

2026-08-30

15 records
5 sections

PlanningBrief Weekly Digest · 24–30 August 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-08-24 to 2026-08-30

24–30 August 2026. 15 selected observations; full retained cohorts: Application activity 1291, Permissions 409, Refusals 54, Commission cases 64, Commencement notices 269. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-09-05T04:45:32.872521+00:00; accepted revision 20260907T044612Z-quantity-provenance-v1-2026-w35. 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: 2026-08-25
Authority	Kerry County Council	Reference	2660536	Units / floor	259 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

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>[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 2026-09-05T04:45:32.872521+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: 2026-08-25
Authority	Cork City Council	Reference	26/44991	Units / floor	158 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Cork City Council · 26/44991

Location: Cork

Permission for the following Large-Scale Residential Development (LRD) at Knocknahorgan (Townland), Sallybrook, Glanmire, Cork comprising the construction of 158 no. dwelling houses (comprising a mix of 4-bed, 3-bed and 2-bed dwelling houses) and 48 no. apartment/duplex units (comprising a mix of 1-bed, 2-bed and 3-bed units in 10 no. blocks ranging in height from 2 to 3 storeys); 1 no. 2 storey creche; and all associated ancillary development including vehicular, pedestrian and cycle access, car and bicycle parking, bin and bike stores, drainage, landscaping, public lighting, boundary treatments and amenity areas. The proposed LRD makes...

<https://planningbrief.com/projects/project-g2ee71203258f5fefa03b8629d1a9b107/>

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 2026-09-05T04:45:32.872521+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: 2026-08-25
Authority	Laois County Council	Reference	2660112	Units / floor	88 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

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	Planning-stage design and consultancy review. Permission, procurement and physical commencement are not established by this application activity.
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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-09-05T04:45:32.872521+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: 2026-08-27
Authority	Limerick City and County Council	Reference	267045	Units / floor	371 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

Limerick City and County Council · 267045

Location: Limerick

construction of 371 residential units, proposed access road and two storey childcare facility. Original Planning Reference No.: 21/311588

<https://eplanning.ie/LimerickCCC/AppFileRefDetails/267045/0>

[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 2026-09-05T04:45:32.872521+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: 2026-08-28
Authority	Louth County Council	Reference	2660456	Units / floor	97 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

Louth County Council · 2660456

Location: 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 to and signalisation of the existing junction of the Termonfeckin Rd (R166) and the Termonabbey/Aston Village access road (L23073), access roads and cycle paths, public open space, car parking spaces, public lighting, and all associated site development works. A Natura Impact Statement (NIS) will be submitted to the Planning Authority with the...

<https://eplanning.ie/LouthCC/AppFileRefDetails/2660456/0>

[Open PlanningBrief record](#)

Action packet

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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-09-05T04:45:32.872521+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: 2026-08-28
Authority	Westmeath County Council	Reference	2560563	Units / floor	50 units in the structured source field; description estimate: 74 units. Values unreconciled. Scope not recorded. This retained record does not establish the current approved total.

Westmeath County Council · 2560563

Location: Westmeath

Demolition of an existing residential dwelling house (169 sq.m); Construction of 58 no. two-storey dwelling house units, consisting of; o 43 no. 3 bed dwellings, o 15 no. 4 bed dwellings. Construction of 16 no. three-storey duplex units, consisting of; o 6 no. 1 bed dwellings, o 10 no. 2 bed dwellings. Provision of ancillary facilities for the duplex units including communal amenity space, secure bicycle parking and bin storage facilities; Provision of car parking arrangements (104 no. on curtilage parking spaces for 52 no. dwellings; 32 no. grouped parking and 6 no. visitor spaces for 22 no. dwellings; 2 no. accessible spaces); Provision of...

<https://eplanning.ie/WestmeathCC/AppFileRefDetails/2560563/0>

[Open PlanningBrief record](#)

Action packet

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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-09-05T04:45:32.872521+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: 2026-08-27
Authority	Waterford City and County Council	Reference	2560606	Units / floor	29 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

Waterford City and County Council · 2560606

Location: Waterford

for a change of use from residential care home facility (community infrastructure) to residential use for all buildings on site. Proposed development to provide a Total of 29 No. new units; 25 No. apartments and 4 No. houses (19 No. 1-Bed, 5 No. 2-Bed and 1 No. 3-Bed apartments and 3 No. 2-Bed two-storey & 1 No. 3-Bed two-storey houses). Proposed demolition of modern two-storey extensions to the front & side of the Main Building. Proposed works to include a new two-storey extension to the front & rear of the existing north-western corner of the building, proposed single storey extension to 2 No. existing out-buildings, new first floor...

