PlanningBrief

Lead Briefing Packet

2026-08-16

15 records
5 sections

Source-linked construction opportunities

PlanningBrief Weekly Digest · 10–16 August 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-08-10 to 2026-08-16

10–16 August 2026. 15 selected observations; full retained cohorts: Application activity 680, Permissions 444, Refusals 62, Commission cases 61, Commencement notices 301. 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: 2026-08-10
Authority	South Dublin County Council	Reference	LRD26A/0002W	Units / floor	169 source-stated units

South Dublin County Council · LRD26A/0002W

Location: Dublin

Construction of a mixed-use development in 2 No. blocks (Block A to the east and Block B to the west) with a gross floor area of 14,976.5 sq.m m (excluding undercroft car parking area of 1,975.8 sq.m m) and ranging in height from 1 No. storey to 6 No. storeys. The blocks are connected via a single-storey undercroft/podium level. The development includes: 169 No. residential units (80 No. 1-bed, 85 No. 2-bed and 4 No. 3-bed); 2 No. class 1 / class 2 commercial units (totalling 356.5 sq.m m); and a crèche (162.8 sq.m m) with external play area. The development also comprises: new street and turning head at the site's southern side and junction…

https://planning.agileapplications.ie/southdublin/application-details/70411

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	Source publication/update: 2026-08-11
Authority	Kildare County Council	Reference	2660248	Units / floor	136 source-stated units

Kildare County Council · 2660248

Location: Kildare

construction of a new residential scheme of 146 no. residential units (5 no. 1 beds, 10 no. 2 beds, 104 no. 3 beds and 27 no. 4 beds) in a mix of houses, apartments and duplex units ranging in height from 1-3 storeys as follows: o 136 no. houses (7 no. 2 bed units; 102 no. 3 bed units; and 27 no. 4 bed units) in a mixture of bungalow, detached, semi-detached, and terrace style units ranging in height from 1 – 2 storeys. o 8 no. own door apartment units and 2 no. own door duplex units (5 no. 1 beds, 3 no. 2 beds, and 2 no. 3 beds) in new Block A ranging in height from 2-3 storeys. Each residential unit will be afforded with private open space…

https://eplanning.ie/KildareCC/AppFileRefDetails/2660248/0

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	Source publication/update: 2026-08-10
Authority	Cavan County Council	Reference	2560670	Units / floor	65 source-stated units

Cavan County Council · 2560670

Location: Cavan

for Large Scale Residential Development consististing of the provision of a total of 109no. residential units along with provision of a crèche. Particulars of the development comprise as follows: (a) Site excavation works to facilitate the proposed development to include excavation and general site preparation works. (b) The provision of a total of 65no. residential dwellings which will consist of 23no. 2 bed units, 26no. 3 bed units and 16no. 4 bed units. (c) The provision of a total of 44no. duplex apartment units consisting of 8no.1 bed units, 18no. 2bed units and 18no. 3 bed units. The duplex apartment units range in height from two…

https://eplanning.ie/CavanCC/AppFileRefDetails/2560670/0

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

02 Permissions

3 items

Lane	Permissions	Value	Not established	Stage	Council decision: 2026-08-12
Authority	Meath County Council	Reference	2660748	Units / floor	245 source-stated units

Meath County Council · 2660748

Location: Meath

We, Glenveagh Homes Ltd., intend to apply for planning permission for the development of a large-scale residential development at this site of c.1.76 hectares relating to amendments to the permitted SHD (ABP-306021-19 as amended by MCC Planning Reg. Refs: 22/1258, 22/1309, 23/60450 and 25/60599 and extended by Reg. Ref.: 25/71 known as “Baker Hall” at Academy Street, Navan, Co. Meath on lands within the curtilage of Belmount House (a protected structure - RPS ID 90938). The development will consist of: a) The replacement of the 3 no. permitted apartment buildings (Block A – 5 & 6-storeys; Block B – 6-storeys & Block C – 5-storeys of 160 no.…

https://eplanning.ie/MeathCC/AppFileRefDetails/2660748/0

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

Lane	Permissions	Value	Not established	Stage	Council decision: 2026-08-10
Authority	Cork County Council	Reference	26/0518	Units / floor	229 source-stated units

Cork County Council · 26/0518

Location: Cork

Large-Scale Residential Development (LRD). The proposed development will consist of the demolition of existing farmyard with associated agricultural buildings and the construction of a residential development of 229 no. residential units consisting of 194 no. dwelling houses and 35 no. own door access apartments and all ancillary site development works. The proposed 194 no. dwelling houses will include 6 no. 4 bedroom semi-detached dwellings, 149 no. 3 bedroom semi-detached/townhouse dwelling houses, 35 no. 2 bedroom semi-detached/townhouse dwelling houses and 4 no. 1 bedroom townhouse dwelling houses. The proposed 35 no. apartment units…

https://planningbrief.com/projects/project-ge2b5913301b65e98b0ec773a76eb0af3/

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: 2026-08-13
Authority	Donegal County Council	Reference	2562057	Units / floor	32 source-stated units

