

PlanningBrief

Lead Briefing Packet

2026-08-23

15 records
5 sections

Source-linked construction opportunities

PlanningBrief Weekly Digest ·
17–23 August 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-08-17 to 2026-08-23

17–23 August 2026. 15 selected observations; full retained cohorts: Application activity 1112, Permissions 439, Refusals 45, Commission cases 57, Commencement notices 288. 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.

01Application activity3 items

Lane	Application activity	Value	Not established	Stage	Source publication/update: 2026-08-18
Authority	Limerick City and County Council	Reference	2561231	Units / floor	142 source-stated units

Limerick City and County Council · 2561231

Location: Limerick

a Large-scale Residential Development (LRD) comprising of the construction of 169 no. residential units (comprising of 145 no. houses and 24 no. apartments), 1 no. creche, 1 no. pumping station, 3 no. ESB substations and all associated development works including footpaths, cycle paths, car and bicycle parking, drainage, fencing, bicycle and bin stores, lighting and landscaping/amenity areas at Dromdarrig, Mungret, Co. Limerick. Access to the site will be via 2 no. new vehicle access points from the existing Mungret Park Road. A Natura Impact Statement is submitted to the Planning Authority with this application. The Natura Impact Statement...

<https://eplanning.ie/LimerickCCC/AppFileRefDetails/2561231/0>

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: 2026-08-18
Authority	Westmeath County Council	Reference	2660134	Units / floor	58 source-stated units

Westmeath County Council · 2660134

Location: Westmeath

proposed development which consists of 75 no. dwellings, comprised of 58 no. 2 storey, 3 & 4 bedroom, semi-detached and terraced houses, and, 17 no. apartments & duplex units comprised of: (a) 5 no. 1 bed apartments, 1 no. 2 bed apartment & 3 no. 3 bed duplex units in a 3 storey building (i.e. Block E / No.s 1-9 Kilnafaddoge Drive) & (b) 4 no. 2 bed apartments & 4 no. 3 bed duplex units in a 3 storey building (i.e. Block F / No.s 10-17 Kilnafaddoge Drive). The proposed development also includes for all associated site development works, open spaces, hard and soft landscaping, public lighting, car parking, bin & bicycle storage, and 1 no. ESB...

<https://eplanning.ie/WestmeathCC/AppFileRefDetails/2660134/0>

[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: 2026-08-18
Authority	Kilkenny County Council	Reference	2560638	Units / floor	50 source-stated units

Kilkenny County Council · 2560638

Location: Kilkenny

for development at this site. The development will consist of 50 no. residential units comprising; of a two-storey terrace of 10 no. 2-bedroom duplex units, 32 no. 3-bedroom two-storey semi-detached houses (House Types C & D & D1), 8 no. 4-bedroom two-storey semi-detached houses (House Types B & B1). This application also seeks the provision of a vehicular entrance off Glendine Road, internal roads and footpaths, a stepped pedestrian access point on to Glendine Road, surface carparking, sheltered bicycle parking, public lighting, site landscaping, site boundaries, provision of foul and surface water disposal and all associated site works

<https://eplanning.ie/KilkennyCC/AppFileRefDetails/2560638/0>

[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	Permissions	Value	Not established	Stage	Council decision: 2026-08-20
Authority	Limerick City and County Council	Reference	2660275	Units / floor	111 source-stated units

Limerick City and County Council · 2660275

Location: Limerick

a Large-Scale Residential Development (LRD) Application Development of 212 no. Residential Units and a Creche, for a period of five years, at this site: Towlerton, Ballysimon Road, Limerick. The development comprises: (i) 102 no. 2 / 3 storey houses including (a) 8 no. 2 bed 1.5 storey houses; (b) 60 no. 3 bed 2 storey houses; (c) 34 no. 4 bed 2- 3 storey houses; (ii) 6 no. 3 storey apartment blocks comprising 100 no. units including (a) 49 no. 1 bed units; and (b) 51 no. 2 bed units; (iii) 5 no. 3 storey duplex units blocks comprising 10 no. units including (a) 5 no. 2 bed units and (b) 5 no. 3 bed units (iv) creche; and (v) all associated...

<https://eplanning.ie/LimerickCCC/AppFileRefDetails/2660275/0>

[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: 2026-08-21
Authority	Louth County Council	Reference	2660444	Units / floor	81 source-stated units

Louth County Council · 2660444

Location: Louth

Retention and completion of revisions consisting of alterations to material finishes on all dwellings types A1, A2, B1, B3, B4 on plot numbers 69 -131 & 168-185. Additional first floor ensuite window to side gable elevation of dwelling types A1 & A2 and removal of rear roof dormer window on dwelling type B3. Minor alterations to boundary treatments and all associated site development works

<https://eplanning.ie/LouthCC/AppFileRefDetails/2660444/0>

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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: 2026-08-17
Authority	Cork City Council	Reference	26/44506	Units / floor	67 source-stated units

Cork City Council · 26/44506

Location: Cork

Permission for a Large-Scale Residential Development (LRD)
For development of this site at Sullivan's Quay, Drinan Street, Cove Street and Meade Street, Cork. The development will consist of: the removal of an existing ESB Substation and the construction of a 503 no. bed Purpose-Built Student Accommodation development to be provided in 2 no. blocks ranging in height from 5 to 11 storeys and all ancillary site development works. The proposed development provides for 67 no. apartments ranging in size from 4 to 8 bedrooms with associated tenant amenity facilities including a reception area, landscaped communal courtyard, gymnasium, ...

