



STATUTORY INSTRUMENTS.

**S.I. No. 452 of 2025**

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

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PLANNING AND DEVELOPMENT ACT 2024 (COMMENCEMENT) (NO. 4) 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. 4) Order 2025.

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

3. (1) The 2nd day of October 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 2nd day of October 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 2nd day of October 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. Part 3 (other than subsections (8) and (9) of section 25 and Chapters 5 and 6)
2. Part 6 (other than Chapters 3 and 4)
3. Section 356 (other than subsections (4), (5) and (7))
4. Sections 396, 476, 483, 484, 487, 488, 489, 490 and 491
5. Subsection (2) of section 485
6. Paragraph (a) of subsection (2) of section 492 insofar only as it relates to funfairs

### PART 2

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

1. Chapters IIA and III of Part II
2. Sections 28, 31A, 31F, 31FF, 31G, 31GG, 31AQ and 31AR
3. Section 31H in so far only as it applies to guidelines issued under section 28
4. Paragraph (a) of the definition of “land use plan” in section 177R
5. Paragraphs (a) and (aa) in subsection (2) of section 177S
6. Paragraphs (a) and (aa) in subsection (3) of section 177T
7. Section 239

### PART 3

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

1. The amendment (specified at reference number 8 of column (1) of Schedule 7 to the Act of 2024) of the Local Government Act 1991 (No.11 of 1991).
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) inserts a definition of “Act of 2024” in subsection (1) of section 2 of the Act of 1993, and
  - (b) amends paragraph (c) of section 51AA of that Act.

3. 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) inserts a definition of “Act of 2024” in subsection (1) of section 2 of the Act of 2001,
  - (b) inserts paragraph (b) of subsection (4) of section 66B of that Act,
  - (c) inserts subparagraph (ii) of paragraph (c) of subsection (2) of section 66C of that Act,
  - (d) inserts subparagraph (ii) of paragraph (c) of subsection (3) of section 66C of that Act,
  - (e) inserts subparagraph (ii) of paragraph (a) of subsection (4) of section 66C of that Act,
  - (f) inserts paragraph (i) of subsection (2) of section 66H of that Act, and
  - (g) amends paragraph (e) of subsection (10) of section 140 of that Act,
4. The amendment (specified at reference number 27 of column (1) of Schedule 7 to the Act of 2024) of the Railway Safety Act 2005 (No. 31 of 2005)
5. The amendment (specified at reference number 31 of column (1) of Schedule 7 to the Act of 2024) of the Dublin Transport Authority Act 2008 (No. 15 of 2008) (in this paragraph referred to as the “Act of 2008”) in so far only as it –
  - (a) inserts definitions of “Act of 2024” and “regional spatial and economic strategy” in section 2 of the Act of 2008,
  - (b) amends section 12 of that Act, and
  - (c) amends section 64 of that Act.
6. The amendment (specified at reference number 35 of column (1) of Schedule 7 to the Act of 2024) of the Public Transport Regulation Act 2009 (No. 37 of 2009).
7. 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) inserts a definition of “Act of 2024” in section 2 of the Act of 2013,
  - (b) amends section 24 of that Act,
  - (c) amends subparagraph (ii) of paragraph (a) of subsection (5) of section 33,
  - (d) inserts paragraph (e) of subsection (5) of section 34.

8. The amendment (specified at reference number 45 of column (1) of Schedule 7 to the Act of 2024) of the Climate Action and Low Carbon Development Act 2015 (No. 46 of 2015).
9. 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 this paragraph referred to as the “Act of 2019”) in so far only as it –
  - (a) inserts a definition of “Act of 2024” in section 1 of the Act of 2019, and
  - (b) inserts paragraph (a) of subsection (1) of section 15 of that Act.
10. 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 definition of “regional spatial and economic strategy”, and
  - (b) inserts a definition of “Act of 2024”,  
in section 4 of the Act of 2021.
11. The amendment (specified at reference number 58 of column (1) of Schedule 7 to the Act of 2024) of the Maritime Area Planning Act 2021 (No. 50 of 2021) (in this paragraph referred to as the “Act of 2021”) in so far only as it –
  - (a) inserts a definition of “Act of 2024” in subsection (1) of section 2 of the Act of 2021,
  - (b) amends the definitions of “Birds Directive”, “coastal planning authority”, “Habitats Directive”, “National Planning Framework” and “strategic environmental assessment” in the said subsection (1) of section 2,
  - (c) amends section 6 of that Act,
  - (d) amends section 6A of that Act,
  - (d) amends section 7 of that Act,
  - (f) amends subsections (2) and (3) of section 14 of that Act, and
  - (g) amends section 43 of that Act.
12. The amendment (specified at reference number 59 of column (1) of Schedule 7 to the Act of 2024) of the Regulation of Providers of Building Works and Miscellaneous Provisions Act 2022 (No. 15 of 2022).
13. The amendment (specified at reference number 61 of column (1) of Schedule 7 to the Act of 2024) of the Circular Economy and Miscellaneous Provisions Act 2022 (No. 26 of 2022).
14. The amendment (specified at reference number 63 of column (1) of Schedule 7 to the Act of 2024) of the Development (Emergency Electricity Generation) Act 2022 (No. 35 of 2022).

15. 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 so far only as it inserts a definition of “Act of 2024” in section 2 of that Act.
16. The amendment (specified at reference number 67 of column (1) of Schedule 7 to the Act of 2024) of the Local Government (Mayor of Limerick) and Miscellaneous Provisions Act 2024 (No. 7 of 2024) in so far only as it amends the definition of “National Planning Framework” and “regional spatial and economic strategy” in subsection (1) of section 29 of that Act.



GIVEN under my Official Seal,  
1 October, 2025.

JAMES BROWNE,  
Minister for 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

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

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