



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

Office of the Planning Regulator

Activity Report

Quarter 1 of 2026



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Introduction

This quarterly activity report (QAR) relates to activities conducted by the Office of the Planning Regulator (OPR) during Quarter 1, 2026.

The OPR publishes quarterly reports that provide an overview of the nature and extent of its functions under its statutory mandate.

These are:

- I. Evaluation of the statutory plans of the local government system;
- II. Reviews and examinations of local authority systems and procedures used in the delivery of planning services to the public; and
- III. Undertaking programmes relating to training, education, research and public awareness in relation to the benefits of planning.

The Planning and Development Act 2024 was signed into law on 17 October 2024. The Act is being commenced on a phased basis to facilitate a smooth transition from the existing legislation to the new legislation. It is important to note that transitional arrangements are in place. This means that certain elements of the work reflected in this report were undertaken under the previous legislation (2000 Act) and some elements were undertaken under the current legislation (2024 Act).

Information on the commencement of the Planning and Development Act 2024 is available [on the Department of Housing, Local Government and Heritage website](#).

Evaluation of Statutory Plans

The OPR is responsible for independently assessing city/county development plans (CDPs) and local area plans (LAPs) at three key stages: issues paper, draft plan and material alterations. The OPR also considers any proposed variations to existing CDPs or amendments to LAPs. OPR submissions may include recommendations, observations or advice.

In Q1 2026, 24 consultations on statutory plans opened for public consultation. These consultations related to:

- 18 draft variations to existing CDPs; and
- six material alterations to a draft variation to existing CDPs.

OPR Submissions on Statutory Plans

In Q1 2026, the OPR made 21 submissions to local authorities, the majority of which related to variations to existing CDPs at draft stage. Table 1 below sets out a breakdown by plan-type.

Submissions on Statutory Plans	
<p>Variations to City/County Development Plans:</p> <ul style="list-style-type: none"> Variation No. 6 to the Wicklow County Development Plan 2022-2028 Variation No. 10 to the Dublin City Development Plan 2022-2028 Variation No. 3 to the Carlow County Development Plan 2022-2028 Variation No.1 to the DLR County Development Plan 2022-2028 Variation No. 9 to the Kilkenny City and County Development Plan 2021-2027 Variation No. 1 to the Fingal County Development Plan 2023-2029 Variation No. 2 to the Fingal County Development Plan 2023-2029 Variation No. 4 to the Carlow County Development Plan 2022-2028 Variation No. 2 to the Limerick County Development Plan 2022-2028 Variation No. 1 to the Donegal County Development Plan 2024-2030 Variation No. 1 to the Sligo County Development Plan 2024-2030 Variation No. 1 to the Wexford County Development Plan 2022-2028 Variation No. 4 to the Kildare County Development Plan 2023 - 2029 Variation No. 2 to the South Dublin County Development Plan 2022-2028 Variation No. 1 to the Laois County Development Plan 2021-2027 Variation No. 2 to the Laois County Development Plan 2021-2027 	16
<p>Material Alterations to Variations to City/County Development Plans:</p> <ul style="list-style-type: none"> Material Alterations to Variation No. 1 to the South Dublin County Development Plan 2022-2028 Material Alterations to Variation No. 5 to the Kilkenny City and County Development Plan 2021-2027 Material Alterations to Variation No. 6 to the Kilkenny City and County Development Plan 2021-2027 Material Alterations to Variation No. 2 to the Kildare County Development Plan 2023-2029 Material Alterations to Variation No. 3 to the Kildare County Development Plan 2023-2029 	5
Total:	21

Table 1 | Submissions on Statutory Plans

OPR Submissions by Regional Area

Local authorities are divided into three regional areas, represented by three regional assemblies:

- The Eastern and Midland Regional Assembly (EMRA);
- The Northern and Western Regional Assembly (NWRA); and
- The Southern Regional Assembly (SRA).

OPR submissions during Q1 2026 related to all regional assembly areas. Figure 1 below shows the number of submissions made on consultations within each regional assembly area.

