

PlanningBrief

Opportunity Board

25 Sep 2026

Sector intelligence

PlanningBrief Intelligence Packet / public-source decision sheet

Commercial Projects lead board

Commercial fit-out, change-of-use, mixed-use and new commercial development planning leads.

Board route

1. Scan the signal

2. Open the source

3. Shortlist, alert or brief

Sector Commercial Projects

Latest source date 25 Sep 2026

Class basis commercial-fitout, commercial-newbuild, mixed-use

Live records

2,970

matching this sector

Active

2,945

decision pipeline

Value rows

763

with value band

Counties

8

geographic spread

Source rule

Value bands are indicative planning-intelligence signals, not contract values. PlanningBrief is not affiliated with any government body.

Use the board to choose what to verify, save or route into follow-up. Open the official source before commercial action.

Packet audit

Document-verified details 1 of 12 leads structured facts from planning documents			
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Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 99	Commercial new build, Dromoland Castle and Estate, Dromoland... - Planning Application 2660499 / Dromoland Castle a...	Granted / 2026-09-24 / €500k–1m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P02 / score 99	97 dwellings, Greenbatter and Newtownstalaban, Drogheda, Co. Louth - Planning Application 2660456 / Greenbatter and...	Granted / 2026-08-28 / €10m–30m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P03 / score 99	56 dwellings, Prieststown, Kilbride, Co Meath - Planning Application 2561380 / Prieststown, Kilbride, Co Meath, Meath	Granted / 2026-04-01 / €10m–30m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P04 / score 99	Commercial new build, Tullyhirm/Annahagh, Monaghan, Co. Monaghan - Planning Application 2560446 / Tullyhirm/Annahag...	Granted / 2026-01-30 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P05 / score 99	Commercial new build, Maxol Service Station Donore Road A92 HX9A, Unit No. 9... - Planning Application 2560617 / Ma...	Granted / 2025-12-19 / €1m–3m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P06 / score 99	~7 dwellings, Renville West, Oranmore, Co. Galway - Planning Application 2560474 / Renville West, Oranmore, Co. Gal...	Granted / 2025-07-22 / €500k–1m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P07 / score 99	Commercial new build, ESB Wilton Regional Office, Sarsfield Road, Wilton - Planning Application 2543635 / ESB Wilto...	Granted / 2025-11-10 / €1m–3m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P08 / score 99	39 dwellings, REVLIN, DONEGAL TOWN, CO. DONEGAL - Planning Application 2560148 / REVLIN, DONEGAL TOWN, CO. DONEGAL,...	Granted / 2026-01-21 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P09 / score 96	Commercial new build, site of c. 0.19 ha which forms part of the former... - Planning Application WEB2774/26 / site...	Granted / 2026-09-07 / €500k–1m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P10 / score 96	Commercial new build, Corlough Td. Dowra Road, Drumshanbo, Co Leitrim - Planning Application 2660150 / Corlough Td....	Granted / 2026-08-31 / €500k–1m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P11 / score 96	Mixed use, Ardavan, Ardavan - Planning Application 20260372W / Ardavan, Ardavan, Wexford	Granted / 2026-09-16 / €1m–3m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P12 / score 96	2 dwellings, 73/74 Dromroe, Rhebogue, Limerick. - Planning Application 25365 / 73/74 Dromroe, Rhebogue, Limerick,....	Granted / 2026-02-09 / €500k–1m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01 BOARD	Signal Commercial new build, Dromoland Castle and Estate, Dromoland... - Planning Application 2660499 Dromoland Castle and Estate, Dromoland, Newmarket-on-Fergus, Co. Clare, Clare / Clare County Council / Granted / 2026-09-24 for development at Dromoland Castle and Estate, Dromoland, Newmarket-on-Fergus Co Clare (Dromoland Castle is a protected structure RPS No: 278).This planning application relates to the farmyard. The development will consist of amendments to a permitted development (CCC Reg. Ref. P25-60818), compr... Open official/source record Open PlanningBrief record	Source trail Authority Clare County Council Plan ref 2660499 Value €500k–1m Units / floor units unknown / 543 sqm (floor estimated) Promoter Dromoland Castle Holdings Ltd	Next move Granted record. Watch procurement, funding and commencement movement. [] Source opened [] Team / owner checked [] Save, alert or assign
02 BOARD	Signal 97 dwellings, Greenbatter and Newtownstalaban, Drogheda, Co. Louth - Planning Application 2660456 Greenbatter and Newtownstalaban, Drogheda, Co. Louth, Louth / Louth County Council / Granted / 2026-08-28 Permission will consist of the construction of 97 no. residential units on a site of Circa 3.76 Hectares. The 97 units consist of 22 no. 2-bed 2 storey terraced houses, 53no. 3-bed 2 storey semi-detached houses and 22 no. 4-bed 2 storey semi-detached houses. The proposal includes for improvements... Document details: Developer: Propchain Solutions Ltd · Units: 22x2-bed, 53x3-bed, 22x4-bed Floor: 10,999 sqm · Site: 3.76 ha · Phasing: First phase of an overall plan for approximately 346 units on 10.57 ha. from Planning Report, Louth County Council planning file Open official/source record Open PlanningBrief record	Source trail Authority Louth County Council Plan ref 2660456 Value €10m–30m Units / floor 97 units / 11,000 sqm Promoter Propchain Solutions Ltd	Next move Granted record. Watch procurement, funding and commencement movement. [] Source opened [] Team / owner checked [] Save, alert or assign

