

PlanningBrief

Opportunity Board

25 Sep 2026

Sector intelligence

PlanningBrief Intelligence Packet / public-source decision sheet

Housing Estates lead board

Multi-house and estate-style residential planning leads for builders, suppliers and professional teams.

Board route

1. Scan the signal

2. Open the source

3. Shortlist, alert or brief

Sector Housing Estates

Latest source date 25 Sep 2026

Class basis large-residential, small-multi-unit, small-residential

Live records

4,304

matching this sector

Active

4,220

decision pipeline

Value rows

2,607

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 3 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	~112 dwellings, a Large-Scale Residential Development - The (Phase 1B)... - Planning Application scheme_34826490f01...	Commencement / 2025-03-25 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P02 / score 99	~342 dwellings, Permission for the following Large-Scale Residential Development... - Planning Application scheme_f...	Commencement / 2024-06-04 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P03 / score 99	~251 dwellings, Kelland Homes Ltd. intends to apply for permission for... - Planning Application scheme_fd348eb832a...	Commencement / 2023-05-02 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P04 / score 99	~10 dwellings, The proposed development will consist of the construction of a... - Planning Application scheme_4188...	Commencement / 2021-01-08 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P05 / score 99	~442 dwellings, STRATEGIC HOUSING DEVELOPMENT (ABP Decision) mixed use... - Planning Application scheme_2d774b6af0d...	Commencement / 2018-05-20 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P06 / score 87	Coolock, Dublin - Commencement Notice 3245/15 / Coolock, Dublin, Dublin	Commencement / 2019-06-25 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified
P07 / score 99	20 dwellings, Dublin Road, Petitswood Townland, Mullingar Co. Westmeath - Planning Application 2660379 / Dublin Roa...	Granted / 2026-09-09 / €3m–10m	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	9 dwellings, Site at junction of Belmont and Pinewood Close, Boghall Road, Bray - Planning Application 2660638 / Si...	Granted / 2026-08-31 / €1m–3m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P09 / score 99	10 dwellings, Mariners Point, Greenhills Road Ballyguile More, Wicklow Town Co... - Planning Application 2660557 / ...	Granted / 2026-09-08 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P10 / score 99	20 dwellings, Sallins Road, Clane, Co. Kildare - Planning Application 2660636 / Sallins Road, Clane, Co. Kildare, K...	Granted / 2026-09-11 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P11 / score 99	41 dwellings, Thomas Street, Clonmel, Co. Tipperary - Planning Application 2660105 / Thomas Street, Clonmel, Co. Ti...	Granted / 2026-05-05 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified
P12 / score 99	240 dwellings, Jamestown, Ratoath, Co. Meath - Planning Application 2660045 / Jamestown, Ratoath, Co. Meath, Meath	Granted / 2026-04-16 / €30m+	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~112 dwellings, a Large-Scale Residential Development - The (Phase 1B)... - Planning Application scheme_34826490f01bc3c370a5d2fd19686227

a Large-Scale Residential Development - The (Phase 1B) development will consist of the construction of a mixed-use development comprising 322 no. dwellings, a C, Meath / Meath County Council / Commencement / 2025-03-25

Partially commenced: 111 of 223 permitted units have commencement evidence; 112 remaining units expected. a Large-Scale Residential Development - The (Phase 1B) development will consist of the construction of a mixed-use development comprising 322 no. dwellings, a C

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Meath County Council

Plan ref

scheme_34826490f01bc3c370a5d2fd19686227

Value

No estimate

Units / floor

112 units / floor unknown (units estimated)

Promoter

Not Indexed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

02

BOARD

Signal

~342 dwellings, Permission for the following Large-Scale Residential Development... - Planning Application scheme_faf1cc42928055abe76dd7559746badd

Permission for the following Large-Scale Residential Development consisting of: i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apar, Meath / Meath County Council / Commencement / 2024-06-04

Partially commenced: 14 of 356 permitted units have commencement evidence; 342 remaining units expected. Permission for the following Large-Scale Residential Development consisting of: i) 267 no. residential units comprising 145 no. dwelling houses and 122 no. apar