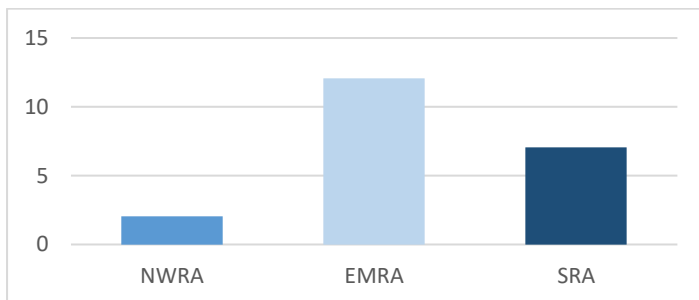


Figure 1 | OPR Submissions by Regional Assembly Area

OPR Recommendations and Observations

The OPR may make recommendations or observations in its submissions at the draft and/or material alterations stage. Due to the high-level nature of issues papers, the OPR does not make observations or recommendations at this stage.

Recommendations issued by the OPR relate to clear breaches of relevant legislative provisions; the national or regional policy framework and/or Government policy. The local authority is requested to implement or address recommendation(s) made by the OPR.

Observations take the form of a request for further information, justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are required to ensure alignment with policy and legislative provisions. The OPR advises local authorities to action an observation.

Table 2 below sets out the number of observations and recommendations made by the OPR in Q1 2026.¹

Recommendations and Observations Made by the OPR			
	Submissions (number):	Recommendations (number):	Observations (number):
Draft Variations to CDPs	16	17	9
Material Alterations to Variations to CDPs	5	5	2
Total:	21	22	11

Table 2 | Recommendations and Observations made by the OPR

OPR Recommendations and Observations: Legislative Categories

The evaluation and assessment of plans considers the following legislative and policy matters²:

- Consistency with the National Planning Framework (NPF);
- Consistency with the relevant Regional Spatial and Economic Strategy (RSES);
- Consistency with the relevant Development Plan (DP);
- Relevant guidelines for planning authorities made under Section 28 of Act, including consistency with specific planning policy requirements (SPPR) specified in those guidelines³;
- Consistency with the National Transport Authority (NTA) Transport Strategy (TS) (if in the Greater Dublin Area (GDA));
- Consistency with the legislative provisions for statutory plans as provided for under the Planning and Development Acts; and
- Consistency with legislative provisions in relation to Climate Action.

¹ As the OPR does not issue recommendations or observations at issues paper stage these figures do not relate to submissions made at issues paper stage.

² Under the Planning and Development Act 2024, the Minister may issue a National Planning Statement (NPS) consisting of National Planning Policies and Measures and National Planning Policy Guidance. No NPS was issued during Q1 2026.

³ Guidelines issued under section 28 of the Planning and Development Act 2000 will remain in force until revoked or replaced by an NPS.

A breakdown of the recommendations and observations made in Q1 by legislative category is contained in Tables 3 and 4 below. As recommendations can cover more than one legislative provision, the numbers presented in these tables (Table 3 and 4) differ from the total number of recommendations listed above in Table 2 above.

OPR Recommendations	Number
Consistency with NPF	20
Consistency with RSES	11
Consistency with DP	5
Consistency with NTA TS for GDA	0
Policy Matters re Section 28 Guidelines	13
Consistency with Legislative Provisions	0
Consistency with Legislative Provisions re Climate Change	2
Other	1
Total:	52

Table 3 | OPR Recommendations

OPR Observations	Number
Consistency with NPF	7
Consistency with RSES	2
Consistency with DP	0
Consistency with NTA TS for GDA	0
Policy Matters re Section 28 Guidelines	3
Consistency with Legislative Provisions	2
Consistency with Legislative Provisions re Climate Change	0
Other	1
Total:	15

