

PlanningBrief Major Commencement & Supplier Intelligence - Pilot Edition

Eight commenced or partially commenced Irish housing projects, traced from planning scope to linked commencement notices and supplier-relevant official documents.

8	projects	45	verified findings
748	units covered by linked notices	2026-07-13	evidence cut-off

Use the package matrix to find project fit, then open each dossier for exact PDF pages, sections and drawing references. A commencement notice covers stated units; it does not prove physical completion or purchasing status.



Scan for the stable public edition and source-linked project pages.

Eight-project comparison

Project	Ref	Permitted	Notice-covered	Package signals	Scope
Browneshill Road Lower, Chapelstown	2560063	83	83	Site infrastructure, Envelope and finishes, Landscape and public realm	The linked notice describes all 83 permitted units.
Bishopswood Road, Portarlinton	2460460	49	49	Site infrastructure, Attenuation and flow control, Roads and active travel	The linked notice describes all 49 permitted units. This is notice coverage only.
Old Slane Road and R168, Mell/Tullyallen	2560548	47	47	Site infrastructure, Acoustic mitigation, Foul drainage and connections	The two linked notice descriptions identify 37 houses and 10 duplex units, matching the 47-unit...
Radharc Na Sleibhte, Mountrath	2460714	44	19	Site infrastructure, Attenuation and flow control, Envelope and finishes	Twenty-five permitted units are not covered by the selected linked notice. This is a reference...
Snugborough, Castlebar	2460782	87	34	Site infrastructure, Attenuation and flow control, Foul drainage and connections	The notice explicitly identifies a 34-unit phase but describes a 99-unit wider development, while the...
Blessington Demesne mixed-use development	2460694	269	209	Site infrastructure, Roads and active travel, Attenuation and flow control	Four non-overlapping named phases describe 209 units. Separate 72-unit umbrella notices may overlap...
Bennetstown and Pace, Dunboyne	2460805	309	217	Site infrastructure, Attenuation and flow control, Envelope and finishes	Distinct named notices describe 217 residential units plus an ESB substation.
Meadows Fort extension, Graiguecullen	2560210	98	90	Attenuation and flow control, Site infrastructure, Heat-pump systems	Linked notices explicitly describe 90 units. The arithmetic difference is eight units, but this is...

Rank by the work you can evidence, not by an estimated project value. Scope qualifications travel with every finding.

Cross-project package matrix

Project	Envelope	Energy	Civils	Constraints
Browneshill Road Lower, Chapelstown	Envelope and finishes	-	Site infrastructure; Surface-water and SuDS	Landscape and public realm; Foul drainage and connections; Watermain and utility works
Bishopswood Road, Portarlinton	Envelope and finishes	-	Site infrastructure; Attenuation and flow control; Roads and active travel; Foul drainage and connections	-
Old Slane Road and R168, Mell/Tullyallen	Envelope and finishes	-	Site infrastructure; Foul drainage and connections; Attenuation and flow control	Acoustic mitigation
Radharc Na Sleibhte, Mountrath	Envelope and finishes	-	Site infrastructure; Attenuation and flow control; Surface-water and SuDS; Foul drainage and connections; Watermain and utility works	-
Snugborough, Castlebar	Site infrastructure	-	Attenuation and flow control; Foul drainage and connections; Watermain and utility works	Electrical infrastructure
Blessington Demesne mixed-use development	Envelope and finishes	-	Site infrastructure; Roads and active travel; Attenuation and flow control; Foul drainage and connections	Watermain and utility works
Bennetstown and Pace, Dunboyne	Envelope and finishes	Electrical infrastructure	Site infrastructure; Attenuation and flow control; Roads and active travel	Foul drainage and connections
Meadows Fort extension, Graiguecullen	-	Heat-pump systems; Electrical infrastructure	Surface-water and SuDS	Attenuation and flow control; Site infrastructure; Roads and active travel

A matrix entry means the package is explicitly described in an official planning document. It is not a purchasing signal. Grade A is phase-specific; B is application or project-wide; C is a condition or unresolved constraint.

Browneshill Road Lower, Chapelstown

PERMITTED	NOTICE-COVERED	SCOPE STATUS
83	83	RECONCILED

The linked notice describes all 83 permitted units.

Official chronology

Date	Type / ref	Event
2025-03-20	planning 2560063	Application receipt date recorded in the final-grant document.
2026-01-12	planning 2560063	Final grant records 83 residential units.
2026-04-14	commencement CN0140753CW	Construction of all 83 permitted residential units and ancillary works.

Named organisations

Nesselside Builders UC	Organisation named in the planning submission
Barrett Mahony Consulting Engineers Ltd.	Engineer named in the planning submission
Beer & Associates Architects	Architect named in the planning submission
CES Consulting Ltd.	Organisation named in the planning submission

Dependencies and constraints

Landscape and public realm: The planning report says the ring ditch will be preserved in situ, with the layout maintaining a buffer and limiting landscaping in that area.

Foul drainage and connections: The foul network is designed as two connections: 23 homes to the existing 200mm pipe at the access and 60 homes to the existing 300mm pipe at the southeast corner.



