

2026-08-09

15 records
5 sections

PlanningBrief Weekly Digest · 3–9 August 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-08-03 to 2026-08-09

3–9 August 2026. 15 selected observations; full retained cohorts: Application activity 532, Permissions 466, Refusals 43, Commission cases 60, Commencement notices 303. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-08-31T00:00:00+00:00; accepted revision 20260905T211500Z-connected-history-v5. Application source updates are distinct from receipt dates; notices are not proof of physical starts.

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

01

Application activity

3 items

Lane	Application activity	Value	Not established	Stage	Source publication/update: 2026-08-03
Authority	Kildare County Council	Reference	2561468	Units / floor	44 source-stated units

Kildare County Council · 2561468

Location: Kildare

a Large-Scale Residential Development (LRD) at this site “Railpark West”, in the townland of Railpark, Maynooth, Co. Kildare. The application site is bounded to the northwest by the dwelling known as ‘Rosturk House’, Old Railpark/Parklands Grove (W23 X2F1), to the north by the dwelling known as ‘Beal Na Bláth’, Old Railpark/Parklands Grove (W23 N6E8) and to the northeast by an existing residential dwelling and outbuildings along Old Railpark/Parklands Grove (W23 CH89). The eastern boundary adjoins the permitted Maynooth Eastern Ring Road (MERR), and the southern boundary is bordered by agricultural lands. The proposed development will...

<https://eplanning.ie/KildareCC/AppFileRefDetails/2561468/0>

[Open PlanningBrief record](#)

Action packet

Why it matters	Planning-stage design and consultancy review. Permission, procurement and physical commencement are not established by this application activity.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Application activity	Value	Not established	Stage	Application received: 2026-08-07
Authority	Cork City Council	Reference	26/44951	Units / floor	32 source-stated units

Cork City Council · 26/44951

Location: Cork

Permission for modifications to the residential development permitted under Ref. No. 21/40384 & ABP-313237-22 at Old Market Place and Blarney Street, Gurrabraher, Cork. The proposed modifications to the permitted 4 no. storey apartment building consist of alterations to the floor plans at all levels including the removal of the third floor roof terrace and the provision of an additional apartment unit at third floor level, amendments to the permitted communal bike store and bin storage, and all associated changes to the facade, site layout and site development works. The proposed development will increase the total number of apartments...

<https://planningbrief.com/projects/project-g3e561c6a91365f6c8af07d40ae0e4e12/>

Action packet

Why it matters	Planning-stage design and consultancy review. Permission, procurement and physical commencement are not established by this application activity.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
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Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Application activity	Value	Not established	Stage	Source publication/update: 2026-08-06
Authority	Wexford County Council	Reference	20260142	Units / floor	12 source-stated units

Wexford County Council · 20260142

Location: Wexford

Permission for the construction of 12no. two-storey semi-detached dwelling units

<https://planning.agileapplications.ie/wexford/application-details/130562>

[Open PlanningBrief record](#)

Action packet

Why it matters	Planning-stage design and consultancy review. Permission, procurement and physical commencement are not established by this application activity.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Permissions	Value	Not established	Stage	Council decision: 2026-08-05
Authority	Kerry County Council	Reference	2660536	Units / floor	259 source-stated units

Kerry County Council · 2660536

Location: Kerry

10-Year Planning Permission for a Large-Scale Residential Development (LRD) for development at this site Countess Road, Dromhale (townland), Killarney, Co. Kerry. The development will consist of: The construction of a residential development of 259 no. residential units with ancillary single storey creche, landscaping and all associated site development works. The proposed development includes the demolition of 2 no. existing two-storey semi-detached dwelling houses and an existing ruinous structure on the site and construction of 103 no. two storey houses (3-bed units), comprising of 27 no. terraced units, 62 no. end of terrace units, and...

