PlanningBrief

Lead Briefing Packet

2026-07-26

18 records
5 sections

Source-linked construction opportunities

Weekly opportunity field packet

Built for verification, triage and next actions before opportunities reach site.

Briefing leads	Issue sections	Issue window
18	5	2026-07-20 to 2026-07-26

Week ending 2026-07-26: 18 source-linked briefing leads across 5 issue sections. Planning window: 60 new public planning applications across 13 counties. Window: 2026-07-20 to 2026-07-26.

Value bands are indicative planning-intelligence estimates, not contract values. Verify every lead against the official source before acting.

01 Top current active planning leads

6 items

Lane	Large residential	Value	€3m–10m	Stage	New Application / 2026-07-10
Authority	Longford County Council	Reference	PB--3149550374 / 2660223	Units / floor	20 units / 1,860 sqm

20 dwellings, Glack, Longford, Co. Longford - Planning Application 2660223

Location: Glack, Longford, Co. Longford, Longford

a) demolition of existing industrial building boundary fences, b) proposed construction of 20 no. dwellings consisting of 16 no. 3 bed semi-detached / terrace type two storey dwellings and 4 no. 2 bed semi detached / terrace two storey, c) provision of new access roadway with parking d) new green...

http://www.eplanning.ie/LongfordCC/AppFileRefDetails/2660223/0

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Action packet

Why it matters	High-signal large residential record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 16 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Kevin Donnelly
Architect	Brendan Quaine

Lane	Mixed use	Value	€10m–30m	Stage	New Application / 2026-07-09
Authority	Louth County Council	Reference	PB--3305732509 / 2660456	Units / floor	97 units / 11,000 sqm

97 dwellings, Greenbatter and Newtownstalaban, Drogheda, Co. Louth - Planning Application 2660456

Location: Greenbatter and Newtownstalaban, Drogheda, Co. Louth, Louth

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...

http://www.eplanning.ie/LouthCC/AppFileRefDetails/2660456/0

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Action packet

Why it matters	High-signal mixed use record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 17 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Propchain Solutions Ltd
Architect	Brian Hughes

Lane	Mixed use	Value	€30m+	Stage	New Application / 2026-07-03
Authority	Clare County Council	Reference	PB--3308485645 / 2660433	Units / floor	171 units / floor unknown

171 dwellings, Our Lady's Hospital building and grounds (RPS 845), Gort Road... - Planning Application 2660433

Location: Our Lady's Hospital building and grounds (RPS 845), Gort Road Dulick, Ennis Co. Clare, Clare

for a Large-Scale Residential (LRD) at the former Our Lady's Hospital building and grounds (RPS 845) within an Architectural Conservation Area (ACA), measuring approximately 4.9 hectares on lands at Gort Road, Dulick, Ennis, Co. Clare. The proposal will provide a mixed-use development including 1...

http://www.eplanning.ie/ClareCC/AppFileRefDetails/2660433/0

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Action packet

Why it matters	High-signal mixed use record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 23 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Walsh & Sheehan Ole Investments Ltd
Architect	Eddie Phelan

Lane	Large residential	Value	€3m–10m	Stage	New Application / 2026-07-03
Authority	Cavan County Council	Reference	PB--3238345802 / 2660379	Units / floor	21 units / 2,645 sqm

21 dwellings, Swellan Upper, Cavan, Co. Cavan - Planning Application 2660379

Location: Swellan Upper, Cavan, Co. Cavan, Cavan

for 21 no. residential units consisting of 14 no. 3 bedroom (2 storey) units, 4 no. 1 bedroom units in one 2 storey block, 1 no. 4 bed detached dormer and 2 no. 2 bedroom (1 storey) units with / without attic accommodation. Access to the proposed development via existing service road servicing ph...

http://www.eplanning.ie/CavanCC/AppFileRefDetails/2660379/0

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Action packet

Why it matters	High-signal large residential record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 23 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Latt Properties Ltd
Architect	Wgg Architects & Surveyors