<https://planningbrief.com/leads/carlow/2560063/>

Documented package signals

Site infrastructure The submitted civil infrastructure report describes 83 homes: 66 two-storey houses, five single-storey houses and 12 duplex units. Grade B application: Overall application scope: 83 residential units. Infrastructure Report PDF 6 Document No. 24.278-IR-01, Page 5 of 80; 1.4 Proposed Development Planning-stage evidence; implementation status is not stated.	Envelope and finishes House Type A is drawn with sand-cement render, uPVC windows and rainwater goods, precast concrete window heads and cills, and tiled or slated roofs. Grade B application: House Type A within the 83-unit scheme. House Type A PDF 1 Finishes; BA.2024.009 A-101; House Type A Plans, Elevations and Section AA; scale 1:100; planning... The note is specific to drawing A-101 and includes selected finishes; it does not establish the final product make or...
Landscape and public realm The planning report says the ring ditch will be preserved in situ, with the layout maintaining a buffer and limiting landscaping in that area. Grade B application: Southeast ring-ditch area within the application site. Planning Report PDF 14 Planning Report, page 14; 4.2.16 Archaeological Impact Assessment This is the planning report's summary of specialist archaeological work; the underlying archaeology reports were not...	Surface-water and SuDS The drainage strategy combines permeable paving with garden and open-space soakaways, with the two principal soakaways placed beneath northern and southern green spaces. Grade B application: Site-wide surface-water strategy for the 83-unit scheme. Infrastructure Report PDF 7 Document No. 24.278-IR-01, Page 6 of 80; 2.3 Proposed Surface Water Drainage This is a proposed design based on stated infiltration testing and remains subject to detailed implementation and approvals.
Foul drainage and connections The foul network is designed as two connections: 23 homes to the existing 200mm pipe at the access and 60 homes to the existing 300mm pipe at the southeast corner. Grade B application: Foul drainage split across all 83 residential units. Infrastructure Report PDF 18 Document No. 24.278-IR-01, Page 17 of 80; 4.4 Proposed Foul Drainage System The report records Irish Water feasibility and design consultation, not a connection agreement, construction status or...	Watermain and utility works The feasibility response requires the proposed water connection to use the 200mm uPVC main on Link Road rather than the 400mm asbestos main on Browneshill Road. Grade B application: Potable-water connection serving the 83-unit scheme. Infrastructure Report PDF 20 Document No. 24.278-IR-01, Page 19 of 80; 5.2 Consultation with Irish Water The wording records a feasibility-stage route constraint; final connection design and delivery remain subject to Irish...

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Bishopswood Road, Portarlington

PERMITTED	NOTICE-COVERED	SCOPE STATUS
49	49	RECONCILED

The linked notice describes all 49 permitted units. This is notice coverage only.

Official chronology

Date	Type / ref	Event
2024-08-06	planning 2460460	Application receipt date recorded in the final-grant document.
2025-08-11	planning 2460460	Final grant records 49 residential units.
2026-04-18	commencement CN0141485LS	Construction of all 49 permitted residential units and associated site works.

Named organisations

Ruairi Whelan Consulting Engineers Ltd.	Engineer named in the planning submission
Hegsons Design Consultancy Limited	Organisation named in the planning submission
Insight Architects	Architect named in the planning submission
gannon + associates	Organisation named in the planning submission

Dependencies and constraints

Envelope and finishes: The submitted material palette combines brickwork, white render, flat-roof elements and pitched slate roofs.

Foul drainage and connections: The design incorporates an installed foul sewer and existing manholes into the proposed road network.



<https://planningbrief.com/leads/laois/2460460/>

Documented package signals

Site infrastructure The design statement describes 49 homes: 27 three-bed semi-detached houses, 17 two-bed terraced houses and five three-bed houses. Grade B application: Overall application scope: 49 residential units. Design Statement PDF 3 Page 3; Location Planning-stage evidence; implementation status is not stated.	Attenuation and flow control The revised civil design proposes Stormtech SC-740 attenuation chambers for the 1-in-100-year event with a 20% climate-change uplift. Grade A phase: Phase-two surface-water attenuation beneath the southern green area. Civil Engineering Design - F. I. REV PDF 3 Page 3 of 22; Drainage areas / 3 Construction; Drawing 2407-RWC-TL-C-SP-501 referenced; Drawing... The report states 309m3 in this sentence but later refers to 320m3 storage; the drawing also labels 320m3. Treat 320m3 as...
Roads and active travel Access to the 49-home phase is proposed through the permitted Coill an Easpaig development, with shared-surface homezone areas inside the site. Grade A phase: Vehicular, pedestrian and cycle access for the phase-two 49-unit site. Traffic Impact Assessment PDF 22 Page 19; 6 Conclusions The adjoining development's construction status is stated by the consultant report and was not independently...	Envelope and finishes The submitted material palette combines brickwork, white render, flat-roof elements and pitched slate roofs. Grade B application: External treatment across the 49-unit scheme. Design Statement PDF 11 Page 11; 12. Detail Design Planning-stage evidence; implementation status is not stated.
Foul drainage and connections The design incorporates an installed foul sewer and existing manholes into the proposed road network. Grade B application: Foul sewer and road integration across the application site. Design Statement PDF 4 Page 4; Design statement The statement describes infrastructure already on the site but does not independently verify condition, capacity...	

