



An Bille um Pleanáil agus Forbairt (Leas Ábhartha), 2026
Planning and Development (Material Interest) Bill 2026

Mar a tionscnaíodh

As initiated



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Planning and Development Act 2024 (No. 34)



**AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEAS ÁBHARTHA), 2026
PLANNING AND DEVELOPMENT (MATERIAL INTEREST) BILL 2026**

Bill

entitled

An Act to prevent certain objections to grants of planning permission by requiring, 5
subject to exceptions, that an objector must have a material interest in the development
to which the objection relates; and to provide for related matters.

Be it enacted by the Oireachtas as follows:

Short title and commencement

1. (1) This Act may be cited as the Planning and Development (Material Interest) Act 2026. 10
(2) This Act shall come into operation on such day or days as the Minister may by order
or orders appoint either generally or with reference to any particular purpose or
provision and different days may be so appointed for different purposes or provisions.

Interpretation

2. In this Act— 15
“Act of 2000” means the Planning and Development Act 2000;
“Minister” means the Minister for Housing, Local Government and Heritage;
“Principal Act” means the Planning and Development Act 2024.

Insertion of section 97A in to Principal Act

3. The Principal Act is amended by the insertion of the following section after section 97: 20
- “Material interest requirement for objectors, subject to exceptions**
- 97A.** (1) Subject to the provisions of this section, a submission, observation or
appeal in opposition to an application for (or in opposition to the grant
of) permission for a development shall not be considered by a planning
authority or by the Commission (as the case may be), and shall have 25
no effect, unless the submission, observation or appeal is made by or
on behalf of a person or body having a material interest in that
development.
- (2) Where a planning authority or the Commission (as the case may be) is
of opinion that a submission, observation or appeal may be one which 30

has no effect by reason of subsection (1), the planning authority concerned or the Commission (as the case may be) shall so notify the person or body by or on whose behalf the submission, observation or appeal was made and shall—

- (a) inform the person or body of the provisions of this section, 5
 - (b) afford the person or body a period of 14 days within which to satisfy the planning authority concerned or the Commission (as the case may be) that the person or body has a material interest in that development, and
 - (c) if not satisfied that the person or body has a material interest in that development, return to the person or body the submission, observation or appeal concerned and any fee paid in respect thereof and notify the person or body that their submission, observation or appeal cannot be considered by the planning authority or the Commission (as the case may be) because of the provisions of this section. 10 15
- (3) For the purposes of this section, a person or body has a material interest in a development if, but only if, the planning authority concerned or the Commission (as the case may be) is satisfied that—
- (a) the person resides, or will within a period of one year begin to reside, within a distance of 10 kilometres from the location of the development, 20
 - (b) the person or body owns land (whether as sole owner or co-owner) within a distance of five kilometres from the location of the development, or 25
 - (c) the person or body carries on a business and the economic interests of the person or body in connection with that business are likely to be adversely affected to a material degree in the event that—
 - (i) permission for the development is granted, or
 - (ii) an appeal against the grant of such permission is unsuccessful. 30
- (4) In the case of a submission, observation or appeal by or on behalf of a natural person, evidence submitted solely for the purpose of establishing that he or she has a material interest in the development concerned shall not be made available to the public by a planning authority or by the Commission. 35
- (5) This section shall not apply to a submission, observation or appeal by or on behalf of a State authority or a public body.
- (6) Nothing in this section shall be construed as permitting the making of any submission, observation or appeal which would not, apart from this section, be permitted. 40
- (7) In this section—

‘location of the development’ means the site at which the development

has taken place, is taking place or is proposed to take place;
'public body' means a body established by statute.”.

Insertion of section 33A in to Act of 2000

4. The Act of 2000 is amended by the insertion of the following section after section 33:

“Material interest requirement for objectors, subject to exceptions 5

33A. (1) Subject to the provisions of this section, a submission, observation or appeal in opposition to an application for (or in opposition to the grant of) permission for a development shall not be considered by a planning authority or by the Board (as the case may be), and shall have no effect, unless the submission, observation or appeal is made by or on behalf of a person or body having a material interest in that development. 10

(2) Where a planning authority or the Board (as the case may be) is of opinion that a submission, observation or appeal may be one which has no effect by reason of subsection (1), the planning authority concerned or the Board (as the case may be) shall so notify the person or body by or on whose behalf the submission, observation or appeal was made and shall— 15

(a) inform the person or body of the provisions of this section,

(b) afford the person or body a period of 14 days within which to satisfy the planning authority concerned or the Board (as the case may be) that the person or body has a material interest in that development, and 20

(c) if not satisfied that the person or body has a material interest in that development, return to the person or body the submission, observation or appeal concerned and any fee paid in respect thereof and notify the person or body that their submission, observation or appeal cannot be considered by the planning authority or the Board (as the case may be) because of the provisions of this section. 25

(3) For the purposes of this section, a person or body has a material interest in a development if, but only if, the planning authority concerned or the Board (as the case may be) is satisfied that— 30

(a) the person resides, or will within a period of one year begin to reside, within a distance of 10 kilometres from the location of the development, 35

(b) the person or body owns land (whether as sole owner or co-owner) within a distance of five kilometres from the location of the development, or

(c) the person or body carries on a business and the economic interests of the person or body in connection with that business are likely to be adversely affected to a material degree in the event that— 40

- (i) permission for the development is granted, or
 - (ii) an appeal against the grant of such permission is unsuccessful.
- (4) In the case of a submission, observation or appeal by or on behalf of a natural person, evidence submitted solely for the purpose of establishing that he or she has a material interest in the development concerned shall not be made available to the public by a planning authority or by the Board. 5
- (5) This section shall not apply to a submission, observation or appeal by or on behalf of a State authority or a public body.
- (6) Nothing in this section shall be construed as permitting the making of any submission, observation or appeal which would not, apart from this section, be permitted. 10
- (7) In this section—
 - ‘location of the development’ means the site at which the development has taken place, is taking place or is proposed to take place; 15
 - ‘public body’ means a body established by statute.”.

An Bille um Pleanáil agus Forbairt (Leas
Ábhartha), 2026

BILLE

(mar a tionscnaíodh)

dá ngairtear

Acht do chur cosc le hagóidí áirithe i gcoinne deonú ceada pleanála trína cheangal, faoi réir eisceachtaí, nach foláir leas ábhartha a bheith ag agóideoir san fhorbairt lena mbaineann an agóid; agus do dhéanamh socrú i dtaobh nithe gaolmhara.

*Na Teachtaí Peadar Tóibín agus Pól O'Laighléis a
thug isteach,*
24 Márta, 2026

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Interest) Bill 2026

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(as initiated)

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*Introduced by Deputies Peadar Tóibín and Paul
Lawless,*
24th March, 2026

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