Donegal County Council · 2562057

Location: Donegal

CONSTRUCTION OF 32 NO. DWELLINGS AND ALL ASSOCIATED SITE WORKS INCLUDING UPGRADE OF EXISTING VEHICULAR ACCESS ROAD AND CONNECTION TO PUBLIC SERVICES

https://eplanning.ie/DonegalCC/AppFileRefDetails/2562057/0

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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

03 Refusals

3 items

Lane	Refusals	Value	Not established	Stage	Council decision: 2026-08-10
Authority	Cork County Council	Reference	25/6607	Units / floor	55 source-stated units

Cork County Council · 25/6607

Location: Cork

alterations to the Strategic Housing Development (SHD) permitted by An Bord Pleanála Reference 313827-22 and all ancillary site development works. The proposed development provides for a revised 5 storey apartment building (Block A2) comprising 55 no. apartment units (28 no. 1 bed and 27 no. 2 bed) with revised communal area, bin storage, administration and service areas on the ground floor in addition to associated elevational/design amendments to the permitted building. The proposed development will result in an increase of 13 no. apartment units from that permitted by An Bord Pleanála Reference 313827-22. The proposed development also…

https://planningbrief.com/projects/project-g75ababfd42565f7495caf0c516d76f3c/

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: 2026-08-14
Authority	Galway City Council	Reference	267	Units / floor	4 source-stated units

Galway City Council · 267

Location: Galway

Permission for development which consists of: Extension Of Duration - the development comprises 4 no. apartment block G, H, H1 and J (including basement carpark and retail/ancillary accommodation in Block J_ are fully structurally complete to roof level. External cladding and fenestration are under way as is the internal completion of apartments. Completion is being planned in 4 no. block by block phases with final development completion planned in December 2023. Planning reference ABP 310348-21.

https://eplanning.ie/GalwayCity/AppFileRefDetails/267/0

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: 2026-08-11
Authority	Meath County Council	Reference	26163	Units / floor	2 source-stated units

Meath County Council · 26163

Location: Meath

File Ref: TA201903 - Development will consist of the construction of a two storey dwelling, domestic garage, wastewater disposal system, site entrance and all associated site works

https://eplanning.ie/MeathCC/AppFileRefDetails/26163/0

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

04 Commission cases

3 items

Lane	Appeal	Value	Not established	Stage	Commission received: 2026-08-10
Authority	Cork County Council	Reference	324556 / 21905	Units / floor	Quantity not established

Cork County Council · 324556

Location: Cork

12 whiskey warehouses, service building, and all associated ancillary site works

https://www.pleanala.ie/en-ie/case/324556

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	Large-scale Residential Development	Value	Not established	Stage	Commission received: 2026-08-10
Authority	Limerick City and County Council	Reference	324563 / 2561231	Units / floor	Quantity not established

Limerick City and County Council · 324563

Location: Limerick

LRD: construction of 169 residential units, creche, pumping station, 3 ESB substation and associated site works. A Natura Impact Statement (NIS) was submitted to the Planning Authority with this application.

https://www.pleanala.ie/en-ie/case/324563

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	Appeal	Value	Not established	Stage	Commission received: 2026-08-11
Authority	Authority not indexed	Reference	324566	Units / floor	Quantity not established

Authority not indexed · 324566

Location: Donegal

RZLT inclusion on final Residential Zoned land tax map

https://www.pleanala.ie/en-ie/case/324566

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

05 Commencement notices

3 items

Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-11
Authority	Dublin City Council	Reference	CN0146038DC / LRD6009/23-S3 and WEBLRD6104/26-S3A	Units / floor	393 source-stated units · phase

Dublin City Council · CN0146038DC

Location: Dublin

Block C D & F - St. Vincents Fairview, the proposed construction of Block's C, D & F over a basement car park. Block C will comprise eight storeys (lower ground, ground and six upper floors) with proposed residential accommodation, 82 units. Block D will comprise eleven storeys (ground and ten upper floors) with the block being provided with three no. stair/lift cores, 185 units. Block F will comprise nine storeys (ground and eight upper floors) with proposed residential, 118 units. accommodation

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: 2026-08-13
Authority	Dún-Laoghaire Rathdown County Council	Reference	SN0014627DR / ABP-320912-24	Units / floor	218 source-stated units · phase

Dún-Laoghaire Rathdown County Council · SN0014627DR

Location: Dublin

The proposed development Block 7 will be consisting of three residential buildings, combined with a cark park under the podium. No. 2 commercial units are located on the Ground Floor level of one of the buildings. The buildings are ranging between five and six storeys

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

Open PlanningBrief record

Action packet

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

Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-11
Authority	Fingal County Council	Reference	SN0014595FL / LRD0047/S3E	Units / floor	176 source-stated units · phase

Fingal County Council · SN0014595FL

Location: Dublin

It is proposed to develop a residential scheme, Stockens Point, located at Charlestown Place, Charlestown, Dublin 11, which consists of 2 Blocks, Blocks E and F, over a basement car park. Block E is an 8-storey building comprising of 95 apartments while Block F is a 7-storey building comprising of 81 apartments. Total units is 176 unit. Both blocks are situated over a basement carpark. Both Blocks include ancillary areas such as meter rooms and bike stores on the ground floor and tank rooms, sprinkler tanks, 3 bike stores and 2 bin stores in the shared basement carpark.

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

Open PlanningBrief record

Action packet

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

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