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Old Slane Road and R168, Mell/Tullyallen

PERMITTED	NOTICE-COVERED	SCOPE STATUS
47	47	RECONCILED

The two linked notice descriptions identify 37 houses and 10 duplex units, matching the 47-unit modification scope. Notice coverage does not imply physical completion.

Official chronology

Date	Type / ref	Event
2025-09-02	planning 2560548	Application receipt date recorded in the final-grant document.
2026-03-16	planning 2560548	Final grant records 47 additional dwellings within a modified 284-unit SHD/LRD scheme.
2026-03-23	commencement CN0139897LH	Dwellings numbered 239-267 and 278-285.
2026-05-06	commencement SN0014115LH	Ten duplex units in Block D, numbered 268-277.

Named organisations

No company role is published from this evidence slice without further role verification.

Dependencies and constraints

Acoustic mitigation: The acoustic design permits noise walls formed from systems including 100 mm concrete block, 100 mm reinforced concrete, continuous precast panels, or concrete posts and panels with gaps sealed.



<https://planningbrief.com/leads/louth/2560548/>

Documented package signals

Site infrastructure The modification documents describe 47 additional dwellings, taking the wider permitted scheme from 237 to 284 units. Grade B application: The same page says the permitted SHD total changes from 237 to 284 units and names Lagan... Engineering Assessment Report PDF 9 Printed page 2; Section 1.3 Proposed Development; project 23-067; document 23-067r.008 This is planning scope, not evidence that units are started, completed, ordered, or still available to suppliers.	Acoustic mitigation The acoustic design permits noise walls formed from systems including 100 mm concrete block, 100 mm reinforced concrete, continuous precast panels, or concrete posts and panels with gaps sealed. Grade B application: Southern and western boundary noise-barrier treatments, including 4 m acoustic fencing and... Acoustic Design Statement PDF 22 Page 22 of 31; Section 6.2.1; Table 10 Details for common treatments The systems are listed as suitable examples and alternatives; the page does not confirm the final selected barrier system...
Foul drainage and connections Phase 3 proposes 150 mm and 225 mm gravity drains to the existing south-east pumping station. Grade A phase: Phase 3 foul network serving the 47-unit modification. Engineering Assessment Report PDF 12 Printed page 5; Section 2.3 Proposed Foul Water Network; drawing reference OSR-WMC-ZZ-GF-DR-C-4200 The report describes a proposed design.	Attenuation and flow control Two surface-water catchments are proposed, with above-ground detention basins and a Hydrobrake or similar flow-control device limiting discharge to greenfield runoff rates. Grade A phase: Two Phase 3 catchments with northern and south-eastern detention basins; design includes... Engineering Assessment Report PDF 13 Printed page 6; Sections 3.3-3.4 Proposed Surface Water Network and SuDS Strategy The Hydrobrake reference permits an approved equivalent and does not identify a selected manufacturer or purchase.
Envelope and finishes House downpipes are proposed to connect to filter drains beneath permeable paving for roof-water infiltration. Grade B application: Private paved garden areas across the proposed development. Engineering Assessment Report PDF 14 Printed page 7; Section 3.5.1 Source Control The page describes the design intent and not an installed quantity or selected paving system.	

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Radharc Na Sleibhte, Mountrath

PERMITTED	NOTICE-COVERED	SCOPE STATUS
44	19	PARTIAL

Twenty-five permitted units are not covered by the selected linked notice. This is a reference reconciliation, not proof of unstarted work or remaining spend.

Official chronology

Date	Type / ref	Event
2024-11-27	planning 2460714	Application receipt date recorded in the final-grant document.
2025-09-02	planning 2460714	Final grant records 44 residential units.
2026-04-29	commencement CN0141598LS	Construction of 19 dwellings and associated site works.

Named organisations

No company role is published from this evidence slice without further role verification.

Dependencies and constraints

Foul drainage and connections: The foul system is specified as a uPVC gravity-drain network connecting dwellings to a new collector drain and the Uisce Eireann sewer.

Watermain and utility works: The water system proposes a 100 mm HDPE primary main, 25 mm dwelling supply pipes, and Talbot Matrix-type boundary boxes.