<https://eplanning.ie/KerryCC/AppFileRefDetails/2660536/0>

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Action packet

Why it matters	Permission and conditions review for project teams. A grant alone does not establish procurement, an award or physical commencement.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.
Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Permissions	Value	Not established	Stage	Council decision: 2026-08-04
Authority	Cork County Council	Reference	26/1543	Units / floor	114 source-stated units

Cork County Council · 26/1543

Location: Cork

Permission for alterations to a permitted housing development at The Miles Road, Clonakilty, Co. Cork. The proposed development consists of amendments to the project previously permitted under Planning Ref. No. 23/20 (ABP Ref: ABP-318260-23), and subsequent applications 25/5853 and 25/428. Proposed Alterations: i) Amendments to previously approved House Nos. 1, 2, 3, 5 & 9, consisting of a rear extension to provide an additional bedroom for each unit. ii) Revised house design for House Type C4, including an additional bedroom iii) Revised site layout plan to include: - Relocation of House Nos. 4 and 5. - Adjustments to the proposed vehicular...

<https://planningbrief.com/projects/project-g3d10c5b48e7255f1b7ab2098d6ea1cce/>

Action packet

Why it matters	Permission and conditions review for project teams. A grant alone does not establish procurement, an award or physical commencement.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.
Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Permissions	Value	Not established	Stage	Council decision: 2026-08-07
Authority	Laois County Council	Reference	2660112	Units / floor	88 source-stated units

Laois County Council · 2660112

Location: Laois

construct 88 no. residential units and all associated site development works including footpaths, parking, boundary treatments, drainage, bicycle and bin stores and landscaping/amenity areas at Colliers Lane, Ballyroan (townland), Portlaoise, Co. Laois. Site clearance works include the removal of walls and pavement associated with the decommissioned wastewater pumping station on the eastern boundary of the site. Site development works include the provision of a raised table (at the proposed entrance to the site), a new footpath and an uncontrolled pedestrian crossing on Colliers Lane. Access to the proposed development will be provided via a...

<https://eplanning.ie/LaoisCC/AppFileRefDetails/2660112/0>

[Open PlanningBrief record](#)

Action packet

Why it matters	Permission and conditions review for project teams. A grant alone does not establish procurement, an award or physical commencement.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.
Promoter	Not assessed for this report
Architect	Not assessed for this report

03

Refusals

3 items

Lane	Refusals	Value	Not established	Stage	Council decision: 2026-08-06
Authority	Wicklow County Council	Reference	2660551	Units / floor	75 source-stated units

Wicklow County Council · 2660551

Location: Wicklow

revisions to permitted development as per WCC grant Ref 25/60554 at Broomhall, Rathnew, Co. Wicklow: • omission of Creche building and associated car parking, drop off spaces & Refuse & Bicycle stores• revised residential numbers from 87 no. units to 83 no. units (4 No. 1-bed, 15 No. 2-bed, 59 No. 3-bed, 5 No. 4-bed) • revision from 175 No. car parking spaces to 174 No. car parking spaces • revisions to associated Refuse & Bicycle stores; hard and soft landscaping; communal open space; boundary treatments; and all associated site and development works above and below ground

<https://eplanning.ie/WicklowCC/AppFileRefDetails/2660551/0>

Open PlanningBrief record

Action packet

Why it matters	Planning and refusal review. No purchasing or site-start signal is inferred from this refusal.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.
Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Refusals	Value	Not established	Stage	Council decision: 2026-08-07
Authority	Fingal County Council	Reference	F26A/0509E	Units / floor	12 source-stated units

Fingal County Council · F26A/0509E

Location: Dublin

A residential scheme providing 12 no. units in total. The scheme compr

<https://planningbrief.com/projects/project-g8a202322feef5b87b3a0b9fcfa924f33/>

Action packet

Why it matters	Planning and refusal review. No purchasing or site-start signal is inferred from this refusal.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Refusals	Value	Not established	Stage	Council decision: 2026-08-05
Authority	Roscommon County Council	Reference	2560473	Units / floor	2 source-stated units

Roscommon County Council · 2560473

Location: Roscommon

Permission for change of use of vacant shop unit and dwelling to two residential town houses, demolish domestic garage, reconstruction works and alterations to building, construct a single storey extension and all associated site works at

<https://eplanning.ie/RoscommonCC/AppFileRefDetails/2560473/0>

[Open PlanningBrief record](#)