Table 4 | OPR Observations

Adopted Plans: Outcome of OPR Submissions

Under the 2000 Act once a plan has been adopted, the OPR has four weeks to assess the plan as adopted and determine whether the plan aligns with national and regional policy and has satisfactorily addressed the recommendations made by the OPR. 14 variations prepared under the 2000 Act to existing CDPs were adopted in Q1 2026:

- Variation No. 9 to the Dublin City Development Plan 2022-2028;
- Variation No. 1 to the Fingal County Development Plan 2023-2029;
- Variation No. 2 to the Fingal County Development Plan 2023-2029;
- Variation No. 1 to the Galway City Development Plan 2022-2028;
- Variation No. 1 to the Galway County Development Plan 2022-2028;
- Variation No. 2 to the Kerry County Development Plan 2022-2028;
- Variation No. 2 to the Kildare County Development Plan 2023-2029;
- Variation No. 5 to the Kilkenny City and County Development Plan 2021-2027;
- Variation No. 6 to the Kilkenny City and County Development Plan 2021-2027;
- Variation No. 7 to the Kilkenny City and County Development Plan 2021-2027;
- Variation No. 1 to the South Dublin County Development Plan 2022-2028;
- Variation No. 1 to Westmeath County Development Plan 2021-2027;
- Variation No. 4 to the Wicklow County Development Plan 2022-2028;
- Variation No. 5 to the Wicklow County Development Plan 2022-2028 (Variation No 6 at Draft stage).

Under the 2024 Act, there is no specified timeframe for the OPR to complete its assessment of adopted plans. One variation prepared under the 2024 Act was adopted in Q1:

- Variation No. 2 to the Limerick County Development Plan 2022-2028.

In addition, in Q1 the OPR completed its assessment of the Variation No. 1 to the Mayo County Development Plan 2022-2028, which was adopted in December 2025.

The Office made 39 recommendations in total to these proposed variations at the draft and material alterations stages. The recommendations were satisfactorily addressed for 10 of the adopted variations with no further action required.

Of the above Variations, the OPR's assessment was ongoing at the end of Q1 for the following five Variations:

- Variation No. 1 to the South Dublin County Development Plan 2022-2028;
- Variations No. 1 and 2 to the Fingal County Development Plan 2023-2029;
- Variation No. 6 to the Kilkenny City and County Development Plan 2021-2027;
- Variation No. 5 to the Wicklow County Development Plan 2022-2028 (Variation No 6 at Draft stage).

The recommendations of the Office were not satisfactorily addressed for Variation No. 5 to the Kilkenny City and County Development Plan 2021-2027 adopted in Q1 2026, this is explored further in the next section.

Draft Directions

Further to Section 31AM of the Act, where the OPR is of the opinion that a plan has been made in a way that is not consistent with any recommendations made by the OPR and that the plan has been made in a manner which fails to set out an overall strategy for the proper planning and sustainable development of the area concerned, the OPR may deem that it is merited for the Minister to issue a direction.

In Q1 2026, the OPR issued a recommendation to the Minister of a draft direction regarding Variation No. 5 to the Kilkenny City and County Development Plan 2021-2027. Further to section 31AN(1) of the 2000 Act, the Minister issued a decision not to issue a draft direction to the local authority. Following this, the Minister issued a notice further to section 63(2)(b) of the 2024 Act to the OPR to carry out an assessment of the Kilkenny City and County Development Plan 2021-2027 in respect of specific provisions contained within the plan. The OPR's assessment further to section 63(6) was ongoing at the end of Q1.

Final Directions

The OPR did not make a recommendation to the Minister of a final direction in Q1.

***Note:** The OPR's submissions and recommendations to the Minister can be found on the [OPR's website](#). Please note that final Directions are only published once the Direction process has been complete.*

Stakeholder Engagement

Engagement with Local Authorities

During Q1 2026, the OPR continued to engage with local authorities, meeting with:

- Cavan County Council
- DLR County Council
- Dublin City Council
- Fingal County Council
- Galway City Council
- Kildare County Council
- Louth County Council
- Meath County Council
- South Dublin County Council
- Wexford County Council

This engagement allows the OPR to answer queries or discuss key matters regarding proposed plans, and to provide additional information, such as policy updates, which may support the work of the local authority during the plan-making process.