<https://planningbrief.com/leads/laois/2460714/>

Documented package signals

Site infrastructure A-Rated New Homes Ltd applied for 44 dwellings: 4 two-bed semi-detached, 12 three-bed terraced, and 28 three-bed semi-detached homes. Grade B application: 4 two-bed semi-detached, 12 three-bed terraced, and 28 three-bed semi-detached two-storey... Application Form - Part A PDF 2 Section 9 Description of Proposed Development Planning-stage evidence; implementation status is not stated.	Attenuation and flow control The existing surface-water network is described as discharging runoff to a 360 cubic metre offline attenuation tank, with short events infiltrated on site and longer events routed through a detention basin. Grade B application: Surface-water strategy for the 44-dwelling Radharc na Sleibhe development. Civil Engineering - Drainage Report PDF 6 Printed page 6; Surface Water Policy; project 6637 The report describes network design and does not confirm tank ownership, installation status, or spare capacity.
Envelope and finishes The landscape plan specifies charcoal permeable block paving in 200 x 100 x 80 mm and 100 x 100 x 80 mm units, with silver permeable feature paving and in-situ brushed concrete footpaths. Grade B application: Landscape drawing names Amazon Developments as client and includes roads, footpaths... Landscaping_Landscape Masterplan PDF 1 Landscape Masterplan; job 1880; drawing 01; revision C dated 13/11/2024; scale 1:500 Drawing-note evidence only. 'Or similar, as approved' allows substitution, and the drawing's named client differs from...	Surface-water and SuDS Each dwelling is proposed to have permeable front paving, with road and dwelling overflow routed to an infiltration basin and controlled public-network discharge. Grade B application: Front paving to each dwelling, infiltration basin, and controlled overflow to the public... Civil Engineering - Drainage Report PDF 7 Printed page 7; SuDS Provisions; Figure 5 Typical local drain to dwelling Infiltration is conditional on suitable subgrade. The report does not state product selection or installed quantities.
Foul drainage and connections The foul system is specified as a uPVC gravity-drain network connecting dwellings to a new collector drain and the Uisce Eireann sewer. Grade B application: Connection from each dwelling via a new collector drain to the Uisce Eireann sewer on... Civil Engineering - Drainage Report PDF 10 Printed page 10; Foul Drainage Planning-stage evidence; implementation status is not stated.	Watermain and utility works The water system proposes a 100 mm HDPE primary main, 25 mm dwelling supply pipes, and Talbot Matrix-type boundary boxes. Grade B application: Each dwelling is also described with a 25 mm Hydro supply pipe and Talbot matrix type... Civil Engineering - Drainage Report PDF 12 Printed page 12; Proposed Watermain The wording specifies a type for the boundary box but does not establish a selected supplier or purchase.

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Snugborough, Castlebar

PERMITTED	NOTICE-COVERED	SCOPE STATUS
87	34	QUALIFIED

The notice explicitly identifies a 34-unit phase but describes a 99-unit wider development, while the amendment document states 87 units. No remaining-unit figure is published until that parent/amendment scope is reconciled.

Official chronology

Date	Type / ref	Event
2025-07-29	planning 2460782	Application receipt date recorded in the final-grant document.
2025-07-29	planning 2460782	Final grant records Amendment describes an 87-unit overall development replacing part of parent permission P21/921.
2026-04-28	commencement CN0141013MO	Thirty-four named units within a notice that calls the wider development 99 units.

Named organisations

No company role is published from this evidence slice without further role verification.

Dependencies and constraints

Electrical infrastructure: Tree removal is conditioned on a qualified ecologist checking for bats; the plan also calls for bat boxes and bat-friendly lighting with specialist confirmation.



<https://planningbrief.com/leads/mayo/2460782/>

Documented package signals

Site infrastructure The application form describes an amendment producing an overall 87-unit development, including 79 houses and 8 own-door apartments. Grade B amendment: Sayvale 25 Ltd amendment to P21/921: replace 38 permitted two-storey dwellings with 42... Application Form - Part A PDF 2 Section 9 Description of Proposed Development Use 87 only for the application-form scope.	Attenuation and flow control The surface-water design uses a vortex flow-control device, an attenuation pond, and a full-retention fuel/oil separator before discharge. Grade B application: Single surface-water discharge point to the boundary stream, with full-retention fuel/oil... Infrastructure Report PDF 7 Printed page 4; Section 2.1 Surface Water Design; DOSA drawing 7212-0020 Hydrobrake is expressly stated with an equivalent option. No final supplier, order, or installation status is confirmed.
Foul drainage and connections The drainage drawing specifies WavSpec SN8 Type A structured-wall foul pipe to EN 13476-2 with PVC-U layers, and JFC Corripipe SN6/SN8 twin-wall high-density polyethylene storm pipe. Grade B application: Drawing notes also specify PVC-U internal and external layers and JFC Corripipe twin-wall... Proposed Drainage Layout PDF 1 Drawing Proposed Drainage Layout; project 7212; sheet A1; drawing 4020A; scale 1:500; issued for... Named systems on an issued-for-planning drawing do not prove purchase or prohibit later approved substitution.	Electrical infrastructure Tree removal is conditioned on a qualified ecologist checking for bats; the plan also calls for bat boxes and bat-friendly lighting with specialist confirmation. Grade B application: Landscape plan for Sayvale 25, including bat boxes and bat-friendly lighting with final... Landscape Plans PDF 1 Project Site Landscaping Plan; drawing 241051-MA-XX-ZZ-DR-A-1108-P03; revision P03 dated 29/07/2025... Planning drawing note only. It does not identify the ecologist, lighting specialist, supplier, timing, or appointment status.
Watermain and utility works The water design proposes a 100 mm internal-diameter HDPE connection, 100 mm branches and loops, hydrants, valves and metering, with a northern wayleave required for the connection. Grade B application: Internal 100 mm branches and loops with hydrants, valves and metering; connection requires... Infrastructure Report PDF 15 Printed page 12; Section 4 Water Supply; drawing 7212-0030 The report says the client has a wayleave in place, but the title or legal instrument was not part of the reviewed...	

