PlanningBrief

Lead Briefing Packet

2026-11-01

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 26 October–1 November 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-10-26 to 2026-11-01

26 October–1 November 2026. 15 selected observations; weekly totals: Application activity 774, Permissions 449, Refusals 69, Commission cases 62, Commencement notices 314. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-11-08T03:02:49.218448+00:00; accepted revision 20261108T030249Z-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: 2026-10-27
Authority	South Dublin County Council	Reference	SDZ26A/0029W	Units / floor	2138 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

South Dublin County Council · SDZ26A/0029W

Location: Dublin

The development will consist of the construction of a mixed-use development comprising 1,073 no. apartments, 1 no. creche, a supermarket, nursing home, office/commercial floorspace, retail units, food/beverage/retail services units, and urban square in the Clonburris Development Area CUC- S1 of the Clonburris SDZ Planning Scheme 2019 as follows: A) 1,073 no. apartments and duplex apartments (431 no. 1-bed apartments, 638 no. 2-bed apartments and 4 no. 3-bed duplex apartments in 7 no. buildings [all apartments to have terrace or balcony; ancillary communal amenity spaces for residents]) as follows; Block 1 (part 1, 6, 9, 12 and 14 storeys…

https://planning.agileapplications.ie/southdublin/application-details/71300

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Dublin City Council	Reference	WEBLRD9013/26-S3	Units / floor	564 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · WEBLRD9013/26-S3

Location: Dublin

We, The Land Development Agency, intend to apply for planning permission for a Large-scale Residential Development (LRD) at a site located along Silloge Road and Balbutcher Lane, Ballymun, Dublin 11 (the former Ballymun Shopping Centre site). The subject site has an overall area of c. 2.1 hectares. The proposed development will consist of: • Site clearance works including the removal of a portion of the existing car park on site, the felling of trees on site and removal of existing bus bay (not currently in use) along Silloge Road; • The construction of three blocks ranging in height between 6-12 storeys, comprising 564 no. apartment units…

https://planning.agileapplications.ie/dublincity/application-details/178558

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Louth County Council	Reference	2660742	Units / floor	502 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Louth County Council · 2660742

Location: Louth

Large-scale Residential Development (LRD) - Details available on www.haggardstownlrd2026.ie. Permission sought for a 7-year permission on lands (c.18.54 ha) located at Haggardstown and Marshes Upper, Dundalk, including works on Blackrock Road (R172) and Hardy's Lane/ Finnabair Crescent (L3162). The development will consist of: 502 no. residential units, with a total residential gross floor area of c.51,440.5 sqm comprising: 40 no. 1 bed maisonettes, 147 no. 2 bed mid-terrace 2 storey house, 276 no. 3 bed end of terrace and semi-detached 2 storey houses, 1 no. 3 bed detached bungalow and 38 no. 4 bed semi-detached 3 storey houses. 1 no. two…

https://eplanning.ie/LouthCC/AppFileRefDetails/2660742/0

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Dun Laoghaire Rathdown County Council	**Reference**	DZ26A/0177/WEB	**Units / floor**	655 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dun Laoghaire Rathdown County Council · DZ26A/0177/WEB

Location: Dublin

Permission on this Site In the Townlands of Laughanstown and Brennanstown, Dublin 18. This application relates to development within the Cherrywood Strategic Development Zone (SDZ) and is subject to the Cherrywood Planning Scheme 2014, as amended. The site of the residential development is located in the Cherrywood Planning Scheme Area and forms part of Development Area 1 – Lehaunstown. The residential development site is generally bounded by Barrington's Road to the north, the Luas Green Line and Grand Parade to the east, permitted residential development to the west, and Castle Street and Lehaunstown Lane to the south. The proposed…

https://planning.agileapplications.ie/dunlaoghaire/application-details/105117

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 2026-11-08T03:02:49.218448+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: 2026-10-29
Authority	Galway City Council	**Reference**	2627	**Units / floor**	345 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway City Council · 2627

Location: Galway

Permission for development which consists of: Extension of Duration - 345 no. Build-to-Rent apartments and associated works

https://eplanning.ie/GalwayCity/AppFileRefDetails/2627/0

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: 2026-10-29
Authority	Galway City Council	Reference	2626	Units / floor	288 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway City Council · 2626

Location: Galway

Permission for development which consists of: Extension of Duration - 288 no. Build-to-Rent apartments and associated site works=pl ref 26/7 (ABP 310348-21)

https://eplanning.ie/GalwayCity/AppFileRefDetails/2626/0

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: 2026-10-27
Authority	Dublin City Council	Reference	SHD0019/21	Units / floor	671 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Dublin City Council · SHD0019/21

