



SEANAD ÉIREANN

AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEASÚ), 2026 PLANNING AND DEVELOPMENT (AMENDMENT) BILL 2026

LEASUITHE COISTE COMMITTEE AMENDMENTS

SEANAD ÉIREANN

AN BILLE UM PLEANÁIL AGUS FORBAIRT (LEASÚ), 2026 —AN COISTE

PLANNING AND DEVELOPMENT (AMENDMENT) BILL 2026 —COMMITTEE STAGE

Leasuithe Amendments

SECTION 3

1. In page 10, between lines 1 and 2, to insert the following:

“(2) Where there is a demand for the payment of levy under section 15 of the Act of 2015, but that levy has not been collected before the date of the coming into operation of the repeal of section 15 of that Act by *paragraph (a) of subsection (1)*, the Act of 2015 shall, on and after that date, continue to apply and have effect in relation to the demand for the payment of levy under section 15 of that Act in respect of a vacant site the subject of the recovery of that levy, as if the repeal had not occurred.”.

—*Senator Alice-Mary Higgins.*

SECTION 4

2. In page 10, between lines 11 and 12, to insert the following:

“Report on impact of amendments related to Judicial Reviews

4. The Minister shall lay a report before both Houses of the Oireachtas within 12 months of the commencement of this Act detailing the impact of the amendments to Part 4 of the Principal Act related to Judicial Reviews and detailing whether the procedural changes have resulted in a speeding up of planning related Judicial Reviews or increased the volume of planning litigation resulting in increased delays for residential and infrastructural development.”.

—*Senators Conor Murphy, Chris Andrews, Pauline Tully, Nicole Ryan,
Joanne Collins, Maria McCormack.*

3. In page 10, between lines 11 and 12, to insert the following:

“Report on impact of amendments related to alteration of existing planning permissions

4. The Minister shall lay a report before both Houses of the Oireachtas every 6 months from the commencement of this Act detailing the impact of the amendments to Part 4 of the Principal Act related to alterations of existing planning permissions and detailing the location, nature and volume of such alterations by project and local authority area and the resulting commencement of developments that have secured the alterations.”.

—*Senators Conor Murphy, Chris Andrews, Pauline Tully, Nicole Ryan,
Joanne Collins, Maria McCormack.*

[SECTION 4]

4. In page 10, between lines 11 and 12, to insert the following:

“Report on preparation of long-term Strategic Master Plans

4. (1) The Minister shall, within 2 years of the commencement of this Act, prepare and lay before both Houses of the Oireachtas, a report detailing how each planning authority shall prepare a report detailing the arrangements for the preparation of 30 year Strategic Master Plans by planning authorities.
- (2) The report shall contain details on how each planning authority shall prepare a Strategic Master Plan setting out a long-term vision for the physical, social, economic, and environmental development of its functional area over a period of 30 years.
- (3) The Strategic Master Plan shall—
- (a) identify strategic development priorities, including settlement hierarchy, infrastructure corridors, climate adaption measures and areas for regeneration,
 - (b) set out indicative phasing for major infrastructure and public investment,
 - (c) include spatial mapping of long-term development objectives,
 - (d) align with the National Planning Framework, Regional Spatial and Economic Strategies, and National Planning Statements, and
 - (e) incorporate long-term environmental, transport, housing, and economic projections.
- (4) According to the report, a Strategic Master Plan shall not have direct development consent effect but shall serve as a non-statutory strategic framework guiding the preparation and review of Development Plans, Urban Area Plans, and Priority Area Plans.
- (5) The report shall state that the Master Plan will be reviewed every 10 years, or earlier where directed by the Minister or where required to ensure consistency with a new National Planning Statement.
- (6) According to the report, a planning authority, in the preparation of a Strategic Master Plan shall—
- (a) consult with the local authorities, the Office of the Planning Regulator, and prescribed bodies,
 - (b) undertake public consultation for a period of not less than 12 weeks,
 - (c) prepare an environmental report assessing long-term impacts, including climate resilience and infrastructure capacity,
 - (d) request the Office of the Planning Regulator to issue guidelines on the content, structure, and methodology for Master Plans within 12 months of the commencement of this section.
- (7) According to the report, each planning authority shall prepare its first Master Plan within 36 months of the commencement of this section.”.

—*Senator Aubrey McCarthy.*

[SECTION 61]

SECTION 61

Section opposed.

—*Senators Conor Murphy, Chris Andrews, Pauline Tully, Nicole Ryan,
Joanne Collins, Maria McCormack.*

SECTION 62

Section opposed.

—*Senators Conor Murphy, Chris Andrews, Pauline Tully, Nicole Ryan,
Joanne Collins, Maria McCormack, Alice-Mary Higgins.*

5. In page 35, to delete lines 10 to 17.

—*Senator Alice-Mary Higgins.*

6. In page 35, between lines 29 and 30, to insert the following:

“(4) An alteration of a permission referred to in *subsection (3)* shall be considered a material alteration if substantial works have not commenced 2 years from the point the permission was granted.”.

—*Senator Alice-Mary Higgins.*

SECTION 65

7. In page 37, to delete lines 24 to 34.

—*Senator Alice-Mary Higgins.*

SECTION 74

8. In page 39, to delete lines 21 to 38 and in page 40, to delete lines 1 to 3.

—*Senator Alice-Mary Higgins.*

SECTION 115

Section opposed.

—*Senator Alice-Mary Higgins.*

