

Ballynerrin Lower residential amendment and commencement signal

Ballynerrin Lower, Co. Wicklow | Wicklow County Council

AUTHORITY	PLANNING REFS	STAGE	VALUE BASIS
Wicklow County Council Wicklow	25/60733, 20/1296, 25/10 20/1296	Planning amendment g Planning evidence, not procurement evidence	Not official No official value or procurement value is evidenced

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

Internal roads and footpaths

Amendment scope | Explicit / High | locator: Development Description field on ePlan 2560733
Planning documents indicate minor alterations to internal roadways and footpaths to accommodate the residential amendment.

Surface-water attenuation area

Amendment scope | Explicit / High | locator: Wicklow Week 38/2025 received-list page 6 row for 25/60733
Planning documents indicate alterations to the surface-water drainage system for repositioning the southern attenuation area.

Site services and sewer connection

Parent context | Explicit / Medium | locator: Development Description field on ePlan 201296
The parent permission includes ancillary site development works and services, with part connection to sewers on the adjoining Meadows Estate.

<https://planningbrief.com/leads/wicklow/25-60733/>



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Evidence-backed package signals

CIVILS

Internal roads and footpaths

Scope: Amendment scope | confidence: Explicit / High | source ref: 25/60733 | locator: Development Description field on ePlan 2560733
Planning documents indicate minor alterations to internal roadways and footpaths to accommodate the residential amendment.

DRAINAGE

Surface-water attenuation area

Scope: Amendment scope | confidence: Explicit / High | source ref: 25/60733 | locator: Wicklow Week 38/2025 received-list page 6 row for 25/60733
Planning documents indicate alterations to the surface-water drainage system for repositioning the southern attenuation area.

UTILITIES

Site services and sewer connection

Scope: Parent context | confidence: Explicit / Medium | source ref: 20/1296 | locator: Development Description field on ePlan 201296
The parent permission includes ancillary site development works and services, with part connection to sewers on the adjoining Meadows Estate.

Project-scope facts - context, not packages

Unit mix amendment: Planning documents indicate a 2026 amendment to part of the permitted residential mix, replacing specified semi-detached, duplex and terraced units with revised t... Locator: Development Description field on ePlan 2560733 and Wicklow Units 41-43 layout adjustment: Planning documents indicate a layout adjustment to the position of units 41-43 to accommodate the approved amendment. Locator: Wicklow Week 16/2026 granted-list page 3 row for 25/60733
House-type revision: A related 2025 file records permission to complete a revision of house types ESD and FSD from three-storey to two-storey structures while retaining the same footp... Locator: Wicklow Week 26/2025 granted-list page 2 row

Timing, evidence and limitations

Amendment 25/60733

16 Sep 2025 - Received - ePlan 2560733
4 Nov 2025 - Further information requested - ePlan 2560733
26 Mar 2026 - Further information received - ePlan 2560733
16 Apr 2026 - Conditional decision - ePlan 2560733

Owner-export commencement signal

22 Jun 2026 - PlanningBrief owner-export record - 19 units
Not recorded - ePlan amendment commencement table - No commencement recorded against ePlan 2560733

Parent ePlan commencements 20/1296

26 Apr 2024 - Parent ePlan commencement - 36 units - notice 114391W
27 Nov 2024 - Parent ePlan commencement - 2 units - notice 122631W

Official HTTPS sources

Official ePlan 25/60733 - <https://www.eplanning.ie/WicklowCC/AppFileRefDetails/2560733/0>
Official ePlan parent 20/1296 - <https://www.eplanning.ie/WicklowCC/AppFileRefDetails/201296/0>
Official ePlan related 25/108 - <https://www.eplanning.ie/WicklowCC/AppFileRefDetails/25108/0>
Wicklow Week 16/2026 granted list -
https://www.wicklow.ie/Portals/0/adam/Documents/ij_ZYVhtaUq3F6UpMlajpA/Link/Week%2016%20-%20Granted%2013.04.2026%20-%20to%2019.04.2026.pdf
Wicklow Week 38/2025 received list -
<https://www.wicklow.ie/Portals/0/adam/Documents/x2jxs80gpU-URcfKflp0uw/Link/Week%2038%20-%20Received%2015.09.2025%20to%2021.09.2025.pdf>
Wicklow Week 26/2025 granted list -
<https://www.wicklow.ie/Portals/0/adam/Documents/ioKKqf4Ajk2Y7Q3wIBiNIA/Link/Week%2026%20-%20Granted%2023.06.2025%20to%2029.06.2025.pdf>

Limitations

Draft-only supplier outreach. This is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.

This page combines a 19-unit commencement signal with official planning records for a wider Ballynerrin Lower parent permission and later amendments. Each package finding applies only to its cited planning file; it is not automatically the The planning-file applicant/agent and the commencement-export company are different source roles. PlanningBrief does not combine them or infer a contractor appointment.

The reviewed records show planning and commencement evidence only. They do not evidence an open tender, unawarded package, supplier appointment or procurement timetable.

Live page supersedes this PDF: <https://planningbrief.com/leads/wicklow/25-60733/>