Plans Evaluation Forum

The OPR hosted one meeting of the Plans Evaluation Forum, in February 2026, which enabled discussions between all organisations on statutory plans and other matters related to plans evaluation work.

Reviews and Examinations

OPR Planning Reviews

Under planning legislation, the OPR is empowered to conduct reviews of the systems and procedures used by local authorities, regional assemblies and An Coimisiún Pleanála to deliver planning functions. In this regard, the OPR fulfils an important oversight and monitoring role in relation to the overall delivery of planning services to the public.

Each review is a comprehensive process, involving significant information-gathering, analysis and engagement between the OPR and planning officials to fully appraise the systems and procedures used to deliver planning functions. Following the completion of each review, the OPR continues to engage with the relevant authority for at least two years to monitor and support the successful implementation of the review recommendations.

The OPR conducts local authority planning reviews as a rolling programme. While authorities reviewed benefits individually (in terms of operational insights and recommendations to strengthen practice and procedure), at an overall level, the intention of the programme is to embed a culture of continuous improvement in the Irish planning sector.

Review of Galway County Council

The OPR published its review of Galway County Council's planning department in Q1. The review found that the majority of Galway County Council's planning functions are being delivered satisfactorily, with some areas of good practice that could serve as examples for the wider planning system.

The OPR's report considers the Council's performance across a range of planning functions and makes 13 recommendations to enhance the delivery of planning services. A number of areas of good practice were also identified, including the Council's online system for handling pre-planning enquiries and its approach to outdoor dining licences.

The report also noted that the issue of planning enforcement in County Galway is of critical concern, and the Council must make a greater investment across the board to ensure that the planning control system works properly, for the benefit of the whole community.

The recommendations outlined in the review provide a pathway for the Council to ensure ongoing success in the delivery of planning services and to position the department to tackle the range of challenges it must respond to in the coming years.

This review of Galway County Council is the tenth such review published by the OPR to date. In carrying out these statutory reviews, the OPR seeks to support effective, efficient and consistent planning services, contributing to our overall goal of ensuring that Ireland develops sustainably while protecting our environment and enhancing our communities.

Review of Longford County Council

The OPR continued its review of Longford County Council, with analysis and report-writing work progressing.

Local Authority Monitoring

The OPR continues to engage with previously reviewed local authorities in relation to the implementation of OPR recommendations. To that end, in Q1 of 2026, the Office engaged with the following local authorities in relation to:

County Council	Timeline
Roscommon County Council	12-month progress update
Meath County Council	12-month progress update
South Dublin County Council	18-month progress update
Waterford City and County Council	Third progress update
Offaly County Council	Third progress update

Table 5 | Local Authority Monitoring

Thematic Review

The OPR continued to progress the thematic review in relation to the robustness of statutory procedures available to local authorities in relation to addressing unauthorised large-scale peat extraction. During Q1 the OPR continued to engage with the local authority sector, while our contracted experts conducted a broad analysis of local authority information, the statutory provisions, the operational landscape and relevant legal casework.

Examinations (Case Handling)

Case Activity

The OPR provides a service to the public for a variety of planning-related case types, including queries or general information requests, submissions concerning aspects of the planning process, and complaints regarding the delivery of planning services.

During Q1, a total of 61 cases were received, and 54 cases were closed by the OPR. These are detailed by month in Figure 2.