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Blessington Demesne mixed-use development

PERMITTED	NOTICE-COVERED	SCOPE STATUS
269	209	QUALIFIED

Four non-overlapping named phases describe 209 units. Separate 72-unit umbrella notices may overlap those phases, so they are excluded from the sum; no commercial remainder is inferred.

Official chronology

Date	Type / ref	Event
2024-11-08	planning 2460694	Application receipt date recorded in the final-grant document.
2025-02-27	planning 2460694	Final grant records 269 dwellings plus medical, pharmacy and cafe uses.
2026-02-05	commencement CN0138567WW	A named 185-house residential phase.
2026-02-20	commencement CN0139102WW	Duplex/apartment Block D23.
2026-06-05	commencement CN0143138WW	Duplex/apartment Block D26.

Named organisations

Marshall Yards Development Company Limited	Applicant or client named in the planning submission
Wicklow County Council	Planning authority
DBFL	Engineer named in the planning submission
Uisce Eireann	Organisation named in the planning submission

Dependencies and constraints

Watermain and utility works: The recorded water connection response requires approximately 300 m of existing 150 mm main to be upsized to 250 mm.



<https://planningbrief.com/leads/wicklow/2460694/>

Documented package signals

Site infrastructure The application describes 269 proposed dwellings, comprising houses and apartments/duplexes. Grade B application: Overall planning application 2460694; proposed residential element. Fire Service PDF 1 1; Planning referral description for 24/60694 This is application/referral evidence of proposed scope, not a grant decision and not evidence that all units have commenced.	Roads and active travel Primary vehicle access is proposed from the Blessington Inner Relief Road, with additional pedestrian and cycle permeability described in the same section. Grade B application: Overall planning application 2460694; proposed engineering infrastructure. Infrastructure Rep 1 PDF 9 3; Section 1.6, Proposed Development The report describes the planning design; final construction details remain subject to approvals and detailed design.
Attenuation and flow control The drainage design divides the site into three surface-water catchments, each with attenuation and flow control. Grade B application: Overall planning application 2460694; proposed surface-water system. Infrastructure Rep 1 PDF 15 9; Section 3.2.1, General Description of Surface Water Design The duplicated word 'catchment' is retained from the official extracted text; the statement is a planning-stage design.	Foul drainage and connections The foul design uses 225 mm gravity pipes and also proposes diversion of the existing 300 mm foul drain crossing the site. Grade B application: Overall planning application 2460694; proposed foul drainage. Infrastructure Rep 1 PDF 25 19; Section 4.2, Foul Drainage Strategy; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1301 The excerpt establishes the proposed gravity system; diversion detail is stated later on the same PDF page.
Watermain and utility works The recorded water connection response requires approximately 300 m of existing 150 mm main to be upsized to 250 mm. Grade B application: Overall planning application 2460694; external potable-water enabling works. Infrastructure Rep 1 PDF 28 22; Section 5.2.1, Pre-Connection Feedback from Irish Water The same page calls the connection feasible subject to upgrade; route, delivery mechanism and final agreement are not...	Envelope and finishes The proposed internal water-main material is specified as HDPE 100 SDR17. Grade B application: Overall planning application 2460694; internal potable-water network. Infrastructure Rep 1 PDF 29 23; Sections 5.3-5.5; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1331 This is an exact planning-stage material specification; it does not identify a manufacturer or supply contract.

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Bennetstown and Pace, Dunboyne

PERMITTED	NOTICE-COVERED	SCOPE STATUS
309	217	QUALIFIED

Distinct named notices describe 217 residential units plus an ESB substation.

Official chronology

Date	Type / ref	Event
2024-09-30	planning 2460805	Application receipt date recorded in the final-grant document.
2024-11-15	planning 2460805	Final grant records 309 dwellings: 169 houses and 140 apartments/duplexes.
2026-01-02	commencement CN0137193MH	Bennetstown 1.02 houses.
2026-01-02	commencement CN0137182MH	Residential block BA05: 10 apartments and 8 maisonettes.
2026-02-03	commencement CN0137935MH	ESB substation and switch room.

Named organisations

John Fleming Architects	Architect named in the planning submission
Meath County Council	Planning authority
Irish Water	Organisation named in the planning submission
Paul McGrail Consulting Engineers	Architect named in the planning submission

Dependencies and constraints

Foul drainage and connections: Water and wastewater connections are described as feasible, subject to wastewater-system upgrade works.



