



European Union (Planning and Development) (Renewable Energy) (No.2) Regulations 2025
Circular

Number CEPP 3/2025

11 September 2025

To: Directors of Planning in each local authority

CC: Chief Executives
Senior Planners
An Coimisiún Pleanála
Office of the Planning Regulator
Directors of Regional Assemblies
Mayor of Limerick
Land Development Agency

**European Union (Planning and Development) (Renewable Energy) (No.2) Regulations
2025**

Purpose of Circular

This circular notifies planning authorities, the Commission and other key stakeholders of the making of the European Union (Planning and Development) (Renewable Energy) (No.2) Regulations 2025 (S.I. 426 of 2025). The Regulations were signed by the Minister on 11 of September and enter into force 14 days after that date. This means that the Regulations come into force on Thursday 25 September 2025.

As noted in CEPP Circular letter 1/2025, the European Union (Planning and Development) (Renewable Energy) Regulations 2025 (S.I. 274 of 2025) were signed and came into force on the 6 August 2025. Subsequently, the Department became aware of some operational issues arising from the introduction of those Regulations, which are addressed by these new Regulations.

The new Regulations seek to provide clarification on certain matters contained in S.I. 274 of 2025, primarily related to site notices.



1. Summary of new legislation

The primary objective of the new legislation is to revoke recent amendments made to Form No. 1 of Schedule 3 of the Planning and Development Regulations 2001 -2025 (the 2001 Regulations) by inserting a new Form No. 1 and a new site notice form specific to RED III applications, Form No. 23. Regulations 5 and 6 of S.I. 426 of 2025 have done this.

In accordance with the RED III Directive, the time for making submissions on an application relating to a small-scale solar energy equipment development or a small-scale non-ground source heat pump is 2 weeks. S.I. 274 of 2025 amended article 18(1)(e) of the 2001 Regulations, to provide that a newspaper notice advertising these applications, referenced the shorter period of 2 weeks for making submissions. This amendment caused confusion amongst some stakeholders; therefore, Regulation 3 has provided some clarity around this issue.

A consequential amendment to Article 19(1) of the 2001 Regulations is required following the introduction of a new site notice form specific to RED III developments, (Form No. 23 of Schedule 3). This amendment is made by Regulation 4 and clarifies that Form No. 23 is to be used where the development is one covered by the Renewable Energy Directive.

Regulation 7 provides that any site notice erected or newspaper notice published since S.I. 274 of 2025 came into force, shall be considered as valid until the date of coming into operation of this new Regulation (S.I. 426 of 2025), provided that both comply with articles 18 and 19 of the 2001 Regulations. Essentially, the site notices or newspaper publications are to be treated as if the provisions of S.I. 274 of 2025, which made amendments to both, had not been made.

Regulation 1(2) provides that these Regulations do not come into force until 14 days after the date on which they were made. This means that the Regulations come into force on Thursday 25 September 2025. Therefore, on that date and going forward, Form No. 23 will be the site notice form that must be used for proposed development, which is covered by the Renewable Energy Directive.

2. Further information

Any enquiries regarding this circular can be emailed to the Department at environmentalplanningpolicy@housing.gov.ie

Issued by:

A handwritten signature in black ink, appearing to read 'Lisa Clifford'.

Lisa Clifford
Principal
Climate and Environmental Planning Policy