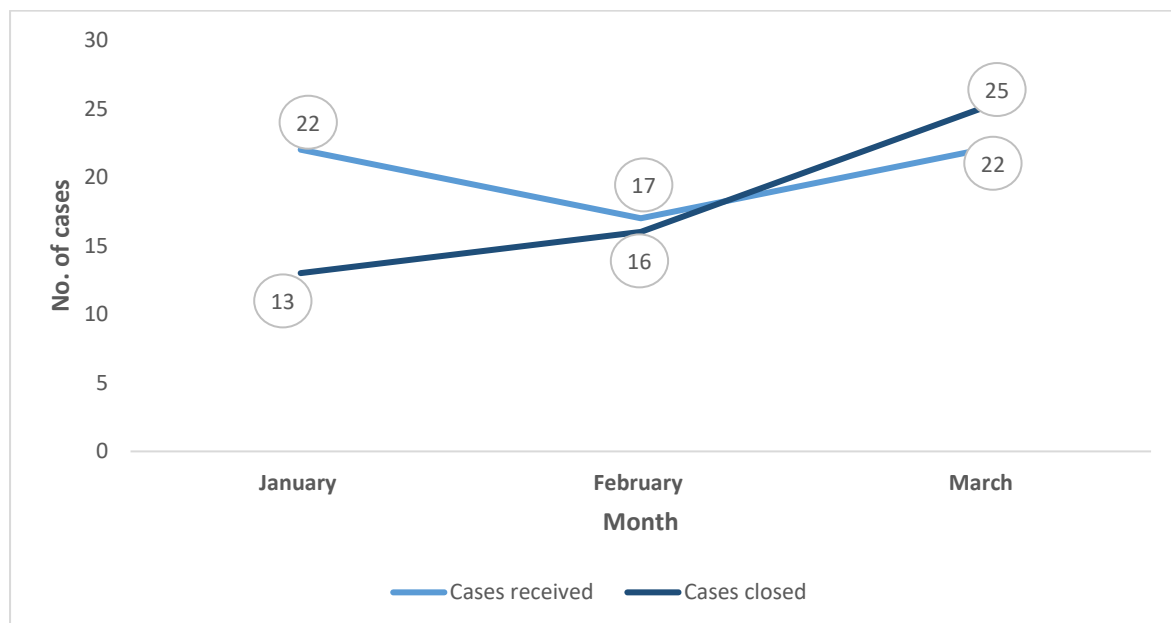


Figure 2 | Cases Received vs. Cases Closed Q1, 2026

Of the 54 cases closed during Q1, the case types are categorised as follows:

- 28 complaints
- 22 queries
- 4 submissions

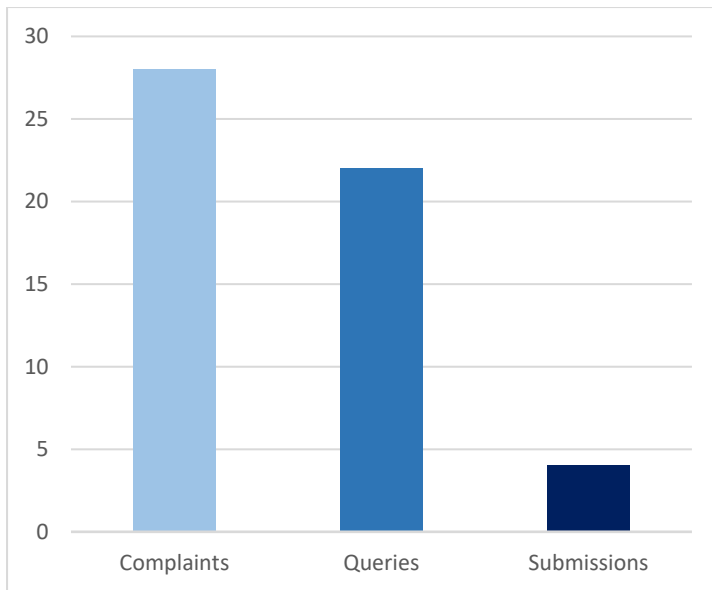


Figure 3 | Case Types

While some cases may be handled in a relatively straightforward manner, many will involve the consideration of voluminous and complex technical information. Often, especially with regard to complaints, processing can be time-consuming, involving considerable correspondence with the complainant and / or the relevant local authority.

