PlanningBrief

Lead Briefing Packet

2026-10-04

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 28 September–4 October 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-09-28 to 2026-10-04

28 September–4 October 2026. 15 selected observations; weekly totals: Application activity 908, Permissions 486, Refusals 60, Commission cases 58, Commencement notices 309. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-10-11T03:25:31.288962+00:00; accepted revision 20261011T032531Z-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: 2026-10-01
Authority	South Dublin County Council	Reference	LRD26A/0006W	Units / floor	479 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

South Dublin County Council · LRD26A/0006W

Location: Dublin

The proposed Large Scale Residential development will consist of the demolition of warehouse structures, office building and all structures on site, and the construction of a residential-led development arranged across 6 No. blocks ranging in height from 7 to 15 storeys, together with a 3-storey childcare facility at podium level. The development will consist of: 479 No. residential apartments, comprising 27 No. studio units, 203 No. 1-bed units, 35 No. 2-bed/3 persons units, 176 No. 2-bed/4 persons units and 38 No. 3-bed units. The development will also consist of a childcare facility at podium level (c. 618.5 sq m GFA), 6 No. commercial/…

https://planning.agileapplications.ie/southdublin/application-details/71127

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 2026-10-11T03:25:31.288962+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: 2026-10-02
Authority	Dun Laoghaire Rathdown County Council	Reference	LRD26A/0737/WEB	Units / floor	271 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dun Laoghaire Rathdown County Council · LRD26A/0737/WEB

Location: Dublin

CASTLETHORN OLD CONNA ULC Intends to apply for Permission for a Large-Scale Residential Development at this site (c. 6.9 Ha) at Lands North of Old Connaught Avenue, in the Townland of Old Connaught, Bray, Co. Dublin. The proposed residential development site forms the first phase provided for under the Old Connaught Local Area Plan. The site is generally bounded by agricultural lands to the north, the M11 to the east, Old Connaught Avenue to the south and Festina Lente equestrian centre to the west. The proposed development is referred to as Old Connaught Phase A1. The proposed development comprises 271no. dwellings, in a mix of houses, …

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

Lane	Application activity	Est. construction value	Not established	Stage	Application received: 2026-09-28
Authority	Cork City Council	Reference	26/45067	Units / floor	191 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Cork City Council · 26/45067

Location: Cork

Permission for a Large-Scale Residential Development (LRD) at The Former Nemo Rangers GAA ground at South Douglas Road and former FCA premises at Douglas Road with vehicular access from Douglas Road. The proposed development will consist of: (1) the construction of 191 no. units consisting of: (i) 49 no. new two- and three-storey detached, semi-detached and maisonette houses, and (ii) 142 no. one-, two- and three-bedroom apartments in 3 no. six-storey blocks over 2 no. levels of basement car parking. (2) 1 no. three-storey mixed-use building (437 sqm) is proposed in the north-west corner of the site, comprising a crèche at ground and first…

Action packet

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Source / value basis	Accepted retained weekly observation; source completeness and record link availability are separate. / Source as of 2026-10-11T03:25:31.288962+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: 2026-09-28
Authority	Cork City Council	Reference	25/44406	Units / floor	323 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Cork City Council · 25/44406

Location: Cork

Permission for a Large-Scale Residential Development (LRD) representing Phase 2 of development in the Blarney East/Ringwood Expansion Area, and comprising the construction of (I) 323 no. residential dwellings comprising of 157 no. terraced, end-of-terrace, and semi-detached houses (including 129 no. 3-bed and 28 no. 4-bed units): 52 no. duplexes provided in 5 no. 3-storey buildings (including 26 no. 2-bed and 26 no. 3-bed units) and 114 no. apartments provided in 2 no. 5-storey buildings (including 54 no. 1-bed and 60 no. 2-bed units); (ii) a primary care centre, over 2 stories and 1,724sqm in area, incorporating GP services (iii) the…

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 2026-10-11T03:25:31.288962+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: 2026-09-28
Authority	Cork City Council	Reference	26/44718	Units / floor	300 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Cork City Council · 26/44718

Location: Cork

Permission for a Large-Scale Residential Development (LRD) at Carriganarra & Carrigrohane (townlands), Ballincollig, Cork. The development will consist of: the demolition of existing agricultural buildings and the construction of a residential development of 300 no. residential units consisting of 128 no. dwellings houses, 172 no. apartment/duplex units, a two storey creche facility and all ancillary site development works. The proposed 128 no. dwelling houses will include 42 no. 4 bedroom detached/semi-detached dwelling houses and 84 no. 3 bedroom semi-detached/townhouse dwelling houses. The proposed development also provides for the…

Action packet

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

Lane	Permissions	Est. construction value	Not established	Stage	Council decision: 2026-09-29
Authority	Kildare County Council	Reference	2660469	Units / floor	235 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 2660469