Lane	Large residential	Value	€10m–30m	Stage	New Application / 2026-05-13
Authority	Louth County Council	Reference	PB--3386039644 / 2660283	Units / floor	72 units / 8,885 sqm

72 dwellings, on lands to the east of Ballymakenny Road and south of Listoke... - Planning Application 2660283

Location: on lands to the east of Ballymakenny Road and south of Listoke Avenue, in the townlands of Greenbatter Drogheda, County Louth, Louth

Permission for a residential development on lands to the east of Ballymakenny Road and south of Listoke Avenue, in the townland of Greenbatter. The proposed development consists of 72 no. 3 and 4 bedroom, 2 storey, detached, semi-detached and terraced houses. Vehicular access to the development w...

http://www.eplanning.ie/LouthCC/AppFileRefDetails/2660283/0

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Action packet

Why it matters	High-signal large residential record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 74 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Ballymakenny Developments Ltd
Architect	Tracy Armstrong

Lane	Large residential	Value	€3m–10m	Stage	New Application / 2026-04-17
Authority	Donegal County Council	Reference	PB-166734 / 2660670	Units / floor	43 units / 3,974 sqm

43 dwellings, RADHARC AN CHUAIN, BALLYBOE, RAMELTON LETTERKENNY PO - Planning Application 2660670

Location: RADHARC AN CHUAIN, BALLYBOE, RAMELTON LETTERKENNY PO, Donegal

REVISIONS TO PREVIOUSLY APPROVED PLANNING REF. NO. 22/52027 TO INCLUDE (1) REVISIONS TO OVERALL SITE LAYOUT INCLUDING REVISED HOUSE TYPES (TOTAL NO. OF DWELLINGS 43 AS PREVIOUSLY GRANTED) AND (2) ALL ASSOCIATED SITE WORKS INCLUDING OMISSION OF APPROVED ON-SITE FOUL EFFLUENT TREATMENT SYSTEM AND C...

http://www.eplanning.ie/DonegalCC/AppFileRefDetails/2660670/0

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Action packet

Why it matters	High-signal large residential record with disclosed scale band.
Next action	Open the lead detail and official source before acting.
Source / value basis	Official or publisher source linked / 100 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Hannaford Project Management (Ireland) Ltd
Architect	Care of Mh Associates

02 Supplier angle

3 items

Lane	Large residential	Value	€3m–10m	Stage	Granted / 2026-05-05
Authority	Tipperary County Council	Reference	PB-10000421000 / 2660105	Units / floor	41 units / 3,751 sqm

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

Location: Thomas Street, Clonmel, Co. Tipperary, Tipperary

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...

http://www.eplanning.ie/TipperaryCC/AppFileRefDetails/2660105/0

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Action packet

Why it matters	Likely supplier or site-service demand based on project scale and category.
Next action	Review promoter, architect and floor/units before supplier outreach.
Source / value basis	Official or publisher source linked / 82 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Rockspring Developments Ltd
Architect	Kenneth Hennessy

Lane	Large residential	Value	€30m+	Stage	Granted / 2026-04-16
Authority	Meath County Council	Reference	PB-10000342687 / 2660045	Units / floor	240 units / 25,950 sqm

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

Location: Jamestown, Ratoath, Co. Meath, Meath

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...

http://www.eplanning.ie/MeathCC/AppFileRefDetails/2660045/0

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Action packet

Why it matters	Likely supplier or site-service demand based on project scale and category.
Next action	Review promoter, architect and floor/units before supplier outreach.
Source / value basis	Official or publisher source linked / 101 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Kingscroft Developments Ltd
Architect	Paolo Trolese

Lane	Large residential	Value	€10m–30m	Stage	Granted / 2026-03-30
Authority	Limerick City and County Council	Reference	PB-10000479085 / 2561365	Units / floor	55 units / 8,226 sqm (units estimated, floor estimated)

~55 dwellings, Alphonsus Street, Limerick - Planning Application 2561365

Location: Alphonsus Street, Limerick, Limerick

amending previously approved Planning Ref: 25/60540 to increase the overall no. of apartments from 48 No. to 55 No. The proposed works will be primarily internal along with a minor extension to the rear (28m2) and will not involve any revisions to the permitted heights or front elevation. The rev...