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

Source trail

Authority

Meath County Council

Plan ref

scheme_faf1cc42928055abe76dd7559746badd

Value

No estimate

Units / floor

342 units / floor unknown (units estimated)

Promoter

Not Indexed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

03

BOARD

Signal

~251 dwellings, Kelland Homes Ltd. intends to apply for permission for... - Planning Application scheme_fd348eb832a5d1f8ad69f7f83fd789ea

Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed dev, Dublin / South Dublin County Council / Commencement / 2023-05-02

Partially commenced: 43 of 294 permitted units have commencement evidence; 251 remaining units expected. Kelland Homes Ltd. intends to apply for permission for development on a site area of 6.3Ha, on lands within the townland of Cappagh, Dublin 22. The proposed dev

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

Source trail

Authority

South Dublin County Council

Plan ref

scheme_fd348eb832a5d1f8ad69f7f83fd789ea

Value

No estimate

Units / floor

251 units / floor unknown (units estimated)

Promoter

Not Indexed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

04

BOARD

Signal**~10 dwellings, The proposed development will consist of the construction of a... - Planning Application scheme_4188ce54a293cf52fad859465a0f8dd7**

The proposed development will consist of the construction of a 'Build to Rent' residential development comprising of 69 no. apartments (51 no. 1 beds, 18 no. 2, Dublin / Dublin City Council / Commencement / 2021-01-08

Partially commenced: 54 of 64 permitted units have commencement evidence; 10 remaining units expected. The proposed development will consist of the construction of a 'Build to Rent' residential development comprising of 69 no. apartments (51 no. 1 beds, 18 no. 2

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

Dublin City Council

Plan ref

scheme_4188ce54a293cf52fad859465a0f8dd7

Value

No estimate

Units / floor

10 units / floor unknown (units estimated)

Promoter

Not Indexed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

05

BOARD

Signal**~442 dwellings, STRATEGIC HOUSING DEVELOPMENT (ABP Decision) mixed use... - Planning Application scheme_2d774b6af0dc0ba01ff3d64713242bfa**

STRATEGIC HOUSING DEVELOPMENT (ABP Decision) mixed use development of 462 no. dwellings including the refurbishment of Gate Lodge (a Protected Structure), 483 n, Kildare / Kildare County Council / Commencement / 2018-05-20

Partially commenced: 20 of 462 permitted units have commencement evidence; 442 remaining units expected. STRATEGIC HOUSING DEVELOPMENT (ABP Decision) mixed use development of 462 no. dwellings including the refurbishment of Gate Lodge (a Protected Structure), 483 n

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

Kildare County Council

Plan ref

scheme_2d774b6af0dc0ba01ff3d64713242bfa

Value

No estimate

Units / floor

442 units / floor unknown (units estimated)

Promoter

Not Indexed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

06

BOARD

Signal

Coolock, Dublin - Commencement Notice 3245/15

Coolock, Dublin, Dublin / Dublin City Council / Commencement / 2019-06-25

Construction of 65 no. apartments in 2no. apartment blocks with an associated basement and all ancillary site development works at Chanel College, Main Street, Coolock, Dublin 5.

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

Source trail

Authority

Dublin City Council

Plan ref

3245/15

Value

No estimate

Units / floor

units unknown / floor unknown (units estimated)

Promoter

Promoter not listed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

07

BOARD

Signal

20 dwellings, Dublin Road, Petitswood Townland, Mullingar Co. Westmeath - Planning Application 2660379

Dublin Road, Petitswood Townland, Mullingar Co. Westmeath, Westmeath / Westmeath County Council / Granted / 2026-09-09

the change of house type on sites 8, 21, 22 and 77 (4 no. units), from a B Type house(a 4 bed 3 storey semi-detached dwelling), to an A1 Type house (a 4 bed 2 storey semi-detached dwelling) and the change of house type on sites 7, 20, 23 and 64-76 (16 no. units) from an A Type House (a 4 bed 3 st...