Location: Kildare

a proposed Large-scale Residential Development (LRD) on lands extending to c. 8.7 hectares located to the west of Naas Racecourse, south of Dublin Road, north of Tipper Road, and generally bounded by existing residential developments to the north, south and west at Kings Court, Kingsfurze Avenue, The Woodlands, and The Gallops, within the townland of Kingsfurze, Naas, County Kildare. The proposed development will consist of: a) The construction of a residential development comprising 234 no. residential units, including: i) 115 no. 2 and 2.5-storey houses (48 no. 3-bed, 65 no. 4-bed and 2 no. 5-bed units); ii) 21 no. apartments (19 no. 1-bed…

https://eplanning.ie/KildareCC/AppFileRefDetails/2660469/0

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.
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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: 2026-09-28
Authority	Kildare County Council	Reference	2660419	Units / floor	4 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 2660419

Location: Kildare

the extension of an existing building by removing the existing roof and constructing an additional first floor and mono-pitch roof, change of use of existing and proposed building for 4 no. One bedroom apartments, internal site car parking, connection to public foul sewer, detached bin and bike store, reconstruction of front boundary gate and wall on a like for like basis (due to vehicle collision damage) and all associated site works

https://eplanning.ie/KildareCC/AppFileRefDetails/2660419/0

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 2026-10-11T03:25:31.288962+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: 2026-10-02
Authority	Mayo County Council	**Reference**	2660636	**Units / floor**	4 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Mayo County Council · 2660636

Location: Mayo

The development will consist of the construction of a residential development comprising 4 no. own-door residential units including 2 no. 3-bedroom duplex apartments, 1 no. 2-bedroom apartment and 1 no. studio apartment together with connection to public services and all ancillary site works.

https://eplanning.ie/MayoCC/AppFileRefDetails/2660636/0

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 2026-10-11T03:25:31.288962+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: 2026-10-02
Authority	Fingal County Council	**Reference**	F26A/0726E	**Units / floor**	3 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · F26A/0726E

Location: Dublin

For the construction of 3no. three bedroom with study two storey detached dwellings along with new boundary treatments associated landscaping and all other ancillary site development works at Bollum Lane, Rush, Co. Dublin.

https://planning.agileapplications.ie/fingal/application-details/105500

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 2026-10-11T03:25:31.288962+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	Pre-Application Consultation Request	Est. construction value	Not established	Stage	Commission received: 2026-09-28
Authority	Authority not indexed	Reference	324674	Units / floor	Quantity not established

Authority not indexed · 324674

Location: Tipperary

The proposed development of 110kV Gas Insulated Switchgear (GIS) and all associated works

https://www.pleanala.ie/en-ie/case/324674

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 2026-10-11T03:25:31.288962+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	Est. construction value	Not established	Stage	Commission received: 2026-09-28
Authority	Monaghan County Council	Reference	324676	Units / floor	Quantity not established

Monaghan County Council · 324676

Location: Monaghan

Killycronaghan Closed Landfill Remediation Project

https://www.pleanala.ie/en-ie/case/324676

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 2026-10-11T03:25:31.288962+00:00 / No contract value or award is inferred.

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

Lane	Licences S89/S254(6)(A)	Est. construction value	Not established	Stage	Commission received: 2026-09-28
Authority	Authority not indexed	Reference	324679 / AL26005	Units / floor	Quantity not established

Authority not indexed · 324679

Location: Meath

The installation of an18m pole, associated equipment, together with ground-based equipment cabinets and all associ...

https://www.pleanala.ie/en-ie/case/324679

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.
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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: 2026-10-01
Authority	Fingal County Council	Reference	LRD0018/S3E	Units / floor	75 source-stated units · phase

Fingal County Council

Location: Dublin

Phase 3 consisting of 75 No. houses comprising of:24 No. two bedroom houses, 47 No. three bedroom houses and 4 No. four bedroom houses. These range in height from two to three store and include semi-detached and terraced houses.

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 2026-10-11T03:25:31.288962+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: 2026-09-30
Authority	Dún-Laoghaire Rathdown County Council	**Reference**	LRD25A/0985/WEB	**Units / floor**	58 source-stated units · phase

Dún-Laoghaire Rathdown County Council

Location: Dublin

Construction of 58 houses of 3-storeys in height, including 36 no. 3-bed townhouses and 22 no. 4-bed houses at Ashwood Farm, Glenamuck, Carrickmines, Dublin 18

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 2026-10-11T03:25:31.288962+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: 2026-09-28
Authority	Fingal County Council	**Reference**	LRD0056/S3E ACP-322813-25	**Units / floor**	42 source-stated units · phase

Fingal County Council

Location: Dublin

The construction of Block C, an apartment block of a residential development project. Block C is a 6-storey (G+5) building and will consist of 42 apartments: The upper floors is served by one one protected stair core. The height of the topmost occupied storey is 15.30 m above the ground floor.

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 2026-10-11T03:25:31.288962+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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