<https://planningbrief.com/leads/meath/2460805/>

Documented package signals

Site infrastructure The application proposes 309 homes: 169 houses and 140 apartments/duplexes. Grade B application: Overall planning application 2460805; proposed residential element. Planning and Design Statement PDF 8 7; Section 2.2, Proposed Development; Table 1 Key Site Statistics This is proposed application scope, not a grant decision and not evidence that every unit has commenced.	Attenuation and flow control The attenuation drawing sizes a detention basin at 480 m3 against a 433.82 m3 requirement for a 1:100-year event plus 20% climate change. Grade B application: Proposed attenuation system shown on planning drawing 2023-123-020341. Attenuation Sections PDF 1 Drawing 2023-123-020341, Attenuation Sections, revision 00, issued for planning 23/07/24 Grade B reflects compressed drawing OCR; values are explicit but should be checked against the drawing image before...
Envelope and finishes Private parking bays are specified as permeable concrete paving; the palette also lists brushed concrete, tarmacadam and engineered wood fibre. Grade B application: Proposed hard landscaping for application 2460805. Landscape Design Statement PDF 28 Section 12, Hard Landscaping Final paver colours, sizes and patterns are expressly subject to Meath County Council approval.	Roads and active travel The application includes a new signalised junction and link road with a bridge over the River Tolka. Grade B application: Overall planning application 2460805; proposed external transport infrastructure. Planning and Design Statement PDF 7 6; Section 2.2, Proposed Development The evidence describes planning scope; bridge form, detailed design, approvals and delivery programme are not established...
Electrical infrastructure The utility scope includes a foul pumping station and connection to the public sewer via the Old Navan Road; the same page also lists a water connection and three ESB substations/kiosks. Grade B application: Overall planning application 2460805; proposed utilities. Planning and Design Statement PDF 7 6; Section 2.2, Proposed Development Only the foul pumping-station statement is quoted verbatim here; related water and substation items are separately listed...	Foul drainage and connections Water and wastewater connections are described as feasible, subject to wastewater-system upgrade works. Grade B application: Overall planning application 2460805; utility pre-connection position. Planning and Design Statement PDF 33 32; Section 6.9, Services Infrastructure The planning statement summarizes pre-connection correspondence; it is not a connection agreement or confirmation that...

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Meadows Fort extension, Graiguecullen

PERMITTED	NOTICE-COVERED	SCOPE STATUS
98	90	PARTIAL

Linked notices explicitly describe 90 units. The arithmetic difference is eight units, but this is notice coverage only and not evidence of work remaining or purchasing status.

Official chronology

Date	Type / ref	Event
2025-04-15	planning 2560210	Application receipt date recorded in the final-grant document.
2025-09-09	planning 2560210	Final grant records 98 residential units.
2025-10-27	commencement CN0134942LS	Construct Stage One of a 98-unit residential development comprising 30no. two-storey semi-detached houses (28no. three- bedroom and 2no....
2026-02-16	commencement CN0138652LS	Construct Stage Two of a 98-unit residential development comprising 28no. two-storey semi-detached houses (24no. three- bedroom and 4no....
2026-04-13	commencement CN0140499LS	Construction Stage Three of a 98-unit residential development comprising 32no. two-storey semi- detached houses (30no. three- bedroom and...

Named organisations

No company role is published from this evidence slice without further role verification.

Dependencies and constraints

Attenuation and flow control: The grant rejects the submitted storm-cell storage solution and requires a revised reinforced-concrete tank or storm-tech-type attenuation proposal, plus agreed hydrocarbon-interceptor details upstream of...

Site infrastructure: Low CBR results create a specialist geotextile and pavement-foundation design requirement; at 2% CBR the report specifies non-woven Clause 609 separation with 600 mm Class 6F2 capping.



<https://planningbrief.com/leads/laois/2560210/>

Documented package signals

Attenuation and flow control The grant rejects the submitted storm-cell storage solution and requires a revised reinforced-concrete tank or storm-tech-type attenuation proposal, plus agreed hydrocarbon-interceptor details upstream of... Grade B application: Permitted development; pre-commencement revision of surface-water attenuation and... Final Grant PDF 4 Schedule 2 - Page 2 of 7; Condition 6(d)-(e) The final attenuation type remains subject to written agreement with the Planning Authority. The condition does not...	Site infrastructure Low CBR results create a specialist geotextile and pavement-foundation design requirement; at 2% CBR the report specifies non-woven Clause 609 separation with 600 mm Class 6F2 capping. Grade B application: Proposed road alignment and pavement foundation design. Engineering Report PDF 14 13 Page; Section 2.3 Geotechnical Investigation; pavement design discussion; Figure 3.1, TII... Planning-stage evidence; implementation status is not stated.
Heat-pump systems The assessed heating system is an air-to-water heat pump, modelled as Daikin Altherma ERGA04EAV3 or equivalent, serving radiators at a maximum 45 C design flow temperature with 180-litre hot-water storage. Grade B application: Planning-stage dwelling energy strategy and DEAP assessment inputs. 25033-Climate Action Energy Statement Report_R0 PDF 18 Page 15 of 22; Section 6.3 Heating and DHW Production This is a planning assessment input and design intent with an express equivalence allowance; it is not evidence of final...	Electrical infrastructure The planning drawing provides for one ESB substation kiosk, with kiosk size and finishes, foundation, plinth and earthing to ESB Networks specification. Grade B application: One proposed ESB substation kiosk within the application area. Proposed ESB Kiosk - Plan Section & Elevations PDF 1 Single-sheet planning drawing; no printed page number; General notes and kiosk... The sheet does not provide a grid-connection offer, final equipment schedule, detailed earthing design, supplier...
Roads and active travel The grant requires a Chapter 8 traffic-management plan and separate Stage 3 and Stage 4 Road Safety Audits at completion and early operation. Grade B application: Permitted roads, junctions, raised tables and opening/early-operation audit stages. Final Grant PDF 7 Schedule 2 - Page 5 of 7; Condition 14(c)-(e) Planning-stage evidence; implementation status is not stated.	Surface-water and SuDS The submitted design names a Kingspan NSBE075 Class 1 bypass separator with alarm and specifies uPVC gravity drainage with a 225 mm minimum pipe size. Grade B application: Submitted surface-water drainage design for roads, footpaths, house pavements and roofs. Engineering Report PDF 22 21 Page; Sections 3.4 Petrol/Oil & Silt Interception and 3.5 Surface Water Gravity Network Drainage... Final Grant Condition 6(e) requires the interceptor's location, type and specification to be agreed before commencement...