Themes

While a broad range of themes arose in the OPR's case handling during Q1 a number of dominant key themes prevailed. For the avoidance of doubt, it is also worth noting that cases may involve more than one theme and, as such, totals exceed the number of cases closed. As can be seen in Figure 4, the most common single theme was Individual planning cases followed closely by issues associated with enforcement and unauthorised developments and customer service.

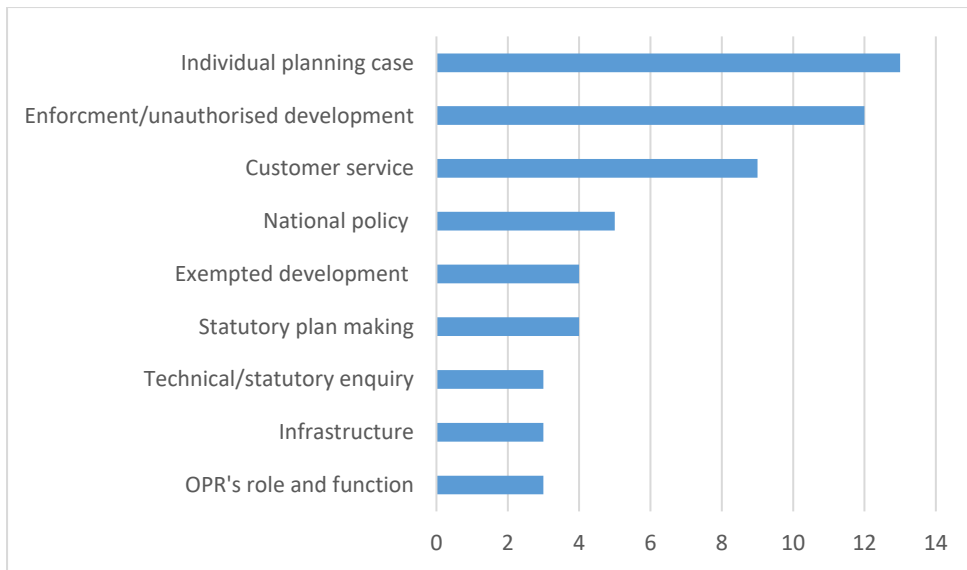


Figure 4 | Main Themes of Cases Closed

Complaints

The statutory provisions are precise regarding the types of complaints that fall within the OPR's remit to examine. For a complaint to be considered examinable by the OPR, it must relate to the organisation of the local authority and the systems and procedures used by it in the performance of its planning functions.

Accordingly, of the 28 complaints closed during Q1, based on the procedural matters raised, the OPR gave preliminary examination to three of these, one of which was upheld.

Research, Education, Training and Public Awareness

Councillor Training

In Q1, in line with the OPR's statutory mandate to conduct education and training programmes for elected members of local authorities and regional assemblies in respect of matters relating to proper planning and sustainable development, the OPR delivered two bespoke planning training webinars in conjunction with the Association of Irish Local Government (AILG).

The first webinar titled *'Electricity Transmission and Distribution: The Challenges and Opportunities'* was delivered in January. The webinar followed a similar format to previous OPR training events with presentations followed by a question-and-answer session.

The presentations were delivered by Jennifer Boyle and Sinéad Dooley from EirGrid, Sean Mulvey from the ESB and David O'Hara from Laois County Council. The presentations provided the elected members with an insight into electricity transmission and distribution investment programmes while also highlighting the associated challenges and opportunities arising in the delivery of the electricity infrastructure required to meet the country's future needs.

A recording of the webinar was uploaded to the OPR's website together with the presentations and a Useful Links slide. The OPR also prepared and published a guide to the recording so that interested parties could see at a glance where the speakers dealt with specific items in the recording and could tailor their viewing to focus on the items of most interest to them.

The second webinar titled *'Planning and Development Act 2024 Part 3 Training – Plans, Policies and Related Matters'* was delivered in March and provided elected members with a practical understanding of Part 3 and the implications of the changes introduced to their planning-related functions.

