

Údarás Rialála
Cearrbhachais
na hÉireann

Gambling
Regulatory
Authority
of Ireland

Further Guidance for In Person Betting



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Supplementary Guidance for Applicants for In-Person Gambling Licences

The below information is provided in addition to the previously published “Guidance for Applicants for In-Person Gambling Licences”. It should be read in conjunction with that guidance. We also advise that proposed licensees read the Gambling Regulation Act 2024 (as amended) (hereafter referred to as ‘the Act’) and the regulations made under the Act. This guidance is applicable to those who will be providing betting from non-relevant premises (off course).

Timely submission of applications

Proposed licensees are encouraged to apply for licences as soon as possible. This message has been communicated to industry at each and every engagement.

Even if documentation may be outstanding, we advise that proposed licensees notify the GRAI and make an application in good faith. We can commence reviewing information related to the proposed premises even though some of the requested information outlined in our guidance is outstanding.

The GRAI will require adequate time to review documents and information provided and carry out the statutory consultation with local authorities and fire authorities and the relevant inspection. It is not possible for the GRAI to provide indicative timelines on the processing of applications. Each premises assessment will be conducted on a case-by-case basis. The length of time to review will depend on a range of factors, including but not limited to the quality of the application, the size and nature of each application and the characteristics of each individual premises. We encourage anyone encountering difficulties to contact us and we encourage applications to be made as soon as possible.

The Act was passed in October 2024 and our public guidance relating to in-person applications was published in February 2026. This outlined all of the requirements to satisfy that a premises is suitable for use to provide a gambling activity. If a proposed licensee is awaiting documents, or information in respect of a particular premises, and wishes to proceed with the application, or if a document or information cannot be obtained, the proposed licensee may submit an explanation (e.g. by way of word/pdf document in place of the document itself) along with the application which outlines the circumstances and reasons why the information or documentation is not currently available and any further documentary evidence outlining the position. This is consistent with the position of the GRAI that each application will be assessed on a case-by-case basis.

Certificates of Compliance with Planning Permission and Building Regulations

The GRAI is required to make a determination that a premises is suitable for use to provide a gambling activity under section 99 of the Act. As part of this assessment, we are also required to consult with the local authority in respect of premises within their area.

In order to make the relevant determination, and in order to enable a proper consultation with the relevant local authority, the GRAI requires proposed licensees to submit for each premises a Certificate of Compliance with Planning Permission and Building Regulations. The GRAI has a responsibility to ensure any premises open to the public for gambling is suitable for that purpose. The GRAI is not a planning authority and has no role in the planning process, including any enforcement action related thereto.

If a Certificate of Compliance with Planning Permission and Building Regulations is not available, the proposed licensee may submit an explanation or opinion or other evidence provided by a suitably qualified professional (such as an Opinion on Compliance from an architect, engineer or building surveyor) along with the application which outlines the circumstances and reasons why a Certificate of Compliance with Planning Permission and Building Regulations is not currently available and any further documentary evidence outlining the position.

Each premises assessment will be conducted on a case-by-case basis. The GRAI will work collaboratively with proposed licensees to address any missing documents or seek clarifications where necessary.

Retrieval of documentation

If a proposed licensee is unable to retrieve documentation from third parties, the proposed licensee may submit an explanation (e.g. by way of word/pdf document in place of the document itself) along with the application which outlines the circumstances and reasons why the documentation is not currently available and any further documentary evidence outlining the position.

Fire Safety Certificates

The GRAI is required to assess whether a premises is suitable for use to provide a gambling activity under section 99 of the Act. As part of this assessment, we are also required to consult with the fire authority in respect of premises within their area.

In order to make this assessment, the GRAI requires proposed licensees to submit a Fire Safety Certificate in relation to the premises. The GRAI has a responsibility to ensure any premises open to the public for gambling is suitable for that purpose. The GRAI is not a fire authority and has no role in carrying out fire safety checks or similar activities; including any enforcement action related thereto.

