PlanningBrief

Lead Briefing Packet

2026-09-20

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 14–20 September 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-09-14 to 2026-09-20

14–20 September 2026. 15 selected observations; weekly totals: Application activity 874, Permissions 501, Refusals 80, Commission cases 54, Commencement notices 343. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-09-27T03:23:01.458824+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: 2026-09-16
Authority	Dublin City Council	Reference	WEBLRD9004/26-S3	Units / floor	100 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEBLRD9004/26-S3

Location: Dublin

Urban Life (BMD) Ltd. intend to apply for Permission for a Large-Scale Residential Development (LRD) at this site at Beaumont Road / Beaumont Grove / Grace Park Court / Ellenfield Road, Beaumont, Dublin 9. The site includes former properties at 72 Beaumont Road (D09 YD32) (and lands to the rear of same) and the adjoining site at the junction of Beaumont Road and Beaumont Grove (D09 XR63). The development will consist of a residential development of 100 apartment/duplex units within 4 no. blocks ranging in height from 3 to 6 storeys. The overall residential mix will include 17 no. studio units, 45 no. 1-bed units, 27 no. 2-bed and 11 no.…

https://planning.agileapplications.ie/dublincity/application-details/177824

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 2026-09-27T03:23:01.458824+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: 2026-09-14
Authority	Laois County Council	Reference	2660642	Units / floor	85 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Laois County Council · 2660642

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/2660642/0

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 2026-09-27T03:23:01.458824+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: 2026-09-17
Authority	Waterford City and County Council	Reference	2660719	Units / floor	52 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Waterford City and County Council · 2660719

Location: Waterford

Retention permission and planning permission for development for amendments to a permitted residential development, granted planning permission under P22/11. Retention permission and completion of amendment works is sought for 52 no. houses to include: (a) minor repositioning of housing on western side of permitted open space; (b) omission of stepped front elevation to the three & four bed semi detached units (Type C & D); (c) minor reduction in overall gross floor areas of housing units; (d) elevational changes relating primarily to window and door positioning and size; (d) provision of boundary tre atment within each unit not withstanding…

https://eplanning.ie/WaterfordCCC/AppFileRefDetails/2660719/0

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.
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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: 2026-09-17
Authority	South Dublin County Council	Reference	SDZ25A/0044W	Units / floor	84 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

South Dublin County Council · SDZ25A/0044W

Location: Dublin

Development at this site (c. 3.74Ha) at the Kishoge Southwest Development Area, including lands located within development sub-sector KSW-S2 and development sub-sector KSW-S4, in the Clonburris Strategic Development Zone (SDZ) within the townland of Grange, Dublin 22. The proposed development will consist of the removal of existing hard standing and associated sub-structures and the construction of 84no. dwelling units consisting of 42no. 2-bed 3p apartments and 42no. 3-bed 5p duplexes arranged across 6no. 3-storey Blocks A-F (9,255sqm GFA) with associated communal amenity space (3,444sqm total) and all ancillary accommodation including…

https://planning.agileapplications.ie/southdublin/application-details/69446

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 2026-09-27T03:23:01.458824+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: 2026-09-15
Authority	Dun Laoghaire Rathdown County Council	Reference	D26A/0008/WEB	Units / floor	68 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dun Laoghaire Rathdown County Council · D26A/0008/WEB

Location: Dublin

The application site is bound by Shanganagh Road to the east, Florenceville (a protected structure) and Mill Lane to the north, and Broomfield Court and Seaview Lawn / Park residential areas to the west. The site contains Shanganagh Castle (a recorded archaeological monument - RMP Ref.: [contact omitted], Beechlands House and Barn Close (both protected structures, RPS Ref.: No. 1784 and 1785 respectively). The proposed development consists of the following: Demolition of the bungalow (Barn Close Lodge) located on the eastern boundary of the site and existing outbuildings and structures on the application site. Refurbishment of Beechlands…

https://planningbrief.com/projects/project-g3260e765c3f5571595fbdd8124603bb3/

Action packet

Why it matters	Permission and conditions review for project teams. A grant alone does not establish procurement, an award or physical commencement.
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Architect	Not assessed for this report

Lane	Permissions	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-17
Authority	Cork County Council	**Reference**	26/2127	**Units / floor**	1 estimated units. Scope not recorded. This retained record does not establish the current approved total.

