



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

Meabhrán Miniúcháin
Explanatory Memorandum



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

EXPLANATORY MEMORANDUM

Purpose of the Bill

The purpose of this Bill is to prevent permissions for developments being delayed or frustrated by geographically distant objectors who have no material interest in the development concerned. This is intended to serve the interests of individuals and communities who may benefit from the development concerned. The Bill preserves the right of objection for persons who have a material interest, as defined therein, and for a range of authorities/public bodies.

Provisions of the Bill

Section 1 provides for the short title and commencement of the Bill.

Section 2 defines key terms used in the Bill.

Section 3 inserts a new section in the Planning and Development Act 2024, providing that (subject to exceptions), a submission, observation or appeal in opposition to planning permission for a development will be ineffective and will not be considered by a planning authority or by An Coimisiún Pleanála, unless the submission, observation or appeal is made by or on behalf of a person or body having a material interest in that development.

A person or body is deemed to have such material interest if the planning authority concerned or An Coimisiún Pleanála is satisfied that paragraph (a), (b) or (c) of subsection (3) applies in respect of the person or body.

The section also provides that, 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 will not be made available to the public by a planning authority or by An Coimisiún Pleanála.

The section provides for an exemption for objections by State authorities and public bodies as defined.

Section 4 inserts a new section in the Planning and Development Act 2000. This new section is to the same effect as the one inserted by section 3 of the Bill. Section 4 of the Bill is included because section 6 of the Planning and Development Act 2024 has not yet been fully commenced,

so some provisions of the Planning and Development Act 2000 remain in force.

*Peadar Tóibín, TD, Paul Lawless, TD,
Máirtín, 2026.*

