PlanningBrief

Lead Briefing Packet

2026-10-11

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 5–11 October 2026

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

Briefing leads	Issue sections	Issue window
15	**5**	**2026-10-05 to 2026-10-11**

5–11 October 2026. 15 selected observations; weekly totals: Application activity 875, Permissions 502, Refusals 73, Commission cases 74, Commencement notices 282. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-10-17T02:58:32.338267+00:00; accepted revision 20261017T025832Z-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: 2026-10-05
Authority	Fingal County Council	Reference	LRD0107/S3E	Units / floor	146 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · LRD0107/S3E

Location: Dublin

Lagan Homes Balbriggan Ltd intend to make a planning application for planning permission for development of a large scale residential development (LRD) at this site north of Flemington Lane (Part of Flemington Lane is known as Newhaven Court/Newhaven Avenue), within the townlands of Flemington and Bremore, Balbriggan, Co. Dublin with an overall site area of 4.4 hectares. The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix - 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and creche with play space, scooter parking, car parking and…

https://planning.agileapplications.ie/fingal/application-details/105999

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 2026-10-17T02:58:32.338267+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: 2026-10-09
Authority	Dublin City Council	Reference	WEBLRD6101/26-S3A	Units / floor	103 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEBLRD6101/26-S3A

Location: Dublin

The development will consist of the provision of a total of 103no. residential apartment units. Particulars of the development comprise as follows: (a) The demolition of Canal House and associated buildings at 563-567 South Circular Road and general site preparation works. (b) The provision of an apartment development comprising a total of 103no. apartment units comprising 48no. 1bed units, 48no. 2bed units and 7no. 3bed units. The apartment building ranges in height from part four storeys to part seven storeys. (c) Provision of associated residential bicycle storage facilities at surface level throughout the site and bin storage facilities…

https://planning.agileapplications.ie/dublincity/application-details/178233

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 2026-10-17T02:58:32.338267+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: 2026-10-08
Authority	Donegal County Council	Reference	2661856	Units / floor	99 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Donegal County Council · 2661856

Location: Donegal

A NEW RESIDENTIAL DEVELOPMENT THAT INCLUDES (1) CONSTRUCTION OF 99 NO. NEW DWELLING UNITS, COMPRISING OF 10 NO. 2-BEDROOM, TWO STOREY TERRACED HOUSES, 44 NO. 3-BEDROOM, TWO STOREY SEMI-DETACHED AND END OF TERRACE HOUSES, 38 NO. 4-BEDROOM, THREE STOREY SEMI-DETACHED AND END OF TERRACE HOUSES, 3 NO. 4-BEDROOM, TWO STOREY DETACHED HOUSES AND 4 NO. 4-BEDROOM, SINGLE STOREY DETACHED HOUSES, (2) CONSTRUCTION OF 1 NO. CRECHE FACILITY WITH ASSOCIATED OUTDOOR PLAY AREA, (3) ANCILLARY STRUCTURES, INCLUDING ESB SUBSTATIONS AND ASSOCIATED SWITCH ROOMS, BICYCLE AND BIN STORES, PROVISION OF NEW ESTATE ROADS, PARKING, FOOTPATHS, PUBLIC OPEN SPACE, PRIVATE…

https://eplanning.ie/DonegalCC/AppFileRefDetails/2661856/0

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 2026-10-17T02:58:32.338267+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: 2026-10-08
Authority	Wicklow County Council	Reference	2660290	Units / floor	87 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Wicklow County Council · 2660290

Location: Wicklow

construction of an 87 no. unit residential development comprising 61 no. houses (4 no. detached and semi-detached two bedroom; 43 no. semi-detached, mid-terrace and end-of-terrace three bedroom and 14 no. semi-detached and end-of-terrace four bedroom) and 26 no. apartments (5 no. 1 bed simplex and 5 no. 3 bed duplex in 5 no. three storey blocks and 8 no. 2 bed simplex and 8 no. 3 bed duplex in 1 no. three storey block); a 331.26 sq. m. two storey crèche childcare facility and associated outdoor play area (c. 340 sq. m.); 177 no. car parking spaces (including 3 no. disabled and 8 no. visitor spaces); 48 no. cycle parking spaces for the…

https://eplanning.ie/WicklowCC/AppFileRefDetails/2660290/0

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 2026-10-17T02:58:32.338267+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: 2026-10-08
Authority	Kildare County Council	Reference	2660543	Units / floor	80 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 2660543

Location: Kildare

consist of: o 80 no. residential units, consisting of 68 no. houses and 12 no. duplex apartments, to be provided as follows: ? 19 no. 2 bed two storey mid & end-terrace houses (House Type T1c); ? 7 no. 3 bed two storey end-terrace houses (House Type 6c); ? 9 no. 3 bed two storey mid-terrace houses (House Type R2c-Mid); ? 12 no. 3 bed two storey semi-detached houses (House Type N1); ? 12 no. 4 bed two storey semi-detached houses (House Type O1); ? 9 no. 3 bed two storey end-terrace houses (House Type R2c-End); ? 12 no. 1 bed duplex apartments (Types 4H1a & 4H1c) provided within 6 no. 2 storey duplex buildings, all provided with private…

https://eplanning.ie/KildareCC/AppFileRefDetails/2660543/0

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

Lane	Permissions	Est. construction value	Not established	Stage	Council decision: 2026-10-07
Authority	Dublin City Council	Reference	WEB3007/26	Units / floor	78 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEB3007/26