Cork County Council · 26/2127

Location: Cork

Permission for construction of dwelling house, detached domestic garage to include first floor home office, for installation of waste water treatment system and for all associated site works.

https://planning.agileapplications.ie/corkcoco/application-details/1001421

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.
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Architect	Not assessed for this report

03 Refusals

3 items

Lane	Refusals	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-18
Authority	Dun Laoghaire Rathdown County Council	**Reference**	D26A/0632/WEB	**Units / floor**	12 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dun Laoghaire Rathdown County Council · D26A/0632/WEB

Location: Dublin

The installation of an air source heat pump on the balcony/terrace of 12 no. apartments in the block. (Renewable Energy Directive - RED III)

https://planningbrief.com/projects/project-g261c88ead1925cf288d835a9abc7c777/

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 2026-09-27T03:23:01.458824+00:00 / No contract value or award is inferred.

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Architect	Not assessed for this report

Lane	Refusals	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-14
Authority	Dublin City Council	**Reference**	WEB2315/26	**Units / floor**	7 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB2315/26

Location: Dublin

PROTECTED STRUCTURE: WE J & P United Holdings Ltd, intend to apply for planning permission for development at 10 Leeson Street Upper, Ranelagh, Dublin 4. D04 DE48, a Recorded Protected Structure, RPS Ref. No. 4464. The proposed works consist of 1. Material alterations and proposed apartment fit-out and fire safety upgrade to existing apartment units. 2. The proposed alterations will consist of 7 no. apartments, 4 no. studios, 2 no. 1-bed units and 1 no. 2-bed unit. 3. Removal of all non-original building fabric and modern additions including all mechanical and electrical services and installations. 4. Conservation renewal and repair to all…

https://planning.agileapplications.ie/dublincity/application-details/175982

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 2026-09-27T03:23:01.458824+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: 2026-09-17
Authority	Donegal County Council	**Reference**	2661471	**Units / floor**	Quantity not established

Donegal County Council · 2661471

Location: Donegal

AN EXISTING SHORT-TERM LET USE, FOR AN EXISTING COTTAGE

https://eplanning.ie/DonegalCC/AppFileRefDetails/2661471/0

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 2026-09-27T03:23:01.458824+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	Substitute Consent - Consultation	Est. construction value	Not established	Stage	Commission received: 2026-09-14
Authority	Authority not indexed	Reference	324640	Units / floor	Quantity not established

Authority not indexed · 324640

Location: Laois

Request to enter into pre-application consultation pursuant to Section 177E(1A) of the Planning and Development Act...

https://www.pleanala.ie/en-ie/case/324640

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 2026-09-27T03:23:01.458824+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	Est. construction value	Not established	Stage	Commission received: 2026-09-14
Authority	Galway County Council	Reference	324641 / 2661048	Units / floor	Quantity not established

Galway County Council · 324641

Location: Galway

Large-Scale Residential Development consisting of 136 no. residential units and all associates works

https://www.pleanala.ie/en-ie/case/324641

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 2026-09-27T03:23:01.458824+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: 2026-09-14
Authority	Authority not indexed	Reference	324642	Units / floor	Quantity not established

Authority not indexed · 324642

Location: Limerick

Proposed development of a 220kV Loop In Loop Out (LILO) Gas Insulated Switchgear (GIS) substation, Battery Energy S...

https://www.pleanala.ie/en-ie/case/324642

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.
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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-09-27T03:23:01.458824+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: 2026-09-14
Authority	Dublin City Council	Reference	ABP-310567-21, LRD6042/23-S3A, LRD6074/24-S3, LRD6080/25-S3A, LRD9007/26-S3 -…	Units / floor	584 source-stated units · phase

Dublin City Council

Location: Dublin

Construction of a mixed use residential and commercial development known as Hickey's Site, consisting of Blocks A, B & C and the adjoining existing River Building.

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 2026-09-27T03:23:01.458824+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: 2026-09-18
Authority	Fingal County Council	Reference	LRD0069/S3E	Units / floor	175 source-stated units · phase

Fingal County Council

Location: Dublin

Construction of 175 No. dwellings together with associates site works at Ladywell Park, Balbriggan, Co. Dublin.

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 2026-09-27T03:23:01.458824+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: 2026-09-17
Authority	Dublin City Council	Reference	WEBLRD6072/24-S3	Units / floor	148 source-stated units · phase

Dublin City Council

Location: Dublin

Proposed construction of a residential development, Blocks D & E over basement. (148 No. Apartments).

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 2026-09-27T03:23:01.458824+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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