The presentations were delivered by Colin Ryan, Senior Planning Advisor with the Department of Housing, Local Government and Heritage and Deirdre Scully, former Dublin City Planning Officer. The presentations were followed by a question-and-answer session. A recording of the webinar was uploaded to the OPR's website together with the presentations.

Local Authority and Regional Assembly Staff Training

In Q1, in line with the OPR's statutory mandate to conduct education and training programmes for staff of local authorities in respect of matters relating to proper planning and sustainable development, the OPR delivered a webinar titled '*Electricity Infrastructure: The Challenges*'. This webinar was delivered in March 2026.

The presentations dealt with:

- Planning and Delivering the Electricity Transmission Network (EirGrid),
- Electricity Infrastructure: The Challenges and Opportunities (ESB),
- Fingal County Council Working with ESN (Fingal Co Co), and
- Laois County Council Collaboration with the ESB (Laois Co Co).

The presentations were delivered by Jennifer Boyle and Leah Kenny from EirGrid, Brendan Allen from ESB, Aoife Sheridan from Fingal County Council and Nathan Smith from Laois County Council. They were followed by a question-and-answer session.

A recording of the webinar was uploaded to the OPR's website together with the presentations, a Useful Links slide and a question-and-answer sheet.

Planning and Development Act 2024 Training

In Q1, the OPR working with the Department of Housing, Local Government and Heritage (DHLGH) and the County and City Management Association (CCMA) delivered nine in-person training events on Part 4 of the Planning and Development Act 2024 dealing with Development Consents.

The training was delivered over two days at four regional locations nationwide, Waterford, Cork, Galway and Portlaoise. A final (sweeper) day was delivered in Malahide. The training in the regional locations was split across two separate days. The first day comprised presentations and a question-and-answer session. The second day involved presentations, a workshop element, and a question-and-answer session. Resource packs comprising relevant material from the training events were emailed to all attendees.

Publication of Educational Material for Local Authority and Regional Assembly Staff and Other Key Stakeholders

During Q1, the OPR hosted a meeting of the Planning Law Bulletin Steering Group and agreed the case selection for the eleventh edition of the *'Learning from Litigation'* bulletin. Thereafter the OPR engaged with legal practitioners to draft the case summaries. The cases included:

- Shamsa Doyle v An Coimisiún Pleanála and On Tower Ireland Limited [2025] IEHC 725
- Noel McGowan and Karol Warnock v An Coimisiún Pleanála and Vantage Towers Limited and Leitrim County Council [2025] IEHC 727
- Voyage Property Limited v Limerick City and County Council, the Minister for Housing, Local Government and Heritage and the Office of the Planning Regulator [2025] IEHC 696
- Fernleigh RA CLG v An Coimisiún Pleanála and Ironborn Real Estate Limited [2025] IEHC 655.

The Appeal Watch section contained a summary of the Supreme Court judgment:

- Coolglass Wind Farm Limited v An Coimisiún Pleanála and Ireland and the Attorney General [2026] IESC 5.

The eleventh edition of the *'Learning from Litigation'* bulletin was published in Q1. This edition was shared with stakeholders and promoted extensively via the OPR's LinkedIn account. It is intended that the legal bulletin will be published quarterly.

Implementation of the Learning and Development Strategy for Local Authority Planning Staff

In Q1 further meetings took place between the OPR, the Local Authority Services National Training Group's (LASNTG's) Secretary and Planning Advisor and the Planning Services Training Group (PSTG) in relation to the ongoing implementation of the Learning and Development Strategy for Local Authority Planning Staff.

At the request of the PSTG a review is being undertaken of the Strategy and a working group has been established to undertake this review. Terms of Reference for the working group were prepared and circulated in Q1.

Ministerial Action Plan on Planning Resources

The aim of the Ministerial Action Plan is to increase the pool of planning and related expertise and to bring forward new talent to meet present and future needs. The OPR is responsible for chairing Working Group One on education and co-chairing Working Group Four on innovation and efficiency. During Q1, work was advanced on the action from working group one to develop a campaign to promote and build awareness of planning as an education option and as a pathway to substantive and varied career choices.