Open the official HTTPS source before acting. Product brands, quantities and delivery responsibilities may change through detailed design or conditions.

Method

1. Projects were selected from a private 100-project linked-commencement catalogue, then passed through duplicate, masterplan and scope gates.
2. Official documents were downloaded selectively, hashed with SHA-256 and stored privately. Page text was extracted before any model-assisted triage.
3. Every retained finding was reproduced against its local official PDF page. Visual-only implications and generic construction assumptions were rejected.
4. Planning, amendment and parent scope remain separate from units covered by linked commencement notices.
5. Grades: A phase-specific; B explicit application, parent or project-wide; C condition or constraint with solution or status unknown.
6. Public output excludes raw PDFs, excerpts, hashes, local paths, personal contacts and internal identifiers.

Evidence cut-off

2026-07-13

This edition is a source-navigation and package-intelligence document. It is not a representation of construction completion or purchasing status.

Limitations and use

A linked commencement notice records stated coverage. It does not prove that every covered unit is complete or quantify work left to buy.

Application-wide specifications can span later phases. Grade B findings must not be presented as phase-specific.

A planning condition states an outcome or control, not the chosen technical solution or current delivery status.

Consultant and applicant names are submission roles unless the official source says otherwise. Current roles should be rechecked.

Where notice descriptions overlap, only independently reconciled units are shown; unreconciled arithmetic is excluded.

Mayo uses the 87-unit final grant as the controlling scope. Only the 34 units explicitly named by the linked notice are shown; the wider 99-unit wording and all remaining-unit arithmetic are excluded.

Cavan is retained for the next evidence batch: the final grant resolves its scope at 78 dwellings, but no active canonical PlanningBrief route exists for a safe website attachment in this edition.

Source index 1/3

Project / package	Document and locator	Source
2560063 Site infrastructure	Infrastructure Report PDF 6 Document No. 24.278-IR-01, Page 5 of 80; 1.4 Proposed Development	Official source
2560063 Surface-water and SuDS	Infrastructure Report PDF 7 Document No. 24.278-IR-01, Page 6 of 80; 2.3 Proposed Surface Water Drainage	Official source
2460460 Site infrastructure	Design Statement PDF 3 Page 3; Location	Official source
2460460 Envelope and finishes	Design Statement PDF 11 Page 11; 12. Detail Design	Official source
2560548 Acoustic mitigation	Acoustic Design Statement PDF 22 Page 22 of 31; Section 6.2.1; Table 10 Details for common treatments	Official source
2560548 Envelope and finishes	Engineering Assessment Report PDF 14 Printed page 7; Section 3.5.1 Source Control	Official source
2460714 Envelope and finishes	Landscaping_Landscape Masterplan PDF 1 Landscape Masterplan; job 1880; drawing 01; revision C dated 13/11/2024; scale 1:500	Official source
2460714 Watermain and utility works	Civil Engineering - Drainage Report PDF 12 Printed page 12; Proposed Watermain	Official source
2460782 Foul drainage and connections	Proposed Drainage Layout PDF 1 Drawing Proposed Drainage Layout; project 7212; sheet A1; drawing 4020A; scale 1:500...	Official source
2460694 Site infrastructure	Fire Service PDF 1 1; Planning referral description for 24/60694	Official source
2460694 Foul drainage and connections	Infrastructure Rep 1 PDF 25 19; Section 4.2, Foul Drainage Strategy; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1301	Official source
2460805 Site infrastructure	Planning and Design Statement PDF 8 7; Section 2.2, Proposed Development; Table 1 Key Site Statistics	Official source
2460805 Roads and active travel	Planning and Design Statement PDF 7 6; Section 2.2, Proposed Development	Official source
2560210 Attenuation and flow control	Final Grant PDF 4 Schedule 2 - Page 2 of 7; Condition 6(d)-(e)	Official source
2560210 Electrical infrastructure	Proposed ESB Kiosk - Plan Section & Elevations PDF 1 Single-sheet planning drawing; no printed page number; General notes and kiosk...	Official source

