PlanningBrief

Lead Briefing Packet

2026-09-27

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 21–27 September 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-09-21 to 2026-09-27

21–27 September 2026. 15 selected observations; weekly totals: Application activity 865, Permissions 496, Refusals 61, Commission cases 38, Commencement notices 312. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-10-04T03:07:19.775634+00:00; accepted revision 20261004T030719Z-consumer-v1. 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: 2026-09-25
Authority	Dublin City Council	Reference	WEBLRD9009/26-S3	Units / floor	635 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEBLRD9009/26-S3

Location: Dublin

The site is bounded by Kylemore Road (R112) to the west; Old Naas Road to the north; Naas Road (R810) to the south; and "Brooks" (Building Providers) to the east. The development will consist of amendments to a previously permitted mixed-use development (DCC Reg. Ref.: 4238/19; ABP Ref. PL29S.307804, as amended by DCC Ref.:4436/23 and DCC Reg. Ref.: 5050/26). The proposed amendments relate solely to the permitted Blocks B1, B2, C1, C2, D1 and D2 (identified as Phase 2). No amendments are proposed to any other permitted blocks. The proposed amendments consist of: 1. The overall increase of 2 no. units increasing the total overall units from…

https://planning.agileapplications.ie/dublincity/application-details/177987

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 2026-10-04T03:07:19.775634+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: 2026-09-25
Authority	Dublin City Council	**Reference**	WEBLRD9014/26-S3a	**Units / floor**	511 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEBLRD9014/26-S3a

Location: Dublin

Cairn Homes Montrose Limited intendsto apply for Permission for a Large-Scale Residential Development (LRD) at this site, which previously formed part of the overall RTÉ Campus at Montrose, Donnybrook, Dublin 4. The site is located within the Simmonscourt Townland. The site is bounded by the Stillorgan Road (R138), 4A Stillorgan Road, ‘Belville Mews’, ‘Belville Lodge’, ‘Belville House’ to the west and south-west; RTE Campus to the south-east and east; Ailesbury Close and ‘Belville’ to the north-west; and ‘Danesfield’ and ‘Danesfield Lodge’, Seaview Terrace, ‘Ailesbury Court’, and properties along Ailesbury Road to the north and north-east.…

https://planning.agileapplications.ie/dublincity/application-details/177994

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 2026-10-04T03:07:19.775634+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: 2026-09-25
Authority	Kerry County Council	**Reference**	2660925	**Units / floor**	196 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kerry County Council · 2660925

Location: Kerry

a 10 year planning permission for a Large-Scale Residential Development (LRD) at a site located off Pat Scarteen Road, Killowen, (townland), Kenmare, Co. Kerry. The development will consist of: the demolition of 2 no. existing single-storey shed structures and the construction of 100 no. residential units comprising 30 no. 1-bed units; 30 no. 2-bed units; and 40 no. 3-bed houses, with ancillary landscaping and associated site development works. The development makes provision for 40 no. two-storey houses, comprising 36 no. semi-detached 3 bed units and 4 no. 3 bed mid-terraced units and 60 no. own-door maisonette/apartment units over 2 no.…

https://eplanning.ie/KerryCC/AppFileRefDetails/2660925/0

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 2026-10-04T03:07:19.775634+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	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-21
Authority	Galway County Council	**Reference**	26191	**Units / floor**	212 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway County Council · 26191

Location: Galway

for 212 No. residential units, creche facility and associated site works (originally granted under ref ABP-304203-19)

https://eplanning.ie/GalwayCC/AppFileRefDetails/26191/0

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 2026-10-04T03:07:19.775634+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: 2026-09-23
Authority	Kerry County Council	**Reference**	2660718	**Units / floor**	123 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kerry County Council · 2660718

Location: Kerry

1. Construction of a 123 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 11 no. 1 bed duplex apartments, 11 no. 2 bed duplex maisonettes, 28 no. 2 bed duplex apartments, 28 no. 3 bed duplex maisonettes and 23 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys. 2. A total of 139 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces. 3. Bicycle parking comprising of 272 no spaces in total, comprising 124 no. spaces within the private open space of…

https://eplanning.ie/KerryCC/AppFileRefDetails/2660718/0

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 2026-10-04T03:07:19.775634+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: 2026-09-25
Authority	Wicklow County Council	**Reference**	2660716	**Units / floor**	98 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Wicklow County Council · 2660716

Location: Wicklow

amendments to the extant planning permission (Refs. WCC 21/1407 / ABP-313953-22; WCC 24/60647) for 98 residential units (82 houses, 8 apartments, 8 duplexes), the amendments will comprise revisions to the elevational treatment and materials of the permitted residential units (Unit types A – I) with associated revisions to fenestration and doors, no other changes are proposed to the permitted development as granted under Refs. WCC 21/1407 / ABP-313953-22 (as amended by Ref. WCC 24/60647) and the development will otherwise be carried out and completed in accordance with same

https://eplanning.ie/WicklowCC/AppFileRefDetails/2660716/0

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 2026-10-04T03:07:19.775634+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	**Est. construction value**	Not established	**Stage**	Council decision: 2026-09-21
Authority	South Dublin County Council	**Reference**	SD26A/0184W	**Units / floor**	99 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

