

**Application for Extension of Duration
Section 42 of the Planning and Development Act 2000 (as
amended) and Section 28 of the Planning and Development
(Amendment) Act 2025**

Planning Department, County Hall, Belgard Square North,
Tallaght, Dublin 24
Phone: 01 414 9000
Email: planningdept@sdblincoco.ie

Standard Application Form and accompanying documentation:

Please read directions & documentation requirements at back of form before completion.

All questions relevant to the proposal being applied for must be answered. For non-relevant questions, please mark n/a.

Please ensure all necessary documentation is attached to your application form.

The publication of applications by planning authorities may lead to applicants being targeted by persons engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are given an opportunity to indicate a preference regarding the receipt of direct marketing arising from the lodging of this application.

If you are satisfied to receive direct marketing, please tick this box.

It is the responsibility of those wishing to use the personal data on applications for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 – 2018, taking account of the preference outlined above.

Question 1: Name of Applicant / Agent	
(a)	Name of Applicant:
(b)	Name of Agent / Person acting on behalf of Applicant:
Note: Address and contact details of applicant and agent, if applicable, to be supplied in Question 8.	

Question 2: Address and Legal Interest		
(a)	Address of structure or land to which Permission relates:	
(b)	The interest in land or structure held by the applicant:	Owner <input type="checkbox"/>
		Occupier <input type="checkbox"/>
		Other <input type="checkbox"/>
If 'other', please provide details and/or additional supporting information.		

Question 3: Development and Permission	
(a)	Description of development to which Permission relates:
(b)	Permission Register Reference:
(c)	Date of Final Grant of Permission:
(d)	Has this permission been previously extended?
(e)	If 'yes', date of grant of extension:
(f)	Date this permission will expire:

See **Guidance Note 2** on when you can make an application for an extension of duration, relative to the date of expiry of permission.

Question 4: Type of Application

Specify the type and status of the development and permission, and the extension being applied for.

(**Guidance Note 3** explains changes to legislation and the different types of extension that can be applied for)

<p>A development which was not previously extended. Works have commenced and substantial works have been undertaken. The permission will expire within the next year and I am seeking an extension of no more than 5 years. (See Guidance Note 4)</p>	<p>Yes <input type="checkbox"/></p>	<p>Go to Question 5 (6 not applicable)</p>
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<p>A development which was previously extended. Works have commenced and substantial works have been undertaken. The extended permission will expire within the next year and I am seeking a combined extension of no more than 5 years. (See Guidance Note 4)</p>	<p>Yes <input type="checkbox"/></p>	<p>Go to Question 5 (6 not applicable)</p>
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<p>A development of one or more new houses (includes apartments), not previously extended under section 42(1A) of the Act of 2000. Works have not yet commenced. The permission will expire within the next 2 years and I am seeking an extension of no more than 3 years. (See Guidance Notes 3A and 5)</p>	<p>Yes <input type="checkbox"/></p>	<p>Go to Question 6 (5 not applicable)</p>
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<p>A development of one or more new houses (includes apartments) which was previously extended under 42(1A) of the Act of 2000. Works have commenced and substantial works have been undertaken or are expected prior to expiry of permission. The extended permission expires within the next 2 years and I am seeking a combined extension of no more than 5 years. (See Guidance Notes 3B and 6)</p>	<p>Yes <input type="checkbox"/></p>	<p>Go to Question 5 (6 not applicable)</p>
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Question 5: Details of Works and Extension Period		
(a)	Date works commenced:	
(b)	Particulars of those substantial works carried out, or which it is intended to be carried out prior to expiration of the permission:	
Development must have already commenced, and substantial works must have been carried out. See Guidance Notes 4 and 6.		
(c)	Particulars of those works that it is intended to be carried out in the extension period:	
(d)	Duration of proposed extension period (maximum of 5 years including previous extensions – see Guidance Notes 4 and 6):	
(e)	Date on which proposed extension period will expire:	

If you have answered Question 5, skip Question 6 and proceed to Question 7.

Question 6: Extension sought under section 42(1A) of the Act of 2000 and section 28 of the Act of 2025.		
(a)	Expected date of commencement:	
Development must not have already commenced. See Guidance Note 5 .		
(b)	Particulars of those works that it is intended to be carried out in the extension period:	
(c)	Duration of proposed extension period (maximum of 3 years – see Guidance Note 5):	
(d)	Date on which proposed extension period will expire:	

Question 7: Environmental Screening		
(a)	Did development require an Environmental Impact Assessment or a Natura Impact Assessment, or would one be required to extend it? (see Guidance Note 7A)	Yes <input type="checkbox"/> No <input type="checkbox"/>
(b)	Has information has been provided as specified in Schedule 7A of the Regulations of 2001 for the purposes of a screening determination? (see Guidance Note 7B)	Yes <input type="checkbox"/> No <input type="checkbox"/>

Signature and Date	
Signature (Applicant or Agent as appropriate):	
Date:	

Fee	
Fee of <u>€62</u> has been paid.	Yes <input type="checkbox"/>

Proceed to Question 8 on separate page.

FOR OFFICE USE ONLY			
Date Received		Fee Received	
Reg Ref		OSI Map Ref.	
OSI Map Ref.		Date of Receipt	

Additional Contact Information

This page **must** be submitted on a separate piece of paper as it will not form part of the public file.

Please note:

- The applicant’s address must be submitted on this page.
- If the applicant/agent wishes to submit additional contact information, this may be included here.
- This page will not be published as part of the file.