03

BOARD

Signal

56 dwellings, Prieststown, Kilbride, Co Meath - Planning Application 2561380

Prieststown, Kilbride, Co Meath, Meath / Meath County Council / Granted / 2026-04-01

The development consists of the construction of 56 no. residential units, to include 52 no. houses and 4 no. apartments, creche facility, café, gym and a retail unit and all associated works on a site area of 3.4 ha. Block A includes the creche (245 sq m), café (Unit 1, 83 sq m) and 2 no. apartme...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Meath County Council

Plan ref

2561380

Value

€10m–30m

Units / floor

56 units / 8,380 sqm

Promoter

Aspect Houses (Adc) Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

04

BOARD

Signal

Commercial new build, Tullyhirm/Annahagh, Monaghan, Co. Monaghan - Planning Application 2560446

Tullyhirm/Annahagh, Monaghan, Co. Monaghan, Monaghan / Monaghan County Council / Granted / 2026-01-30

permission for the construction of 1.new straddle disassembly & dispatch unit with an attached two storey office and ancillary use building (3,768sqm), 2. Construction of a single storey recycling hub building (398sqm), 3. Roof mounted PV panels, 4. New concrete hardstanding yards, 5. All associate...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Monaghan County Council

Plan ref

2560446

Value

€3m–10m

Units / floor

units unknown / 4,166 sqm (floor estimated)

Promoter

Combilift Ulc

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

05

BOARD

Signal

Commercial new build, Maxol Service Station Donore Road A92 HX9A, Unit No. 9... - Planning Application 2560617

Maxol Service Station Donore Road A92 HX9A, Unit No. 9 Drogheda Industrial Park Donore Road A92 YD81, Drogheda Co. Louth, Louth / Louth County Council / Granted / 2025-12-19

Permission for the demolition of Unit No. 9, Drogheda Industrial Park (a two storey building, 462 sq m) and removal of associated structures, and the removal of part of the existing service station forecourt canopy, and existing car wash; and the construction of single storey extension (275 sq m)...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Louth County Council

Plan ref

2560617

Value

€1m–3m

Units / floor

units unknown / 1,509 sqm (floor estimated)

Promoter

Maxol Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

06

BOARD

Signal

~7 dwellings, Renville West, Oranmore, Co. Galway - Planning Application 2560474

Renville West, Oranmore, Co. Galway, Galway / Galway County Council / Granted / 2025-07-22

for amendments to a permitted development (Pl. Ref. No. 19/1878 and previously amended under Pl. Ref. No. 21/377) for; Reduction in bedroom numbers – From 25 no. to 23 no. on the ground floor; From 60 no. to 37 no. on the first floor; and From 60 no. to 37 no. on the second floor. Amendments to t...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Galway County Council

Plan ref

2560474

Value

€500k–1m

Units / floor

7 units / 952 sqm (units estimated, floor estimated)

Promoter

Talreel Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

07

BOARD

Signal

Commercial new build, ESB Wilton Regional Office, Sarsfield Road, Wilton - Planning Application 2543635

ESB Wilton Regional Office, Sarsfield Road, Wilton, Cork / Cork City Council / Granted / 2025-11-10

Permission for the installation of circa 1200sqm of rooftop solar panels to our existing regional office in Wilton. The development will consist of the solar panels configured in linear formation; attached directly to the rooftop frames, as well as associated cabling and ancillary works.

