



STATUTORY INSTRUMENTS.

S.I. No. 633 of 2025

PLANNING AND DEVELOPMENT ACT 2024 (COMMENCEMENT) (NO.
5) ORDER 2025

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PLANNING AND DEVELOPMENT ACT 2024 (COMMENCEMENT) (NO. 5) ORDER 2025

I, JAMES BROWNE, Minister for Housing, Local Government and Heritage, in exercise of the powers conferred on me by subsection (3) of section 1 of the Planning and Development Act 2024 (No. 34 of 2024), hereby order as follows:

1. This Order may be cited as the Planning and Development Act 2024 (Commencement) (No. 5) Order 2025.

2. In this Order “Act of 2024” means the Planning and Development Act 2024 (No. 34 of 2024).

3. (1) The 31st day of December 2025 is appointed as the day on which the provisions of the Act of 2024 specified in Part 1 of the Schedule shall, to the extent specified in that Part, come into operation.

(2) The 31st day of December 2025 is appointed as the day on which the repeal of the provisions of the Planning and Development Act 2000 (No. 30 of 2000) effected by section 6 of the Act of 2024 and specified in Part 2 of the Schedule shall, to the extent specified in that Part, come into operation.

(3) The 31st day of December 2025 is appointed as the day on which the amendments to the enactments referred to in section 631 of the Act of 2024 shall, to the extent specified in Part 3 of the Schedule, come into operation.

SCHEDULE

PART 1

Commencement of Certain Provisions of Act of 2024

1. Chapters 5 and 6 of Part 3
2. Chapter 1 of Part 7
3. Sections 391, 397, 398, 399, 400, 401, 570, 576, 577, 580, 581 and 582
4. Sections 390, 574, 575 and 578, in so far as those sections are not already in operation
5. Part 18 (other than section 550)

PART 2

Commencement of Certain Repeals effected by section 6 of Act of 2024

1. Chapters I and II of Part II
2. Part IIA in so far as it is not already repealed
3. Chapter II (other than paragraphs (a) and (b) of subsection (1) and subsection (3) of section 31P and sections 31T and 31AE) and Chapter IV of Part IIB
4. Section 94 (other than subsection (4)(a))
5. Section 95
6. Sections 147 and 148 in so far as those sections are not already repealed
7. Section 149
8. Paragraphs (c), (d) and (e) of the definition of “land use plan” in section 177R
9. Paragraphs (c), (d) and (e) in subsection (2) of section 177S
10. Paragraphs (c) and (d) in subsection (3) of section 177T
11. First Schedule

PART 3

Commencement of Certain Amendments effected by section 631 of Act of 2024

1. The amendment (specified at reference number 1 of column (1) of Schedule 7 to the Act of 2024) of the National Monuments Act 1930 (No. 2 of 1930).
2. The amendment (specified at reference number 11 of column (1) of Schedule 7 to the Act of 2024) of the Roads Act 1993 (No. 14 of 1993) (in this paragraph referred to as the “Act of 1993”) in so far only as it —
 - (a) amends the definition of “development plan” in subsection (1) of section 2 of the Act of 1993, and
 - (b) amends section 51AA (in so far as it is not already in operation) of the Act of 1993.
3. The amendment (specified at reference number 13 of column (1) of Schedule 7 to the Act of 2024) of the Harbours Act 1996 (No.11 of 1996) (in this paragraph referred to as the “Act of 1996”) in so far only as it —
 - (a) amends subparagraph (iv) of paragraph (c) of subsection (3) of section 9 of the Act of 1996, and
 - (b) amends subparagraph (iv) of paragraph (c) of subsection (3) of section 91 of the Act of 1996.
4. The amendment (specified at reference number 18 of column (1) of Schedule 7 to the Act of 2024) of the Local Government Act 2001 (No. 37 of 2001) (in this paragraph referred to as the “Act of 2001”) in so far only as it —
 - (a) amends subparagraph (ii) of paragraph (a) of subsection (2) of section 51 of the Act of 2001,
 - (b) inserts paragraph (a) of subsection (4) of section 66B of the Act of 2001,
 - (c) inserts subparagraph (i) of paragraph (c) of subsection (2) of section 66C of the Act of 2001,
 - (d) inserts subparagraph (i) of paragraph (c) of subsection (3) of section 66C of the Act of 2001,
 - (e) inserts subparagraph (i) of paragraph (a) of subsection (4) of section 66C of the Act of 2001,
 - (f) inserts reference number 12 in Part 2 of Schedule 14A to the Act of 2001,
 - (g) inserts reference number 12B in Part 2 of Schedule 14A to the Act of 2001, and
 - (h) inserts reference number 69 in Part 3 of Schedule 14A to the Act of 2001.

5. The amendment (specified at reference number 23 of column (1) of Schedule 7 to the Act of 2024) of the Civil Registration Act 2004 (No. 3 of 2004).

6. The amendment (specified at reference number 29 of column (1) of Schedule 7 to the Act of 2024) of the Water Services Act 2007 (No. 30 of 2007) (in this paragraph referred to as the “Act of 2007”) in so far only as it —

- (a) inserts definitions of “Act of 2024” and “development plan” in section 2 of the Act of 2007, and
- (b) amends paragraph (h) of subsection (2) of section 31 of the Act of 2007.