Initial Consortium Steering Group on Planner Apprenticeship Project

The OPR is represented on the Consortium Steering Group (ICSG) for a Spatial Planning Apprenticeship. This group comprises representatives from the DHLGH, the Department of Further and Higher Education, Research, Innovation and Science (DFHERIS), the CCMA, the LGMA, An Coimisiún Pleanála, the OPR, the Irish Planning Institute and the private sector. A meeting of the Consortium Group was held in January and work continues on the development of a new Spatial Planning Apprenticeship programme.

Stakeholder Engagement

National Planning Knowledge Group

The National Planning Knowledge Group (NPKG) held its first meeting of 2026 in February. During the course of the meeting, the Local Government Management Agency delivered a detailed presentation on the Central Data Unit and specifically the dedicated planning permission dashboard, which has been developed by the LGMA. This dashboard contains details of applications received and where planning permission was granted or refused.

Representatives from the Department of Housing, Local Government and Heritage (DHLGH) provided an update on:

- The implementation of the Planning and Development Act 2024.
- The publication of the General Scheme of Planning and Development (Amendment) (No. 2) Bill.

The DHLGH also noted the work of the OPR in delivering the Planning and Development Act 2024 training and in supporting the variations of development plans.

The OPR delivered a comprehensive update on:

- The research projects that are being progressed under the Strategic Planning Research Programme,
- The topics that are proposed to be included in the OPR's new Strategic Planning Research Programme for 2026-2028, and
- The education, training and public awareness initiatives that are being undertaken.

OPR Research Output

During Q1 the OPR advanced work on a number of research projects identified within the Strategic Planning Research Programme (2023-2025):

Strand Two (Planning Performance) Projects

During Q1 work was advanced on Case Study Paper CSP08 which examines best practice on integrating green infrastructure, nature-based solutions and ecosystem services into land use plans. The appointed contractor, MKO Planning and Environmental Consultants, issued a draft of the report in Q1 and this draft is currently being reviewed by the OPR.

Strand Three (Planning Practice) Projects

During Q1 work continued on Practice Note PN06 on Development Plan Monitoring. Following receipt of feedback from the steering committee, the draft was revised and an updated draft was issued for peer review. It is anticipated that the practice note will be finalised in Q2 and prepared for publication.

Also during Q1 research that the OPR contributed to by way of steering committee was published by the EPA, [Research 510: Remediation of Faulty Septic Tanks: A Mixed Methods Approach to Environmental Risk Communication \(REMARC\)](#) and the Climate Action Regional Offices' (CARO) publication on [Coastal Change Management: A Practical Resource](#)

Finally, in Q1 the OPR finalised the new Strategic Planning Research Programme (SPRP) for the period 2026 to 2028 at the February NPKG meeting. Background work on brief development, project scoping, and stakeholder engagement was advanced for the various phase 1 themes across the three strands. It is envisaged that research on themes 1.1/2.1 (community and social infrastructure), 1.2 (rural housing and ageing population), and project 3.1 (review of practice note (Pn01)) will progress during Q2-Q3.

Communications and Data Analytics

In Q1, the Communications and Data Analytics team continued to support the OPR across media, social media and events. Some highlights included:

- The OPR published 'Planning in Numbers 2024', which provides a strategic review of key planning trends and outputs in Ireland during 2024 and a comparison of patterns over the last six years, where figures are available for that period.
- To support implementation of the Ministerial Action Plan on Planning Resources, the Communications team provided Secretariat to Working Group One Planning Education and membership of Working Group Two Planning Recruitment.
- The Communications team responded to media queries regarding the OPR.
- The Communications team published their quarterly stakeholder newsletter in March.
- The OPR continued an engaging social media calendar promoting events and resources to raise awareness of resources and activities underway.
- There was an increase of 135 followers on LinkedIn to 4,706. This aligns with the OPR's prioritisation of LinkedIn as a platform during this period.



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