Question 8: Applicant and Agent Details							
(a)	Applicant Details						
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Address:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> <tr> <td style="padding: 5px;">Telephone:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> <tr> <td style="padding: 5px;">Email:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> </table>	Address:		Telephone:		Email:	
Address:							
Telephone:							
Email:							
(b)	Agent / Person acting on behalf of the Applicant (if applicable):						
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">Address:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> <tr> <td style="padding: 5px;">Telephone:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> <tr> <td style="padding: 5px;">Email:</td> <td style="border: 1px solid black; height: 30px;"></td> </tr> </table>	Address:		Telephone:		Email:	
Address:							
Telephone:							
Email:							
(c)	Correspondence should be sent to: <div style="float: right; text-align: right;"> Applicant <input type="checkbox"/> Agent <input type="checkbox"/> </div>						

Guidance Notes

Please read prior to submission. There is no need to print and submit these pages.

Please check that you have answered all relevant questions and paid the correct fee of €62.00.

1. Legislation

In this form, the 'Act of 2000' is the Planning and Development Act 2000 (as amended); the 'Act of 2025' is the Planning and Development (Amendment) Act 2025; and the 'Regulations of 2001' are the Planning and Development Regulations 2001 (as amended).

Any guidance or summary provided on this form or in these notes are intended for the guidance of the applicant in relation to applications for extension of duration and shall not be regarded as a legal interpretation of the different Acts or Regulations referred to.

2. When to Make an Application

- A.** With the exception of applications covered by (c) and (d), all applications for extension of duration must be before, but not earlier than 1 year before, the expiry of the permission.
- B.** With the exception of applications covered by (d), all applications for further extension of duration must be made before, but not earlier than 1 year before, the expiry of the extended permission.
- C.** Applications for an extension under section 42(1A) of the Planning and Development Act 2000 (as amended by section 28 of the Planning and Development Act 2025) must be made before, but not earlier than 2 years before, the expiry of the permission.

Additionally, such applications must be made no later than 6 months after 1 August 2025, i.e. by 1 February 2026.

- D.** Application for further extension of a permission already extended under section 42(1A) of the Act of 2000 (as amended) must be made before, but not earlier than 2 years before, the expiry of the extended permission.

3. Extensions of Duration under section 42(1A) of the Act of 2000 and section 28 of the Act of 2025

A. Section 28 of the Act of 2025 introduced a new allowance for extensions of duration of permission for:

- one or more houses (including apartments)

and where

- development has not commenced.

This was inserted into the Act of 2000 as section 42(1A). See **Guidance Note 2C** for information on when to make such applications, and **Guidance Note 6** for the relevant criteria.

B. Once extended under section 42(1A), a permission can only be further extended once under section 42(4A), and cannot be extended under other subsections of section 42. See **Guidance Note 2D** for information on when to make such applications, and **Guidance Note 7** for the relevant criteria.

4. Criteria for Extensions of Duration

Note 5 relates to extensions of duration under section 42(1) of the Act of 2000, or further extensions under section 42(4).

A. Extensions can be granted subject to the development:

- Having commenced prior to the expiration of the permission;
- and
- Substantial works having been carried out.

Additionally, SDCC must be satisfied that the development will be completed within a reasonable time.

Where development has not commenced or substantial works have not been undertaken, there is no facility to extend the duration of permission (see **Guidance Note 9** for explanation re: considerations of a commercial, economic or technical matter).

B. The maximum extension of duration is 5 years.

C. Extended permissions can be further extended once. If seeking a further extension, the maximum combined duration of both extensions is 5 years, and the criteria in **5A** continue to apply.

5. Criteria for extensions under section 42(1A) of the Act of 2000

Note 6 relates to extensions under section 42(1A) of the Act of 2000.

- A.** Extensions under section 42(1A) can be granted subject to the following:
- The development **cannot** have commenced at the time of the application.
 - The application must be made not later than 6 months after 1 August 2025, i.e. 1st February 2026.
 - SDCC must be satisfied that the development will be completed within a reasonable time.
- B.** The maximum extension of duration is 3 years.
- C.** An extension under section 42(1A) of the Act of 2000 ceases to have effect if the development is not commenced within 18 months of 1 August 2025, i.e. 1 February 2027.

6. Further extensions for section 42(1A) extensions of permission.

A permission that has been extended under section 42(1A) of the Act of 2000 can be further extended under section 42(4A) subject to:

- the application being made within the last 2 years before the expiry of the extended permission.
- development has commenced.
- substantial works have been carried out.
- the development will be completed in a reasonable time.

7. Environmental Screening

- A.** An extension cannot be granted if it would require an Environmental Impact Assessment or an Appropriate Assessment.

B. If development to which this application relates corresponds to a class specified in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended), but does not (and would not if extended) equal or exceed, as the case may be, a quantity, area or other limit specified in that Schedule, than the application shall be required to include certain information (as specified in Schedule 7A of those Regulations) for the purposes of a screening determination.

8. Considerations of a Commercial, Economic, or Technical Matter

Previously, the Planning Authority was able under s.42(1)(a)(ii) of the Act of 2000 to grant extensions of duration of permission for developments which had not commenced, where it was satisfied that there were considerations of a commercial, economic or technical nature beyond the control of the applicant which substantially militated against either the commencement of development or the carrying out of substantial works pursuant to the planning permission.

Section 42(1)(a)(ii) was deleted from the Act of 2000 effective the 9th of September 2021. Therefore, extensions of permission under s42(1) of the Act of 2000 can only be granted under s42(1)(a)(i), which lists as a requirement **that works shall have commenced.**