



STATUTORY INSTRUMENTS.

**S.I. No. 648 of 2025**



PLANNING AND DEVELOPMENT ACT (EXEMPTED DEVELOPMENT  
(ACT OF 2000)) REGULATIONS 2025

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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**

1. (1) These Regulations may be cited as the Planning and Development Act (Exempted Development (Act of 2000)) Regulations 2025.

(2) These regulations and the Planning and Development Regulations 2001 to 2021 shall be construed as one and may be collectively cited as the Planning and Development Regulations 2001 to 2025.

**Interpretation**

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

**Amendment of Article 10 of the Principal Regulations**

3. Article 10(6)(a) of the Principal Regulations is amended by the substitution of:

‘ ‘relevant period’ means the period from 8 February 2018 until 31 December 2025.’

with

‘ ‘relevant period’ means the period from 8 February 2018 until 31 December 2028.’

GIVEN under my hand,  
19 December 2025

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

BAILE ÁTHA CLIATH  
ARNA FHOILSIÚ AG OIFIG AN tSOLÁTHAIR  
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