

Browneshill Road Lower, Chapelstown

Carlow, Ireland | Carlow County Council

PERMITTED 83 Official reviewed scheme figure.	COMMENCED None indexed Official notice coverage where	SIGNAL 83 Official linked-notice	REMAINING Not published Only shown when the reviewed	VALUE Not official No official contract value is published
--	--	---	---	---

Scope check - read before pricing

Findings cite their own application, amendment, parent, related, phase or signal scope. This brief is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.

Strongest package signals

Watermain and utility works

Application scope | Explicit official evidence / Medium | locator: PDF page 20; Document No. 24.278-IR-01, Page 19 of 80; 5.2 Consultation with Irish Water

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.

Surface-water and SuDS

Application scope | Explicit official evidence / Medium | locator: PDF page 7; Document No. 24.278-IR-01, Page 6 of 80; 2.3 Proposed Surface Water Drainage

The drainage strategy combines permeable paving with garden and open-space soakaways, with the two principal soakaways placed beneath northern and southern green spaces.

Site infrastructure

Application scope | Explicit official evidence / Medium | locator: PDF page 6; Document No. 24.278-IR-01, Page 5 of 80; 1.4 Proposed Development

The submitted civil infrastructure report describes 83 homes: 66 two-storey houses, five single-storey houses and 12 duplex units.

Open enriched PlanningBrief project page



Scan to verify live page

Package details

SPECIALIST CONSTRAINT

Watermain and utility works

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 20; Document No. 24.278-IR-01, Page 19 of 80; 5.2
The feasibility response requires the proposed water

CIVILS PUBLIC REALM

Surface-water and SuDS

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 7; Document No. 24.278-IR-01, Page 6 of 80; 2.3
The drainage strategy combines permeable paving with

CIVILS PUBLIC REALM

Site infrastructure

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 6; Document No. 24.278-IR-01, Page 5 of 80; 1.4
The submitted civil infrastructure report describes 83

SPECIALIST CONSTRAINT

Landscape and public realm

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 14; Planning Report, page 14; 4.2.16
The planning report says the ring ditch will be

SPECIALIST CONSTRAINT

Foul drainage and connections

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 18; Document No. 24.278-IR-01, Page 17 of 80; 4.4
The foul network is designed as two connections: 23

STRUCTURE ENVELOPE

Envelope and finishes

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2560063 | Locator PDF
page 1; Finishes; BA.2024.009 A-101; House Type A
House Type A is drawn with sand-cement render, uPVC

Project facts

Permission and notice scope: The official permission records 83 residential units. Linked notices cover 83 stated units. Ref: 2560063. Locator: Final-grant scope and separately listed commencement chronology. Checked: 13 Jul 2026.
Submission organisations: Nesselside Builders UC, Barrett Mahony Consulting Engineers Ltd., Beer & Associates Architects, CES Consulting Ltd. Ref: 2560063. Locator: Organisation register in the reviewed evidence contract. Checked: 13 Jul 2026.

Source-aware chronology

Planning and final grant | 20 Mar 2025 | 2560063 | Application receipt date recorded in the final-grant document. | checked 13 Jul 2026
Planning and final grant | 12 Jan 2026 | 2560063 | Final grant records 83 residential units. | checked 13 Jul 2026
Official commencement notices | 14 Apr 2026 | CN0140753CW | Construction of all 83 permitted residential units and ancillary works. | checked 13 Jul 2026

Evidence and source register

Site infrastructure | Infrastructure Report | ref 2560063 | locator PDF page 6; Document No. 24.278-IR-01, Page 5 of 80; 1.4 Proposed Development | checked 2026-07-13

Envelope and finishes | House Type A | ref 2560063 | locator PDF page 1; Finishes; BA.2024.009 A-101; House Type A Plans, Elevations and Section AA; scale 1:100; planning issue PL-1; BA.2024.009 A-101; House Type A Plans, Elevations and Section AA;

Landscape and public realm | Planning Report | ref 2560063 | locator PDF page 14; Planning Report, page 14; 4.2.16 Archaeological Impact Assessment | checked 2026-07-13

Surface-water and SuDS | Infrastructure Report | ref 2560063 | locator PDF page 7; Document No. 24.278-IR-01, Page 6 of 80; 2.3 Proposed Surface Water Drainage | checked 2026-07-13

Foul drainage and connections | Infrastructure Report | ref 2560063 | locator PDF page 18; Document No. 24.278-IR-01, Page 17 of 80; 4.4 Proposed Foul Drainage System | checked 2026-07-13

Watermain and utility works | Infrastructure Report | ref 2560063 | locator PDF page 20; Document No. 24.278-IR-01, Page 19 of 80; 5.2 Consultation with Irish Water | checked 2026-07-13

Permission and notice scope | Final grant and linked commencement records | ref 2560063 | locator Final-grant scope and separately listed commencement chronology | checked 13 Jul 2026

Submission organisations | Official planning submission documents | ref 2560063 | locator Organisation register in the reviewed evidence contract | checked 13 Jul 2026

Official HTTPS sources

Official source 1 - <https://CarlowCoCo.ePlanning.ie/iDocsWebDPSS/ViewFiles.aspx?docid=130502&format=djvu>

Official source 2 - <https://CarlowCoCo.ePlanning.ie/iDocsWebDPSS/ViewFiles.aspx?docid=130423&format=djvu>

Official source 3 - <https://CarlowCoCo.ePlanning.ie/iDocsWebDPSS/ViewFiles.aspx?docid=130503&format=djvu>

Official source 4 - <https://CarlowCoCo.ePlanning.ie/iDocsWebDPSS/ViewFiles.aspx?docid=145016&format=djvu>

Official source 5 - <https://data.nbco.gov.ie/dataset/bcnccc/resource/0774e781-7af8-46da-b623-872e74cf541e>

Suggested next actions

- Open the live PlanningBrief page and the cited official source before pricing.
- Confirm that the application, amendment or phase scope matches the package you supply.
- Save the project or create an alert for later source changes; do not infer an appointment.

Limitations

This is not tender, award or appointment evidence.

The linked notice describes all 83 permitted units.

Application-wide findings are not automatically phase-specific. Read each scope label and locator.

The official documents identify requirements and intended systems; delivery status is not stated.

Live page supersedes this PDF: open the enriched PlanningBrief project page.

