PlanningBrief

Lead Briefing Packet

2026-09-13

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 7–13 September 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-09-07 to 2026-09-13

7–13 September 2026. 15 selected observations; weekly totals: Application activity 925, Permissions 603, Refusals 103, Commission cases 61, Commencement notices 275. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-09-19T06:47:54.231194+00:00; accepted revision 20261001T222745436240Z-postgraph-99fb8cecac9c. Application source updates are distinct from receipt dates; notices are not proof of physical starts.

Estimated construction values are our estimates from floor area or stated homes and the project type, using rates from published Irish construction cost guides, January 2026. They cover building works only and are not stated figures. Verify every lead against the official source before acting.

01 Application activity

3 items

Lane	Application activity	Est. construction value	Not established	Stage	Application received: 2026-09-11
Authority	Fingal County Council	Reference	LRD0078/S3E	Units / floor	254 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · LRD0078/S3E

Location: Dublin

We, Metro Leaf Limited, intend to apply for planning permission for a Large-scale Residential Development (LRD) on lands at Northwood Avenue and Old Ballymun Road, Santry Demesne, Dublin 9. The application site is bound by Gulliver's Retail Park to the east, Northwood Avenue to the south, and Old Ballymun Road to the west. The proposed Large-scale Residential Development (LRD) comprises 254 no. apartments (including 118 no. 1 beds and 136 no. 2 beds) in 3 no. apartment blocks (Block A, Block B, and Block C) ranging in height from 8 to 9 storeys over a common basement level. Block A, located to the north of the site fronting Old Ballymun…

https://planning.agileapplications.ie/fingal/application-details/105751

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Application activity	Est. construction value	Not established	Stage	Application received: 2026-09-08
Authority	Laois County Council	Reference	2660624	Units / floor	85 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Laois County Council · 2660624

Location: Laois

retain amendments to 7 No. houses permitted as part of the residential development granted under LCC Reg. Ref. 25/60385 at a c. 3.85 Ha site at Summerhill, Portlaoise, Co. Laois. This application relates to Phase 2 of the wider Sand Wood Development (generally bound by: the Southern Circular Road and Aghnaharna Drive to the north; the Holy Family Schools and Ashewood Walk to the east; and agricultural land to the south and west). The Phase 2 site is generally bound by: agricultural lands to the west; Phases 1A & 1B (permitted under LCC Reg. Refs. 23/60350 & 23/60348, as amended under LCC Reg. Ref. 25/60040) to the north, which are near…

https://eplanning.ie/LaoisCC/AppFileRefDetails/2660624/0

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Application activity	Est. construction value	Not established	Stage	Application received: 2026-09-08
Authority	Fingal County Council	Reference	F26A/0814E	Units / floor	63 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · F26A/0814E

Location: Dublin

We, Kavco CL Project Ltd, intend to apply for planning permission for amendments to a previously permitted residential scheme under Planning Ref. no. F25A/0663E on Lands at Le Rondini, Carrs Lane, Dublin 17, D17 DY20. The proposed development consists of: An increase in the total number of residential units from 60 no. permitted units to 63 no. units overall, and the addition of car parking spaces. No changes to previously permitted Blocks 1, 2, 3, 4, 5, 6, and 7. The proposed amendments include: I. An overall increase of 03 residential units, comprising: a. Block 8: Revision of the previously permitted 2/3-storey terrace block containing 6…

https://planning.agileapplications.ie/fingal/application-details/105720

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

02 Permissions

3 items

Lane	Permissions	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-10
Authority	Dublin City Council	**Reference**	WEB2389/26	**Units / floor**	78 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB2389/26

Location: Dublin

Focus Housing Association CLG intend to apply for permission for development at 80 Saint Ignatius Road, Dublin 7, D07 C6K4. The proposed development consists of: demolition of all existing 1-2 storey light industrial buildings on the site (c. 2529 sq.m) and associated boundary fencing and gate along St. Ignatius Road and the construction of 39 no. 1 bed apartment units in 4 no. new blocks ranging in height from 1-3 storeys (Block A 2 storeys, Block B, 1-3 Storeys, Block C 1-3 storeys, Block D 2 storeys). All units are intended to provide general needs age friendly homes for independent living residents. Block A provides 1 no. 1 bed apartment…

https://planning.agileapplications.ie/dublincity/application-details/176086

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Permissions	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-10
Authority	South Dublin County Council	**Reference**	SD26A/0146W	**Units / floor**	1 estimated units. Scope not recorded. This retained record does not establish the current approved total.