<https://eplanning.ie/WaterfordCCC/AppFileRefDetails/2560606/0>

[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 2026-09-05T04:45:32.872521+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: 2026-08-24
Authority	Cork City Council	Reference	26/44856	Units / floor	15 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

Cork City Council · 26/44856

Location: Cork

Permission for the demolition of existing derelict building and the construction of a mixed development of a ground floor coffee shop and 15 no. apartments comprising 4 no. two bedroom units and 11 no. one bedroom units in a block of four storeys with rooftop garden, bin storage and bicycle storage and all associated development works.

<https://planningbrief.com/projects/project-g4bbb05b582db5a288625f8c7874ded3b/>

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 2026-09-05T04:45:32.872521+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: 2026-08-26
Authority	Wicklow County Council	Reference	2692	Units / floor	4 retained units; quantity origin and scope were not recorded. This retained record does not establish the current approved total.

Wicklow County Council · 2692

Location: Wicklow

proposed four x 4 bedroom two storey dwellings in semi-detached blocks with connections to services and associated works including boundaries and associated works

<https://eplanning.ie/WicklowCC/AppFileRefDetails/2692/0>

[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 2026-09-05T04:45:32.872521+00:00 / No contract value or award is inferred.

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

Lane	REDIII Amendment - Private Development	Value	Not established	Stage	Commission received: 2026-08-25
Authority	Authority not indexed	Reference	324593	Units / floor	Quantity not established

Authority not indexed · 324593**Location:** Clare

Request to alter the conditions of the already permitted Carrownagowan Wind Farm (ABP-308799-20)

<https://www.pleanala.ie/en-ie/case/324593>

[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 2026-09-05T04:45:32.872521+00:00 / No contract value or award is inferred.

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

Lane	Electricity Development Application	Value	Not established	Stage	Commission received: 2026-08-25
Authority	Authority not indexed	Reference	324596	Units / floor	Quantity not established

Authority not indexed · 324596**Location:** Dublin

Proposed 110 kV Substation at a site fronting onto Steeven's Lane, Dublin 8

<https://www.pleanala.ie/en-ie/case/324596>

[Open PlanningBrief record](#)

Action packet

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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 2026-09-05T04:45:32.872521+00:00 / No contract value or award is inferred.

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

Lane	L.A. Dev. - AA Application	Value	Not established	Stage	Commission received: 2026-08-26
Authority	Tipperary County Council	Reference	324601	Units / floor	Quantity not established

Tipperary County Council · 324601

Location: Tipperary

The proposed demolition and removal of No.85 Mulkear View and the construction of a ground floor side extension for...

<https://www.pleanala.ie/en-ie/case/324601>

[Open PlanningBrief record](#)

Action packet

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Promoter Not assessed for this report

Architect Not assessed for this report

05	Commencement notices	3 items
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Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-24
Authority	Cork City Council	Reference	CN0146469CY / 25/44084	Units / floor	88 source-stated units · phase

Cork City Council · CN0146469CY

Location: Cork

Construction of 88 nr. new dwelling houses and associated site works, 275-282,287-305,329-389 (all inclusive) Arderrow ballyvolane, cork, co. 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 2026-09-05T04:45:32.872521+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: 2026-08-27
Authority	Fingal County Council	Reference	CN0146847FL / F24A/1061E	Units / floor	68 source-stated units · phase

Fingal County Council · CN0146847FL

Location: Dublin

The construction of 68 No. of houses and associated site works located at Corballis, Donabate, Co. Dublin

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

Lane	Commencement notices	Value	Not established	Stage	Notified commencement: 2026-08-26
Authority	Dún-Laoghaire Rathdown County Council	Reference	SN0014636DR / D21A/1041 & ABP-314309-22	Units / floor	43 source-stated units · phase

Dún-Laoghaire Rathdown County Council · SN0014636DR

Location: Dublin

The proposed Block 1 shall provide 43 no. apartments (1 and 2 bed), communal amenities at Ground Floor and Seventh Floor levels, a café and a commercial unit at Ground Floor level. The relocated vehicular rightof- way shall run adjacent to the building via an underpass.

<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