Action packet

Why it matters	Planning and refusal review. No purchasing or site-start signal is inferred from this refusal.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Strategic Infrastructure	Value	Not established	Stage	Commission received: 2026-08-04
Authority	Clare County Council	Reference	324491	Units / floor	Quantity not established

Clare County Council · 324491

Location: Clare

10 year planning permission for a 110kV substation, underground grid connection and associated infrastructure

<https://www.pleanala.ie/en-ie/case/324491>

[Open PlanningBrief record](#)

Action packet

Why it matters	Statutory case review may affect permission and project timing. An appeal or other Commission process is not a contract award.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Referrals	Value	Not established	Stage	Commission received: 2026-08-04
Authority	Dublin City Council	Reference	324494 / 0230/26	Units / floor	Quantity not established

Dublin City Council · 324494

Location: Dublin

Whether the use of the dwelling currently in use as social care accommodation under Class 14(f) at No. 63 Old Cabra Road, Cabra East, Dublin 7, D07 YD99, to provide accommodation for persons seeking international protection under Class 14(h), is or is not development or is or is not exempted development.

<https://www.pleanala.ie/en-ie/case/324494>

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Action packet

Why it matters	Statutory case review may affect permission and project timing. An appeal or other Commission process is not a contract award.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Compulsory Acquisition Derelict Site Act	Value	Not established	Stage	Commission received: 2026-08-04
Authority	Authority not indexed	Reference	324497	Units / floor	Quantity not established

Authority not indexed · 324497

Location: Mayo

Proposed compulsory acquisition of a derelict site

<https://www.pleanala.ie/en-ie/case/324497>

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Action packet

Why it matters

Statutory case review may affect permission and project timing. An appeal or other Commission process is not a contract award.

Next action

Open the accepted record and official source; verify the exact phase, outcome and latest documents.

Source / value basis

Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter

Not assessed for this report

Architect

Not assessed for this report

05	Commencement notices				3 items
Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-05
Authority	Dún-Laoghaire Rathdown County Council	Reference	SN0014550DR / DZ24A/1024/WEB	Units / floor	185 source-stated units · phase
Dún-Laoghaire Rathdown County Council · SN0014550DR Location: Dublin Construction of a Residential development M1 Blocks B1-B3 at Cherrywood, Dublin 18. https://data.nbco.gov.ie/dataset/bcnccc/resource/0774e781-7af8-46da-b623-872e74cf541e Open PlanningBrief record				Action packet Why it matters Declared notice-phase works may be relevant to contractor and supplier monitoring. Physical commencement, procurement and a named supplier are not established by the notice alone. Next action Open the accepted record and official source; verify the exact phase, outcome and latest documents. Source / value basis Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred. Promoter Not assessed for this report Architect Not assessed for this report	

Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-06
Authority	Cork City Council	Reference	CN0145875CY / 25/44140 [ACP-324056-26]	Units / floor	143 source-stated units · phase

Cork City Council · CN0145875CY

Location: Cork

Construction of 143no. dwelling houses at Waterfall Road, Ardarostig, Bishopstown, Cork.

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

[Open PlanningBrief record](#)

Action packet

Why it matters	Declared notice-phase works may be relevant to contractor and supplier monitoring. Physical commencement, procurement and a named supplier are not established by the notice alone.
Next action	Open the accepted record and official source; verify the exact phase, outcome and latest documents.
Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report

Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-07
Authority	Louth County Council	Reference	CN0145689LH / 2560796	Units / floor	79 source-stated units · phase

Louth County Council · CN0145689LH

Location: Louth

Construction of 79no. dwellings (8no. 2-Bed, 62no. 3-Bed and 9no. 4-Bed) and all associated site works as described in planning grant reference 2560796.

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

[Open PlanningBrief record](#)

Action packet

Why it matters	Declared notice-phase works may be relevant to contractor and supplier monitoring. Physical commencement, procurement and a named supplier are not established by the notice alone.
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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-08-31T00:00:00+00:00 / No contract value or award is inferred.

Promoter	Not assessed for this report
Architect	Not assessed for this report