

Advice Note

Amendments to Exempted Development Provisions –

Planning and Development (Amendment) (No. 2) Regulations, 2018

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The Planning & Development (Amendment) (No. 2) Regulations 2018 provide an exemption **up to 31<sup>st</sup> December 2021**, for the change of use, and any related works, of certain vacant commercial premises to residential use without the need to obtain planning permission. In the context of this new change of use exemption, as with Planning system generally, neither the granting of Planning permission or the provision of an exemption from the requirement to obtain Planning permission, removes the requirement to comply with any other code, particularly in relation to Building Regulations.

Therefore compliance with the Building Regulations 1997-2017 **must** still be achieved and Building Control procedures **will** apply. Under the Building Control Acts 1990-2014, primary responsibility for compliance with the requirements of the Building Regulations, **including Part B(Fire Safety)**, rests with the owners designers and builders of buildings.

Please also refer to the Bringing Back Homes Manual for the reuse of existing buildings.

Link : <https://www.housing.gov.ie/housing/home-ownership/vacant-homes/bringing-back-homes-manual-reuse-existing-buildings>. In particular, please refer to pages 28 & 29 of this document.