<https://planningbrief.com/projects/project-g5848f40a4d9f5b6dbabaeb9b29e7b81d/>

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: 2026-08-20
Authority	Waterford City and County Council	Reference	2560581	Units / floor	86 source-stated units

Waterford City and County Council · 2560581

Location: Waterford

development of the following: (a) 86 no. residential units including (i) 1 no. 2 storey 4 bed detached units; (ii) 1 no. 2 storey 3 bed detached units; (iii) 13 no. 2 storey 4 bed semi-detached units; (iv) 1 no. 2 storey 3 bed semi-detached units; (v) 56 no. 2 storey 3 bed terrace units; (vi) 4 no. 1 storey 1 bed apartment units; (vii) 2 no. 1 storey 2 bed apartment units; (viii) 8 no. 2 storey 3 bed apartment units; (b) 1 storey creche (219.3m2) to include 2 no. classrooms, ancillary rooms, outdoor play area, building mounted signage, 10 no. car parking spaces and set down area and (c) all associated site works including (i) foul and...

<https://eplanning.ie/WaterfordCCC/AppFileRefDetails/2560581/0>

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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: 2026-08-18
Authority	Westmeath County Council	Reference	2660344	Units / floor	41 source-stated units

Westmeath County Council · 2660344

Location: Westmeath

development which will consist of: 41 no. 2-storey housing units, comprising 36 no. 3 bed semi-detached units and 5 no. 4 bed detached units; the formation of a new vehicular access point and a separate pedestrian / cycle access both directly off the Castlelost Road; 56 no. car parking spaces, 41 no. in curtilage (5 no. EV and 2 no. accessible) and 15 no. visitor (1 no. EV and 2 no. accessible) and 22 no. visitor cycle parking spaces. The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths, a wastewater pumping station and all other ancillary works above and below ground

<https://eplanning.ie/WestmeathCC/AppFileRefDetails/2660344/0>

[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: 2026-08-19
Authority	Laois County Council	Reference	2560825	Units / floor	4 source-stated units

Laois County Council · 2560825

Location: Laois

i) demolsh the existing public house & private residence and all rear extensions. ii) Demolish the derelict outbuilding to the rear of the site. iii) construct a two-storey, 3 no. bed dwelling to the front of the site iv) construct two, 4 no. bed dwelling houses to the rear of the site. v) repair and construction of all boundary walls vi) Construct a new shared access road, landscape, parking and all associated site works

<https://eplanning.ie/LaoisCC/AppFileRefDetails/2560825/0>

[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	Large-scale Residential Development	Value	Not established	Stage	Commission received: 2026-08-17
Authority	Limerick City and County Council	Reference	324580 / 2660603	Units / floor	Quantity not established

Limerick City and County Council - 324580

Location: Limerick

LRD: 10 year permission for construction of 403 apartments, creche, medical centre and associated site works. A Nat...

<https://www.pleanala.ie/en-ie/case/324580>

[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	Pre-Application Consultation Request	Value	Not established	Stage	Commission received: 2026-08-18
Authority	Authority not indexed	Reference	324581	Units / floor	Quantity not established

Authority not indexed - 324581

Location: Kildare

Proposed development of a 110kV GIS Substation(Killeenlea), 110kv AIS Substation (Kilwoghan), 110kV underground ca...

<https://www.pleanala.ie/en-ie/case/324581>

[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	Referral	Value	Not established	Stage	Commission received: 2026-08-20
Authority	Authority not indexed	Reference	324583 / S.5.29.26	Units / floor	Quantity not established

Authority not indexed · 324583

Location: Galway

Whether a solar array in a field is or is not development or is or is not exempted development

<https://www.pleanala.ie/en-ie/case/324583>

[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: 2026-08-18	
Authority	Cork City Council	Reference	SN0014645CY / ABP-309059-20	Units / floor	321 source-stated units · phase	
Cork City Council · SN0014645CY Location: Cork Proposed construction of Podium 2 which consists of Block's 5, 6, 7 & 8 over a ground floor car park at The Former Ford Distribution Site, Centre Park Road, 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: 2026-08-17
Authority	Cork County Council	Reference	CN0146198CC / 24/06036	Units / floor	93 source-stated units · phase

Cork County Council · CN0146198CC

Location: Cork

Proposed Construction of Phase 1 Residential Units comprising of 93 units and associated site works (1-13 Earl's Square), (1-8 Earl's Lawn), (1-8 Park Vale), (1-14 Earl's Walk), (1-42 Parklands), (1-8 Bowers Lane) at Castlepark, Castlelands, Mallow.

<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: 2026-08-19
Authority	Waterford City and County Council	Reference	CN0146376WD / 2560781	Units / floor	67 source-stated units · phase

Waterford City and County Council · CN0146376WD

Location: Waterford

Construction of 67 Houses in Brookfield

<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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Architect	Not assessed for this report