Source index 2/3

Project / package	Document and locator	Source
2560063 Envelope and finishes	House Type A PDF 1 Finishes; BA.2024.009 A-101; House Type A Plans, Elevations and Section AA; scale...	Official source
2560063 Foul drainage and connections	Infrastructure Report PDF 18 Document No. 24.278-IR-01, Page 17 of 80; 4.4 Proposed Foul Drainage System	Official source
2460460 Attenuation and flow control	Civil Engineering Design - F. I. REV PDF 3 Page 3 of 22; Drainage areas / 3 Construction; Drawing 2407-RWC-TL-C-SP-501...	Official source
2460460 Foul drainage and connections	Design Statement PDF 4 Page 4; Design statement	Official source
2560548 Foul drainage and connections	Engineering Assessment Report PDF 12 Printed page 5; Section 2.3 Proposed Foul Water Network; drawing reference...	Official source
2460714 Site infrastructure	Application Form - Part A PDF 2 Section 9 Description of Proposed Development	Official source
2460714 Surface-water and SuDS	Civil Engineering - Drainage Report PDF 7 Printed page 7; SuDS Provisions; Figure 5 Typical local drain to dwelling	Official source
2460782 Site infrastructure	Application Form - Part A PDF 2 Section 9 Description of Proposed Development	Official source
2460782 Electrical infrastructure	Landscape Plans PDF 1 Project Site Landscaping Plan; drawing 241051-MA-XX-ZZ-DR-A-1108-P03; revision P03...	Official source
2460694 Roads and active travel	Infrastructure Rep 1 PDF 9 3; Section 1.6, Proposed Development	Official source
2460694 Watermain and utility works	Infrastructure Rep 1 PDF 28 22; Section 5.2.1, Pre-Connection Feedback from Irish Water	Official source
2460805 Attenuation and flow control	Attenuation Sections PDF 1 Drawing 2023-123-020341, Attenuation Sections, revision 00, issued for planning 23/07/24	Official source
2460805 Electrical infrastructure	Planning and Design Statement PDF 7 6; Section 2.2, Proposed Development	Official source
2560210 Site infrastructure	Engineering Report PDF 14 13 Page; Section 2.3 Geotechnical Investigation; pavement design discussion; Figure...	Official source
2560210 Roads and active travel	Final Grant PDF 7 Schedule 2 - Page 5 of 7; Condition 14(c)-(e)	Official source

Source index 3/3

Project / package	Document and locator	Source
2560063 Landscape and public realm	Planning Report PDF 14 Planning Report, page 14; 4.2.16 Archaeological Impact Assessment	Official source
2560063 Watermain and utility works	Infrastructure Report PDF 20 Document No. 24.278-IR-01, Page 19 of 80; 5.2 Consultation with Irish Water	Official source
2460460 Roads and active travel	Traffic Impact Assessment PDF 22 Page 19; 6 Conclusions	Official source
2560548 Site infrastructure	Engineering Assessment Report PDF 9 Printed page 2; Section 1.3 Proposed Development; project 23-067; document 23-067r.008	Official source
2560548 Attenuation and flow control	Engineering Assessment Report PDF 13 Printed page 6; Sections 3.3-3.4 Proposed Surface Water Network and SuDS Strategy	Official source
2460714 Attenuation and flow control	Civil Engineering - Drainage Report PDF 6 Printed page 6; Surface Water Policy; project 6637	Official source
2460714 Foul drainage and connections	Civil Engineering - Drainage Report PDF 10 Printed page 10; Foul Drainage	Official source
2460782 Attenuation and flow control	Infrastructure Report PDF 7 Printed page 4; Section 2.1 Surface Water Design; DOSA drawing 7212-0020	Official source
2460782 Watermain and utility works	Infrastructure Report PDF 15 Printed page 12; Section 4 Water Supply; drawing 7212-0030	Official source
2460694 Attenuation and flow control	Infrastructure Rep 1 PDF 15 9; Section 3.2.1, General Description of Surface Water Design	Official source
2460694 Envelope and finishes	Infrastructure Rep 1 PDF 29 23; Sections 5.3-5.5; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1331	Official source
2460805 Envelope and finishes	Landscape Design Statement PDF 28 Section 12, Hard Landscaping	Official source
2460805 Foul drainage and connections	Planning and Design Statement PDF 33 32; Section 6.9, Services Infrastructure	Official source
2560210 Heat-pump systems	25033-Climate Action Energy Statement Report_R0 PDF 18 Page 15 of 22; Section 6.3 Heating and DHW Production	Official source
2560210 Surface-water and SuDS	Engineering Report PDF 22 21 Page; Sections 3.4 Petrol/Oil & Silt Interception and 3.5 Surface Water Gravity...	Official source