South Dublin County Council · SD26A/0184W

Location: Dublin

(1) Demolition of all existing industrial and warehouse structures on site (579.1 sq.m) and associated site clearance works; (2) Construction of part 6, part 7, part 10 storey over basement mixed use block providing 99 no. apartments, comprising 49 no. one-bed units and 50 no. two-bed units, with balconies on all elevations; (3) Provision of a commercial unit (148.2sqm) fronting onto Greenhills Road at ground floor level along with a designated set down area/loading bay; (4) Provision of 87.2 sq.m of designated indoor residential amenity space at the ground floor level; (5) Provision of 1,127 sq.m of Communal Open Space to the rear of the…

https://planning.agileapplications.ie/southdublin/application-details/70736

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 2026-10-04T03:07:19.775634+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: 2026-09-23
Authority	Dublin City Council	**Reference**	WEB2908/26	**Units / floor**	27 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB2908/26

Location: Dublin

(i) removal of existing carpark at No. 59A Terenure Road East, removal of existing single-storey structures, including light-industrial building, car wash unit and adjoining commercial sheds within and adjoining the carpark and removal of single-storey sheds to the rear and side of No. 19 Victoria Road; (ii) demolition of non-original single-storey extensions to the side/rear of No. 7 Wasdale Grove and construction of new single-storey rear extension and new second floor level to this dwelling, with all associated internal/external revisions, to provide a five-bedroom house; (iii) extension, widening and upgrade of existing laneway via…

https://planning.agileapplications.ie/dublincity/application-details/177077

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 2026-10-04T03:07:19.775634+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: 2026-09-25
Authority	Dublin City Council	**Reference**	WEB2929/26	**Units / floor**	4 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB2929/26

Location: Dublin

Change of Use of 4 no. Apartments from Residential to Student Accommodation Use.

https://planning.agileapplications.ie/dublincity/application-details/177118

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 2026-10-04T03:07:19.775634+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: 2026-09-21
Authority	Authority not indexed	Reference	324660	Units / floor	Quantity not established

Authority not indexed · 324660

Location: Wicklow

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

https://www.pleanala.ie/en-ie/case/324660

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 2026-10-04T03:07:19.775634+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: 2026-09-21
Authority	Authority not indexed	Reference	324661 / 2660396	Units / floor	Quantity not established

Authority not indexed · 324661

Location: Limerick

LRD: construction of 182 dwellings, creche and all associated site works. A Natura Impact Statement (NIS) was submi...

https://www.pleanala.ie/en-ie/case/324661

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 2026-10-04T03:07:19.775634+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: 2026-09-21
Authority	Authority not indexed	Reference	324669 / 0330/26	Units / floor	Quantity not established

Authority not indexed · 324669

Location: Dublin

Whether the removal, upgrading and replacement of existing ventilation ducting with new ventilation ducting to rear...

https://www.pleanala.ie/en-ie/case/324669

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 2026-10-04T03:07:19.775634+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: 2026-09-22
Authority	Kerry County Council	Reference	ACP-323735-25	Units / floor	77 source-stated units · phase

Kerry County Council

Location: Kerry

Construction of dwellings (77no. dwelling units) and associated site works. This notice covers units No. 05-22 Hanafin Avenue, 1-20, 22, 24, 26 & 28, 29-39, 44-67 Hanafin Drive

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 2026-10-04T03:07:19.775634+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: 2026-09-23
Authority	Cork County Council	Reference	22/5657	Units / floor	70 source-stated units · phase

Cork County Council

Location: Cork

The demolition and removal of existing facilities including changing rooms, ball alley and other ancillary facilities; and the construction of 70 no. dwelling houses and all associated ancillary development works including vehicular and pedestrian access, parking, footpaths, lighting, drainage, landscaping and amenity areas. The proposed development allows for the provision of a pedestrian/cycle link to connect into Abbeyfort Estate to the northeast.

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 2026-10-04T03:07:19.775634+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: 2026-09-21
Authority	Kerry County Council	Reference	23/269	Units / floor	60 source-stated units · phase

Kerry County Council

Location: Kerry

The construction of 60 no. new residential units overall, which consist of 28 no. semi-detached 3 bedroom two storey houses, 2 no. semi detached 3 bedroom two storey houses, 15 no. terraced 1 bedroom single storey houses, 3 no. detached 4 bedroom two storey houses, 3 no. three storey duplex buildings each containing 2 no. 2 bedroom residential units at ground level and 2 no. 2 bedroom residential units over 2 storeys at 1st and 2nd floor level in each building.

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 2026-10-04T03:07:19.775634+00:00 / No contract value or award is inferred.

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

PlanningBrief emails are consent-only. This issue is generated from public-facing PlanningBrief leads and excludes private contact data.