South Dublin County Council · SD26A/0146W

Location: Dublin

Construction of 1 no. detached two-storey, three-bedroom dwelling with a private rear garden including associated landscaping, boundary treatments, drainage and all ancillary site works to be carried out within the side garden.

https://planning.agileapplications.ie/southdublin/application-details/70513

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Permissions	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-10
Authority	Dun Laoghaire Rathdown County Council	**Reference**	V/056/26	**Units / floor**	1 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dun Laoghaire Rathdown County Council · V/056/26

Location: Dublin

1 Dwelling.

https://planningbrief.com/projects/project-g3085b008860151238ecdff2f88baa7f9/

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

03 Refusals

3 items

Lane	Refusals	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-10
Authority	Dublin City Council	**Reference**	WEB5004/25	**Units / floor**	17 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB5004/25

Location: Dublin

Application for planning permission for development to consist of the demolition of the existing part single storey building to the rear of the existing 4 storey building (retail use at ground floor – upper floors are vacant) fronting onto Wexford Street, demolition of the existing part single storey, part 3 storey building (retail warehouse & office use) fronting onto Liberty Lane and Pump Alley, the construction of a part single storey, part 4 storey extension to the rear of the existing building fronting onto Wexford Street (retail use at ground floor & residential apartments to uppers floors - 3 no. 2 bedroom apartments), change of use…

https://planning.agileapplications.ie/dublincity/application-details/171423

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Refusals	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-08
Authority	Dublin City Council	**Reference**	WEB5741/25	**Units / floor**	1 estimated units. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB5741/25

Location: Dublin

The development will consist of the demolition of a single storey existing garage to the rear of the site to enable the construction of a 2-storey, 3-bedroom mews house with a flat roof. The development will provide for pedestrian and vehicular access from Vernon Mews. It will include rooflights, a car port, bin storage, private open space, new boundary walls and all associated site works, drainage, landscaping and site services.

https://planning.agileapplications.ie/dublincity/application-details/172816

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Refusals	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-08
Authority	South Dublin County Council	**Reference**	SD25A/0226	**Units / floor**	Quantity not established

South Dublin County Council · SD25A/0226

Location: Dublin

The development will consist of retention permission sought for the demolition of existing non-habitable bungalow and construction of a new dwelling with attic conversion and permission for a mobile home on site until completion of works and all associated site works.

https://planning.agileapplications.ie/southdublin/application-details/68977

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 2026-09-19T06:47:54.231194+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	Large-scale Residential Development	Est. construction value	Not established	Stage	Commission received: 2026-09-07
Authority	Cork County Council	Reference	324627 / 260518	Units / floor	Quantity not established

Cork County Council · 324627

Location: Cork

Large-Scale Residential Development (LRD) Construction of 229 residential units and all associated site works.

https://www.pleanala.ie/en-ie/case/324627

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Referral	Est. construction value	Not established	Stage	Commission received: 2026-09-08
Authority	Authority not indexed	Reference	324629 / FS5/068/26	Units / floor	Quantity not established

Authority not indexed · 324629

Location: Dublin

Whether the physical reduction of a compact urban residential site layout by exactly 26.01 square meters (comprisin...

https://www.pleanala.ie/en-ie/case/324629

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 2026-09-19T06:47:54.231194+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	Est. construction value	Not established	Stage	Commission received: 2026-09-08
Authority	Authority not indexed	Reference	324632	Units / floor	Quantity not established

Authority not indexed · 324632

Location: Cork

Proposed development of a 220kV Air Insulated Substation (AIS) and Loop-in Grid Connection at Greenhills Solar Farm

https://www.pleanala.ie/en-ie/case/324632

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 2026-09-19T06:47:54.231194+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	Est. construction value	Not established	Stage	Notified commencement: 2026-09-07
Authority	Westmeath County Council	Reference	23/60361	Units / floor	55 source-stated units · phase

Westmeath County Council

Location: Westmeath

The development will consist of the construction of a new apartment building and the refurbishment and extension of the existing Garrow House and Marist College on the existing Marist College Site, Retreat Rd., Cannonsfield, Athlone, Co. Westmeath.

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Commencement notices	**Est. construction value**	Not established	**Stage**	Notified commencement: 2026-09-11
Authority	Fingal County Council	**Reference**	LRD0018/S3E	**Units / floor**	42 source-stated units · phase

Fingal County Council

Location: Dublin

Construction of Block 11, a Four Storey (Ground plus 3) residential block located off Holybanks Avenue on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains ancillary sprinkler plant and water storage area

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

Lane	Commencement notices	**Est. construction value**	Not established	**Stage**	Notified commencement: 2026-09-11
Authority	South Dublin County Council	**Reference**	SDZ24A/0029DW	**Units / floor**	38 source-stated units · phase

South Dublin County Council

Location: Dublin

Construction of a 4 storey apartment block consisting of 38 no. apts, at Wicker House(Block #3), Seven Mills, Clonburris

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 2026-09-19T06:47:54.231194+00:00 / No contract value or award is inferred.

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

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