https://eplanning.ie/LimerickCCC/AppFileRefDetails/2561365/0

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Action packet

Why it matters	Likely supplier or site-service demand based on project scale and category.
Next action	Review promoter, architect and floor/units before supplier outreach.
Source / value basis	Official or publisher source linked / 118 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Indus Ventures Ltd
Architect	Adam Kearney

03 Health and safety angle

3 items

Lane	Mixed use	Value	€10m–30m	Stage	Granted / 2026-04-01
Authority	Meath County Council	Reference	PB-10000342081 / 2561380	Units / floor	56 units / 8,380 sqm

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

Location: Priestown, Kilbride, Co Meath, Meath

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...

http://www.eplanning.ie/MeathCC/AppFileRefDetails/2561380/0

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Action packet

Why it matters	Likely health and safety documentation or advisory demand.
Next action	Check scope, stage and source file before H&S follow-up.
Source / value basis	Official or publisher source linked / 116 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Aspect Houses (Adc) Ltd
Architect	Sarah Ryan

Lane	Large residential	Value	€10m–30m	Stage	Granted / 2026-05-07
Authority	Meath County Council	Reference	PB-10000343977 / 2561359	Units / floor	71 units / 9,420 sqm

71 dwellings, in the townland of Baltrasna, Dublin Road (R135), Ashbourne Co. Meath - Planning Application 2561359

Location: in the townland of Baltrasna, Dublin Road (R135), Ashbourne Co. Meath, Meath

The proposed development consists of 71 no. 2 storey houses, comprised of 3 no. 2 bed, 63 no. 3 bed and 5 no.4 bed, detached, semi-detached and terraced houses. Access to the proposed development will via the adjoining permitted residential development to the north (under Ref. 23/873) which has a...

http://www.eplanning.ie/MeathCC/AppFileRefDetails/2561359/0

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Action packet

Why it matters	Likely health and safety documentation or advisory demand.
Next action	Check scope, stage and source file before H&S follow-up.
Source / value basis	Official or publisher source linked / 80 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Apolloseven Investments Ltd
Architect	Tracy Armstrong

Lane	Large residential	Value	€10m–30m	Stage	Further Information / 2025-12-09
Authority	Louth County Council	Reference	PB-323483 / 2560797	Units / floor	99 units / 16,631 sqm

99 dwellings, Site on lands in the Townland of Yellowbatter, Drogheda, County Louth - Planning Application 2560797

Location: Site on lands in the Townland of Yellowbatter, Drogheda, County Louth, Louth

Permission for development at a site of (c. 3.63ha). The proposed development comprises 99no. 2-storey dwellings (51no. 3-bed and 48no. 4-bed houses), and all associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works, including pub...

http://www.eplanning.ie/LouthCC/AppFileRefDetails/2560797/0

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Action packet

Why it matters	Likely health and safety documentation or advisory demand.
Next action	Check scope, stage and source file before H&S follow-up.
Source / value basis	Official or publisher source linked / 229 days old at issue date / Indicative PlanningBrief value band, not contract value

Promoter	Ballymakenny Residential Properties Ltd
Architect	Stephen Little & Associates

04 Current construction tenders

3 items

Lane	Tender	Value	EUR 2m	Stage	published 2026-07-28 / deadline 2026-08-28
Authority	TED public notice feed	Reference	ted:522208-2026 / tender notice	Units / floor	CPV 42131143

Ireland – Flood-control valves – Framework Agreements for the supply of Mobile Water-Filled Flood Barrier Systems

Location: Office of Public Works (OPW)

Office of Public Works (OPW)

https://ted.europa.eu/udl?uri=TED:NOTICE:522208-2026:TEXT:EN:HTML

Action packet

Why it matters	Current procurement notice with a source-linked deadline and buyer.
Next action	Open the notice, confirm deadline and review procurement documents.
Source / value basis	Official or publisher source linked / Tender timing listed on source notice / Tender value is publisher supplied where present