Location: Dublin

Sandford Living Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at this c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6, D06 V9K7. Works are also proposed on Milltown Road and Sandford Road to facilitate access to the development including improvements to pedestrian facilities on an area of c. 0.16 hectares. The development's surface water drainage network shall discharge from the site via a proposed 300mm diameter pipe along Milltown Road through the junction of Milltown Road / Sandford Road prior to outfalling to the existing drainage network on Eglinton Road (approximately 200…

https://planning.agileapplications.ie/dublincity/application-details/145989

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Wicklow County Council	**Reference**	2660824	**Units / floor**	26 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Wicklow County Council · 2660824

Location: Wicklow

to construct a 26no. unit residential scheme which will consist of the following, a) 5no. one bedroom ground floor apartment units, b) 5no. two bedroom duplex units on the first and second floors, c) 8no. two bedroom ground floor apartment units, d) 8no. three bedroom duplex units on the first and second floors, e) Connection to existing public services, f) ancillary car parking, g) hard and soft landscaping including boundary treatments, h) surface water attenuation systems, I) Ancillary works

https://eplanning.ie/WicklowCC/AppFileRefDetails/2660824/0

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Donegal County Council	**Reference**	2660146	**Units / floor**	2 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Donegal County Council · 2660146

Location: Donegal

(1) PROVISION OF 2 NO. APARTMENTS TO REAR OF LOWER MAIN STREET WITHIN THE FOOTPRINT OF THE OLD TOWN HALL BUILDING, (2) PROVISION OF ACCESS THROUGH EXISTING APARTMENTS PERMITTED UNDER REF. NO. 22/50610, (3) DEMOLTION OF SHED TO REAR OF OLD TOWN HALL BUILDING, (4) PROVISION OF COMMUNAL OPEN SPACE AREA FOR ALL APARTMENTS AND CONNECTION TO EXISTING SERVICES AND ALL ASSOCIATED WORKS

https://eplanning.ie/DonegalCC/AppFileRefDetails/2660146/0

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 2026-11-08T03:02:49.218448+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	L.A. Dev. - AA Application	Est. construction value	Not established	Stage	Commission received: 2026-10-27
Authority	Cavan County Council	Reference	324751	Units / floor	Quantity not established

Cavan County Council · 324751

Location: Cavan

Proposed development at the Ducking Stool Jetty, The Lawn and lands at Willow Avenue

https://www.pleanala.ie/en-ie/case/324751

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 2026-11-08T03:02:49.218448+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: 2026-10-27
Authority	Cork City Council	Reference	324754 / 2544406	Units / floor	Quantity not established

Cork City Council · 324754

Location: Cork

Permission for a Large-Scale Residential Development of 323 dwellings. An Environmental Impact Assessment Report (E...

https://www.pleanala.ie/en-ie/case/324754

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 2026-11-08T03:02:49.218448+00:00 / No contract value or award is inferred.

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

Lane	Pre-Application Consultation Request	Est. construction value	Not established	Stage	Commission received: 2026-10-29
Authority	Dublin City Council	Reference	324755	Units / floor	Quantity not established

Dublin City Council · 324755

Location: Dublin

Proposed development 110kV "under the fence" (UTF) transformer compound and all ancillary works

https://www.pleanala.ie/en-ie/case/324755

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 2026-11-08T03:02:49.218448+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: 2026-10-26
Authority	Fingal County Council	Reference	FW18A0110E1	Units / floor	204 source-stated units · phase

Fingal County Council

Location: Dublin

Residential development consisting of 204 apartments in five multi-storey blocks physically and functionally connected by a shared basement car park, permitted under planning permission Reg. Refs. FW18A/0110 & FW20A/0059. Blocks A, B and C are covered by Reg. Ref FW18A/0110 granted on 07/05/2019 and extended by Reg. Ref FW18A/0110/E1 from 12/09/2023 to 14/08/2029. Blocks D and E permitted by Reg. Ref FW20A/0059 directly amending the earlier permission. The duration of this permission was extended under Reg. Ref FW20A/0059/E1 from 30/10/2025 until 12/03/2029. The commencement notice allows only one grant date and one expiry date to be entered, so the dates…

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 2026-11-08T03:02:49.218448+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: 2026-10-30
Authority	Meath County Council	**Reference**	25/61044	**Units / floor**	137 source-stated units · phase

Meath County Council

Location: Meath

Commencement of 137 No. of houses at Cherry Lane, Ashbourne, 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 2026-11-08T03:02:49.218448+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: 2026-10-28
Authority	Fingal County Council	**Reference**	LRD0069/S3E	**Units / floor**	130 source-stated units · phase

Fingal County Council

Location: Dublin

Construction of 130 No. dwellings together with associates site works at Ladywell Park, Balbriggan, Co. Dublin.

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 2026-11-08T03:02:49.218448+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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