7. The amendment (specified at reference number 32 of column (1) of Schedule 7 to the Act of 2024) of the Housing (Miscellaneous Provisions) Act 2009 (No. 22 of 2009) (in this paragraph referred to as the “Act of 2009”) in so far only as it —

- (a) amends the definitions of “development plan” and “housing strategy” in section 2 of the Act of 2009,
- (b) amends subsection (1) of section 17 of the Act of 2009, and
- (c) amends paragraph (a) of section 21 of the Act of 2009.

8. The amendment (specified at reference number 33 of column (1) of Schedule 7 to the Act of 2024) of the Land and Conveyancing Law Reform Act 2009 (No. 27 of 2009) (in this paragraph referred to as the “Act of 2009”) in so far only as it —

- (a) inserts a definition of “Act of 2024” in section 3 of the Act of 2009,
- (b) amends the definition of “development plan” in section 3 of the Act of 2009, and
- (c) amends paragraph (c) of subsection (2) of section 50 of the Act of 2009.

9. The amendment (specified at reference number 34 of column (1) of Schedule 7 to the Act of 2024) of the National Asset Management Agency Act 2009 (No. 34 of 2009).

10. The amendment (specified at reference number 40 of column (1) of Schedule 7 to the Act of 2024) of the Water Services (No. 2) Act 2013 (No. 50 of 2013) (in this paragraph referred to as the “Act of 2013”) in so far only as it —

- (a) amends subparagraph (i) of paragraph (b) of subsection (5) of section 33 of the Act of 2013,
- (b) amends subparagraph (ii) of paragraph (b) of subsection (5) of section 33 of the Act of 2013,
- (c) inserts paragraph (c) of subsection (5) of section 34 of the Act of 2013, and
- (d) inserts paragraph (d) of subsection (5) of section 34 of the Act of 2013.

11. The amendment (specified at reference number 43 of column (1) of Schedule 7 to the Act of 2024) of the Regulation of Lobbying Act 2015 (No. 5 of 2015).

12. The amendment (specified at reference number 44 of column (1) of Schedule 7 to the Act of 2024) of the Urban Regeneration and Housing Act 2015 (No. 33 of 2015) (in this paragraph referred to as the “Act of 2015”) in so far only as it —

- (a) inserts a definition of “Act of 2024” in section 2 of the Act of 2015,
- (b) amends the definition of “regeneration land” in section 3 of the Act of 2015,
- (c) amends the definition of “residential land” in section 3 of the Act of 2015, and
- (d) inserts definitions of “housing strategy” and “local area plan” in section 3 of the Act of 2015.

13. The amendment (specified at reference number 46 of column (1) of Schedule 7 to the Act of 2024) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (No. 17 of 2016) (in this paragraph referred to as the “Act of 2016”) in so far only as it —

- (a) inserts a definition of “Act of 2024” in section 2 of the Act of 2016, and
- (b) inserts definitions of “development plan” and “local area plan” in section 2 of the Act of 2016.

14. The amendment (specified at reference number 53 of column (1) of Schedule 7 to the Act of 2024) of the Local Government Rates and Other Matters Act 2019 (No. 24 of 2019) in so far as it is not already in operation.

15. The amendment (specified at reference number 57 of column (1) of Schedule 7 to the Act of 2024) of the Land Development Agency Act 2021 (No. 26 of 2021) (in this paragraph referred to as the “Act of 2021”) in so far only as it —

- (a) amends the definitions of “development plan”, “housing strategy”, and “local area plan” in section 4 of the Act of 2021,
- (b) inserts definitions of “coordinated area plan”, “priority area plan” and “urban area plan” in section 4 of the Act of 2021,
- (c) amends subsection (2) of section 8 of the Act of 2021,
- (d) amends paragraph (a) of subsection (3) of section 52 of the Act of 2021,
- (e) amends subparagraph (ii) of paragraph (a) of section 58 of the Act of 2021, and
- (f) amends paragraph (b) of section 58 of the Act of 2021.

16. The amendment (specified at reference number 65 of column (1) of Schedule 7 to the Act of 2024) of the Water Environment (Abstractions and

Associated Impoundments) Act 2022 (No. 48 of 2022) (in this paragraph referred to as the “Act of 2022”) in so far only as it —

- (a) amends the definitions of “development plan” and “local area plan” in section 14 of the Act of 2022,
- (b) inserts definitions of “coordinated area plan”, “priority area plan” and “urban area plan” in section 14 of the Act of 2022,
- (c) amends subparagraph (vi) of paragraph (f) of subsection (4) of section 24 of the Act of 2022, and
- (d) amends subsection (2) of section 58 of the Act of 2022.

17. The amendment (specified at reference number 66 of column (1) of Schedule 7 to the Act of 2024) of Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 (No. 26 of 2023) (in this paragraph referred to as the “Act of 2023”) in so far only as it —

- (a) inserts a definition of “Act of 2024” in subsection (1) of section 2 in the Act of 2023, and
- (b) amends subsection (2) of section 167 of the Act of 2023.



GIVEN under my Official Seal,
17 December, 2025.

JAMES BROWNE,
Minister for Housing, Local Government and Heritage.

BAILE ÁTHA CLIATH
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR
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