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

Source trail

Authority

Westmeath County Council

Plan ref

2660379

Value

€3m–10m

Units / floor

20 units / 3,084 sqm

Promoter

Andrews Construction Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

08

BOARD

Signal

9 dwellings, Site at junction of Belmont and Pinewood Close, Boghall Road, Bray - Planning Application 2660638

Site at junction of Belmont and Pinewood Close, Boghall Road, Bray, Wicklow / Wicklow County Council / Granted / 2026-08-31

1. modification to the as-granted Unit 1 from a two-storey detached two-bedroom dwelling to a three-storey detached four-bedroom dwelling. 2. modification to the as-granted Units 2–9 from three-storey detached three-bedroom dwellings to three-storey detached four-bedroom dwellings. 3. minor assoc...

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

Source trail

Authority

Wicklow County Council

Plan ref

2660638

Value

€1m–3m

Units / floor

9 units / 1,067 sqm

Promoter

Kilruddery Developments Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

09

BOARD

Signal

10 dwellings, Mariners Point, Greenhills Road Ballyguile More, Wicklow Town Co... - Planning Application 2660557

Mariners Point, Greenhills Road Ballyguile More, Wicklow Town Co. Wicklow, Wicklow / Wicklow County Council / Granted / 2026-09-08

revisions to development permitted under WCC Reg. Ref 25/29 to provide for the change of house type of 8 no. previously permitted Type 3Bss semi detached units & revisions to a subsequent permitted permission under WCC Reg. Ref 25/60946 to provide for the change of house type of 2 no. terrace blo...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Wicklow County Council

Plan ref

2660557

Value

€3m–10m

Units / floor

10 units / 1,066 sqm

Promoter

Cedarbrick Retail Developments Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

10

BOARD

Signal

20 dwellings, Sallins Road, Clane, Co. Kildare - Planning Application 2660636

Sallins Road, Clane, Co. Kildare, Kildare / Kildare County Council / Granted / 2026-09-11

Amendments to the house types previously permitted under Planning reference 24/60485. The changes include the replacement of 1 no. Part single-storey and part two-storey terrace block comprising of 2 no. single-storey, 1-bedroom maisonettes; and 7 no. two-storey, 2-bedroom houses (house numbers 0...

Document details: Developer: Mayra Homes Ltd · Units: 9x3-bed houses, 7x2-bed houses, 4x1-bed maisonettes

Floor: 713 sqm · Site: 0.15 ha

from Application Form - Part A, Kildare County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Kildare County Council

Plan ref

2660636

Value

€3m–10m

Units / floor

20 units / 1,779 sqm

Promoter

Mayra Homes Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

11

BOARD

Signal

41 dwellings, Thomas Street, Clonmel, Co. Tipperary - Planning Application 2660105

Thomas Street, Clonmel, Co. Tipperary, Tipperary / Tipperary County Council / Granted / 2026-05-05

the changes to previously approved Planning Permission (Ref. no. 20/283) for a residential development. The proposed changes consist of: a) changes to the finished floor levels of house numbers 01 to 41, b) redesign of the foul drainage and adjustments to the ground levels, c) relocation and rede...

Document details: Developer: Rockspring Developments Ltd. · Units: 10x1 bed, 14x2 bed, 37x3 bed

Floor: 4,890 sqm · Site: 1.6 ha

from Planning Report, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2660105

Value

€3m–10m

Units / floor

41 units / 3,751 sqm

Promoter

Rockspring Developments Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

12

BOARD

Signal

240 dwellings, Jamestown, Ratoath, Co. Meath - Planning Application 2660045

Jamestown, Ratoath, Co. Meath, Meath / Meath County Council / Granted / 2026-04-16

Permission for a Large-Scale Residential Development - planning permission for a Large-scale Residential Development consisting of modifications to the previously granted Strategic Housing Development permitted under (ABP-305196-19) (Planning Ref. No. SH305196). The proposed modifications are to...

Document details: Units: 19x1 Bed, 68x2 Bed, 133x3 Bed, 8x4 Bed

Site: 6.3 ha · Phasing: On-going construction for 114 no. houses and 62 units of the 6 no. Duplex a...
from Design Statement, Meath County Council planning file

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

Source trail

Authority

Meath County Council

Plan ref

2660045

Value

€30m+

Units / floor

240 units / 25,950 sqm

Promoter

Kingscroft Developments Ltd

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.