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Cork City Council

Plan ref

2543635

Value

€1m–3m

Units / floor

units unknown / 1,200 sqm (floor estimated)

Promoter

the Electricity Supply Board (ESB)

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

08

BOARD

Signal

39 dwellings, REVLIN, DONEGAL TOWN, CO. DONEGAL - Planning Application 2560148

REVLIN, DONEGAL TOWN, CO. DONEGAL, Donegal / Donegal County Council / Granted / 2026-01-21

ALTERATIONS TO PREVIOUSLY APPROVED PLANNING PERMISSION, PLANNING REF. NO. 21/52557, TO INCLUDE CONSTRUCTION OF THE FOLLOWING: (1) 68 NO. ONE AND TWO STOREY CABINS / LODGES CONSISTING OF 17 NO. ONE BEDS, 12 NO. TWO BEDS, 5 NO. THREE BEDS AND 34 NO. FOUR BEDS, (2) SINGLE STOREY RECEPTION BUILDING C...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Donegal County Council

Plan ref

2560148

Value

€3m–10m

Units / floor

39 units / 5,454 sqm

Promoter

Seamus Quinn

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

09

BOARD

Signal

Commercial new build, site of c. 0.19 ha which forms part of the former... - Planning Application WEB2774/26

site of c. 0.19 ha which forms part of the former Castleforbes Business Park Sheriff, Street Upper Dublin 1, Dublin / Dublin City Council / Granted / 2026-09-07

The site is bound by Sheriff St Upper to the south, the under construction adjacent residential and mixed-use scheme 'The Carriageworks' and East Rd to the west. The proposed development consists of revisions to the permitted and under construction hotel, as permitted under DCC Reg. Ref: 2143/20, ...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2774/26

Value

€500k–1m

Units / floor

units unknown / 609 sqm (floor estimated)

Promoter

Castleforbes Hotel Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

10

BOARD

Signal**Commercial new build, Corlough Td. Dowra Road, Drumshanbo, Co Leitrim - Planning Application 2660150**

Corlough Td. Dowra Road, Drumshanbo, Co Leitrim, Leitrim / Leitrim County Council / Granted / 2026-08-31

a) The Demolition of a partially complete, derelict annex structure abutting the east elevation of an existing food production unit. b) The construction of a Two-story Building of approximately 796m2 to the east of the existing food production unit which will consist of a food innovation training...

[Open official/source record](#)
[Open PlanningBrief record](#)
Source trail**Authority**

Leitrim County Council

Plan ref

2660150

Value

€500k–1m

Units / floor

units unknown / 796 sqm (floor estimated)

Promoter

Leitrim Food Enterprise Zone Clg

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

11

BOARD

Signal**Mixed use, Ardavan, Ardavan - Planning Application 20260372W**

Ardavan, Ardavan, Wexford / Wexford County Council / Granted / 2026-09-16

Permission for a mixed use commercial development of ca. 789.2 sqm at Ardavan Business Park 2 consisting of: (i) car rental premises (Enterprise) including (a) ca. 101.2 sqm commercial unit including sales, office, staff, and ancillary areas, (b) ca. 71.3 sqm car wash bay and plant room, (c) ca....

[Open official/source record](#)
[Open PlanningBrief record](#)
Source trail**Authority**

Wexford County Council

Plan ref

20260372W

Value

€1m–3m

Units / floor

units unknown / 2,356 sqm (floor estimated)

Promoter

Ardavan Developments Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

12

BOARD

Signal**2 dwellings, 73/74 Dromroe, Rhebogue, Limerick. - Planning Application 25365**

73/74 Dromroe, Rhebogue, Limerick., Limerick / Limerick City and County Council / Granted / 2026-02-09

change of use of existing creche facility into two semi-detached 4 bedroom dwellings, along with internal alterations and all associated site works

[Open official/source record](#)
[Open PlanningBrief record](#)
Source trail**Authority**

Limerick City and County Council

Plan ref

25365

Value

€500k–1m

Units / floor

2 units / 262 sqm

Promoter

Michael McNamara

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

PlanningBrief packet format is built as a source-verification board for triage, shortlist and commercial review.