Location: Dublin

We, O'Flynn Construction (Milltown) Limited, intend to apply for planning permission for amendments to the development permitted under An Coimisiún Pleanála Ref. ABP313048-22 and Dublin City Council Reg. Ref. 4115/21, as amended by Dublin City Council Reg. Ref. WEB2775/24, on lands at Nos. 9-14 and 11C Milltown Road, Milltown, Dublin 6. The application site comprises the former Murphy & Gunn site (currently Autovision) and the former St. Joseph's Junior Education Centre site. The proposed development consists of amendments to Block A of the permitted development and comprises the following: • Change of use of 147.7 sq.m of the permitted…

https://planning.agileapplications.ie/dublincity/application-details/177283

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: 2026-10-07
Authority	Galway County Council	Reference	2661390	Units / floor	34 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway County Council · 2661390

Location: Galway

for the construction of a mixed use medical centre, sheltered housing and residential development, consisting of; (1) a two storey medical centre building, (2) 29 no. single storey sheltered housing units, (3) 9 no. two storey 3 bed residential units, (4) provision for new vehicular entrance onto the N67 where the 50kmph urban speed limit applies, (5) provision of car parking including future EV charging points and ducting, (6) provision of private open space areas, public open space areas, landscaping, footpaths, revised internal and external boundary treatments, bicycle parking spaces, public lighting and an ESB Substation, (7) provision…

https://eplanning.ie/GalwayCC/AppFileRefDetails/2661390/0

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 2026-10-17T02:58:32.338267+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: 2026-10-09
Authority	Galway County Council	**Reference**	2561888	**Units / floor**	10 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway County Council · 2561888

Location: Galway

to construct a 10 unit residential development consisting of 2No. semi-detached 2 bed dwellings, 2No. 1 bed apartments, 2 No. 2 bed apartments and 4No. 3 bed apartments, including extra car spaces and bicycle storage stands, bin stores and all site works and services. This application is accompanied by a Natura Impact Statement

https://eplanning.ie/GalwayCC/AppFileRefDetails/2561888/0

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 2026-10-17T02:58:32.338267+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: 2026-10-05
Authority	Kildare County Council	**Reference**	2699	**Units / floor**	10 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 2699

Location: Kildare

of planning ref no. 20/835 which consists of: (A) Construction of 10 no. one and a half storey detached 4-bedroom houses. (B) Installation of foul water pumping station to connect to manhole currently under construction as part of the adjoining approved residential development which connects to the public foul sewer under planning file ref 17/120. (C) New 6m wide access road and cycle path with 1m grass verge and 2m footpath to join with access road currently under construction as part of adjoining approved residential development under planning file ref 17/120. (D) Provision of landscaped public open spaces with cycle and pedestrian link to…

https://eplanning.ie/KildareCC/AppFileRefDetails/2699/0

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 2026-10-17T02:58:32.338267+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	Referral	Est. construction value	Not established	Stage	Commission received: 2026-10-05
Authority	Authority not indexed	Reference	324696 / S5-26-121	Units / floor	Quantity not established

Authority not indexed · 324696

Location: Mayo

Whether the use of the existing houses to accommodate protected persons is or is not development or is or is not ex...

https://www.pleanala.ie/en-ie/case/324696

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 2026-10-17T02:58:32.338267+00:00 / No contract value or award is inferred.

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

Lane	Compulsory Acquisition Housing Act	Est. construction value	Not established	Stage	Commission received: 2026-10-07
Authority	Authority not indexed	Reference	324699	Units / floor	Quantity not established

Authority not indexed · 324699

Location: Limerick

Uisce Éireann Compulsory Purchase (Limerick City Water Work Pack 1) Order, 2026

https://www.pleanala.ie/en-ie/case/324699

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 2026-10-17T02:58:32.338267+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: 2026-10-06
Authority	Authority not indexed	Reference	324700 / 0383/26	Units / floor	Quantity not established

Authority not indexed · 324700

Location: Dublin

If the construction of an attic dormer to the rear roof of a house in an ACA is or is not development or is or is n...

https://www.pleanala.ie/en-ie/case/324700

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 2026-10-17T02:58:32.338267+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: 2026-10-09
Authority	Dublin City Council	Reference	Commencement notice	Units / floor	212 source-stated units · phase

Dublin City Council

Location: Dublin

Ex Kitchen to Commercial Kitchen change of use.

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 2026-10-17T02:58:32.338267+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: 2026-10-05
Authority	Meath County Council	**Reference**	25/60539	**Units / floor**	82 source-stated units · phase

Meath County Council

Location: Meath

Construction of 31 No. 2 storey dwelling houses, at No. 157 – 187 Athlumney, Navan, Co. Meath.

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 2026-10-17T02:58:32.338267+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: 2026-10-07
Authority	Westmeath County Council	**Reference**	2660165	**Units / floor**	47 source-stated units · phase

Westmeath County Council

Location: Westmeath

Construction of 47 no. 2-storey residential units and a creche (shell and core only) at Cornamaddy, Athlone.

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 2026-10-17T02:58:32.338267+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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