 341 of 2026

PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 4) REGULATIONS 2026

S.I. No. 341 of 2026

PLANNING AND DEVELOPMENT (EXEMPTED DEVELOPMENT (ACT OF 2000)) (NO. 4) REGULATIONS 2026

WHEREAS I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, am of the opinion that development to which the following regulations apply would not offend against principles of proper planning and sustainable development by reason of the nature and limited effect of development belonging to that class on its surroundings; and

WHEREAS a draft of the following regulations has been laid before each House of the Oireachtas and a resolution approving that draft has been passed by each such House;

NOW I, John Cummins, Minister of State at the Department of Housing, Local Government and Heritage, in exercise of the powers conferred on me by subsection (2) of section 4 and section 262 of the Planning and Development Act 2000 (No. 30 of 2000) (as adapted by the Housing, Planning and Local Government (Alteration of Name of Department and Title of Minister) Order 2020 (S.I. No. 408 of 2020)) and by the Housing, Local Government and Heritage (Delegation of Ministerial Functions) Order 2025 (S.I. No. 364 of 2025), hereby make the following regulations:

Citation and commencement

1. (1) These Regulations may be cited as the Planning and Development (Exempted Development (Act of 2000)) (No. 4) Regulations 2026.

(2) The collective citation "Planning and Development Regulations 2001 to 2026" includes these Regulations.

(3) These Regulations shall come into operation on the 27th day of July 2026.

Interpretation

2. In these Regulations, "Principal Regulations" means the Planning and Development Regulations 2001 (S.I. No. 600 of 2001).

Amendment of Part 1 of Schedule 2 of the Principal Regulations

3. Part 1 of Schedule 2 of the Principal Regulations is amended by the insertion after Class 61 of:

‘

CLASS 62 The construction, erection or placing of a structure within the curtilage of the house for the purpose of bicycle or bin storage.	1. The structure shall have a maximum area of 3.5 square metres.

Notice of the making of this Statutory Instrument was published in "Iris Oifigiúil" of 17*th July,* 2026.

	2. The structure shall not be of a height of more than 1.4 metres. 3. If placed to the front of a dwelling, there shall be a setback of 0.6 metres from the front wall of the house to allow space for access and maintenance and/or to maintain daylight access through any adjacent window. 4. If placed to the front the dwelling, the structure shall not reduce the proportion of the front garden of the property that is retained as open space by more than 50%.
CLASS 63 The addition of external wall insulation to a house and any necessary works to facilitate its installation.	1. The thickness of external wall insulation shall not exceed 150 millimetres on the front, rear or gable walls of the building. 2. The external wall insulation shall not encroach on any public road. 3. The external wall insulation and related works shall not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and that of neighbouring structures.

,

GIVEN under my hand,
16 July, 2026.

JOHN CUMMINS,
Minister of State at the Department of Housing,
Local Government and Heritage.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
Le ceannach díreach ó
FOILSEACHÁIN RIALTAIS,
BÓTHAR BHAILE UÍ BHEOLÁIN,
CILL MHAIGHNEANN,
BAILE ÁTHA CLIATH 8,
D08 XAO6

Teil: 046 942 3100
r-phost: publications@opw.ie

DUBLIN
PUBLISHED BY THE STATIONERY OFFICE
To be purchased from
GOVERNMENT PUBLICATIONS,
MOUNTSHANNON ROAD,
KILMAINHAM, DUBLIN 8,
D08 XAO6

Tel: 046 942 3100
E-mail: publications@opw.ie

€ 1.50

9 781399 356633

(PLRU-31) 30. 7/26. Propylon.