Promoter	Office of Public Works (OPW)
Architect	Tender contact not listed

Lane	Tender	Value	EUR 500k	Stage	published 2026-07-28
Authority	TED public notice feed	Reference	ted:521863-2026 / tender notice	Units / floor	CPV 71410000

Ireland – Urban planning services – Master Planning Consultants – Bremore Ireland Port

Location: Bremore Ireland Port DAC

Bremore Ireland Port DAC

https://ted.europa.eu/udl?uri=TED:NOTICE:521863-2026:TEXT:EN:HTML

Action packet

Why it matters	Current procurement notice with a source-linked deadline and buyer.
Next action	Open the notice, confirm deadline and review procurement documents.
Source / value basis	Official or publisher source linked / Tender timing listed on source notice / Tender value is publisher supplied where present

Promoter	Bremore Ireland Port DAC
Architect	Tender contact not listed

Lane	Tender	Value	EUR 58m	Stage	published 2026-07-28
Authority	TED public notice feed	Reference	ted:521713-2026 / tender notice	Units / floor	CPV 45210000

Ireland – Building construction work – Design, Construction and Delivery of Cherry Orchard (Affordable for Sale) Housing Development (Pro405)

Location: The Land Development Agency

The Land Development Agency

https://ted.europa.eu/udl?uri=TED:NOTICE:521713-2026:TEXT:EN:HTML

Action packet

Why it matters	Current procurement notice with a source-linked deadline and buyer.
Next action	Open the notice, confirm deadline and review procurement documents.
Source / value basis	Official or publisher source linked / Tender timing listed on source notice / Tender value is publisher supplied where present

Promoter	The Land Development Agency
Architect	Tender contact not listed

05 Latest ACP appeals and decisions

3 items

Lane	Appeal	Value	Pending / not decided	Stage	Pending / not decided / 2026-06-19
Authority	An Coimisiun Pleanala	Reference	501592 / appeal case	Units / floor	Appeal

Connaught Street, Athboy, Co.Meath.

Location: Connaught Street, Athboy, Co.Meath.

Demolition of buildings on the site and construction of 2 houses with all associated site works.

https://www.pleanala.ie/en-ie/case/501592

Action packet

Why it matters	Appeal or decision context that can change project timing and risk.
Next action	Open the case page and monitor decision or matched planning movement.
Source / value basis	Official or publisher source linked / 37 days old at issue date / Appeal status is shown as context, not project value

Promoter	Applicant not listed
Architect	Agent not listed

Lane	Appeal	Value	Pending / not decided	Stage	Pending / not decided / 2026-06-19
Authority	An Coimisiun Pleanala	Reference	501587 / appeal case	Units / floor	Appeal

32 Riverwood Green, Dublin 15, D15 K0V1

Location: 32 Riverwood Green, Dublin 15, D15 K0V1

Re-modelling of roof and all associated site works.

https://www.pleanala.ie/en-ie/case/501587

Action packet

Why it matters	Appeal or decision context that can change project timing and risk.
Next action	Open the case page and monitor decision or matched planning movement.
Source / value basis	Official or publisher source linked / 37 days old at issue date / Appeal status is shown as context, not project value

Promoter	Applicant not listed
Architect	Agent not listed

Lane	Appeal	Value	Pending / not decided	Stage	Pending / not decided / 2026-06-19
Authority	An Coimisiun Pleanala	Reference	501580 / appeal case	Units / floor	Appeal

Bayview, Barncullia, Dublin 18, D18 A5F9

Location: Bayview, Barncullia, Dublin 18, D18 A5F9

Retention of reduction of ground works, relocation of existing front wall and new roof to existing cottage. Permission for extension to side and rear, with wastewater treatment system, and associated works.

https://www.pleanala.ie/en-ie/case/501580

Action packet

Why it matters	Appeal or decision context that can change project timing and risk.
Next action	Open the case page and monitor decision or matched planning movement.
Source / value basis	Official or publisher source linked / 37 days old at issue date / Appeal status is shown as context, not project value

Promoter	Applicant not listed
Architect	Agent not listed

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