If a Fire Safety Certificate is not available, the proposed licensee may submit an explanation or opinion or other evidence provided by a suitably qualified professional (this may be amalgamated into the Certificate of Compliance with Planning Permission and Building Regulations or any Opinion of Compliance referred to above) along with the application which outlines the circumstances and reasons why a Fire Safety Certificate is not currently available and any further documentary evidence outlining the position.

Each premises assessment will be conducted on a case-by-case basis. The GRAI will work collaboratively with proposed licensees to address any missing documents or seek clarifications where necessary.

Information and documentation required

The GRAI published a document titled “GRAI Premises Assessments: Guidance for Applicants for In-Person Gambling Licences” on its website in February 2026. There have not been any updates to this guidance since it was published. There have not been any changes to the information and documentation required where it is proposed to provide a gambling activity from a premises. The requirements are based on the provisions of the Gambling Regulation Act 2024. Proposed licensees should refer to the published guidance alongside the Gambling Regulation Act 2024 and seek independent advice where necessary.

Each premises assessment will be conducted on a case-by-case basis. The GRAI will work collaboratively with proposed licensees to address any missing documents or seek clarifications where necessary.

The GRAI continues to focus on the phased commencement of licensing activities, including the opening of licensing applications, processing and assessment of applicants and granting of initial licences. As this phased commencement continues, there will be ongoing refinement of systems and processes based on operational experience. This includes the topic of brand-new premises which have not previously been specified on a licence and the initial fit out of such premises. The GRAI is actively considering this topic and will publish updated guidance to address same in the future.

The GRAI is required to assess whether a premises is suitable for use to provide a gambling activity under section 99 of the Act. As part of this assessment, we are also required to consult with the local authority and the fire authority in respect of premises within their area. As regards observations received from local authorities or fire authorities in the course of section 99(2) consultations, where relevant to the Authority's determination under section 99(1), the proposed licensee will be afforded an opportunity to comment on any such observations.

Documentary evidence in relation to ownership or occupation of premises

The GRAI is required under section 99 of the Act to assess whether a premises is suitable for use to provide a gambling activity. A proposed licensee is required to submit documentary evidence that it is the owner or occupier of the premises. Proposed licensees may provide property deeds, lease agreements or other documentary evidence such as an explanation or opinion or other evidence provided by a suitably qualified professional (such as, e.g., a letter from the landlord) which outlines the position as to ownership or occupation of the premises.

Each premises assessment will be conducted on a case-by-case basis. The GRAI will work collaboratively with proposed licensees to address any missing documents or seek clarifications where necessary.

Acquisitions of premises and the change in occupation of a premises

A licensee of an in-person betting licence cannot provide the betting activity from a premises unless that premises is included on the in-person betting licence held.

Each licence application and each premises assessment will be conducted on a case-by-case basis. The GRAI will work collaboratively with proposed licensees to address any missing documents or seek clarifications where necessary.

The GRAI continues to focus on the phased commencement of licensing activities, including the opening of licensing applications, processing and assessment of applicants and granting of initial licences. As this phased commencement continues, there will be ongoing refinement of systems and processes based on operational experience. This includes the topic of acquisitions of premises and the change in occupation of a premises specified on a licence from one licensee to another licensee. The GRAI is actively considering this topic and will publish updated guidance to address same in the future.

Contact Info

For any questions or further assistance, please contact:

Gambling Regulatory Authority of Ireland Ballaugh House, 73-79 Mount Street Lwr., Dublin 2

Contact Us webform: www.grai.ie/contact-us

Website: www.grai.ie

Disclaimer

These guidelines are not and do not purport to be a legal interpretation of the Gambling Regulation Act 2024 or any Regulations made under that Act. Having regard to the potential legal and operational implications for your organisation, we would suggest that you seek independent legal advice on this matter. Independent legal advisors will be best placed to provide definitive legal guidance that is tailored to your organisation and to ensure compliance with same. These guidelines may be updated from time to time, and the most recent version will be available on the Gambling Regulatory Authority of Ireland's website at www.grai.ie.

