PlanningBrief

Lead Briefing Packet

2026-11-08

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 2–8 November 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-11-02 to 2026-11-08

2–8 November 2026. 15 selected observations; weekly totals: Application activity 894, Permissions 577, Refusals 65, Commission cases 41, Commencement notices 255. Closed calendar week; source coverage may still be partial or revised. Closed does not certify complete government reporting. Source as of 2026-11-15T02:47:57.652138+00:00; accepted revision 20261115T024757Z-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: 2026-11-04
Authority	Wicklow County Council	Reference	2660979	Units / floor	650 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Wicklow County Council · 2660979

Location: Wicklow

a Large-scale Residential Development (LRD) which will consist of 650 no. residential units comprising 254 no. houses and 396 no. apartments; Road link (2.4km) connecting N11 to Ballyman Road (with westerly connection to Ballyman Road already in place); Pedestrian / cycle route including bridge across the N11 to Dargle Road Upper; 13.5 ha of District Park / Active Open Space; 6 no. pocket park areas comprising a total of 0.43ha.; 0.25 ha communal open space; 775sq.m approx. crèche with capacity for approx. 143 no. childcare spaces; Retail unit / café kiosk (118.6sq.m.) in district park; Neighbourhood Centre Phase 1 comprising 934.3 sq.m.…

https://eplanning.ie/WicklowCC/AppFileRefDetails/2660979/0

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 2026-11-15T02:47:57.652138+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: 2026-11-05
Authority	Waterford City and County Council	**Reference**	2660842	**Units / floor**	89 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Waterford City and County Council · 2660842

Location: Waterford

construction of 89no. dwellings as a new residential development comprising of 12no. semi-detached two-storey 4-bedroom houses, 16no. semi-detached two-storey 3-bedroom houses, 17no. terraced two-storey 3-bedroom houses, 3no. two-storey duplex blocks with a total of 12no. ground floor and 12no. first floor 2-bedroom apartments, 5no. two-storey maisonette blocks with a total of 10no. ground floor and 10no. first floor 1-bedroom apartments, together with all associated site works.

https://eplanning.ie/WaterfordCCC/AppFileRefDetails/2660842/0

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 2026-11-15T02:47:57.652138+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: 2026-11-05
Authority	Galway City Council	**Reference**	2660400	**Units / floor**	84 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway City Council · 2660400

Location: Galway

Permission for development which consists of: We Cabinteely Ventures Ltd, intend to apply to Galway City Council for permission for development on lands in the townland of Dangan, Newcastle, Co. Galway. The total site area to which the application relates is 2.9 ha. The proposed development includes the provision of 84 no. residential units and will consist of the following: 1. Construction of 60 no. terrace houses, consisting of: • 7 no. 2-bed dwellings; • 44 no. 3-bed dwellings; • 9 no. 4-bed dwellings. 2. Construction of 12 no. duplex units, consisting of: • 6 no. 2-bed dwellings; • 6 no. 3-bed dwellings. 3. Construction of 12 no.…

https://eplanning.ie/GalwayCity/AppFileRefDetails/2660400/0

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 2026-11-15T02:47:57.652138+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: 2026-11-04
Authority	Fingal County Council	**Reference**	LRD0078/S3E	**Units / floor**	254 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · LRD0078/S3E

Location: Dublin

We, Metro Leaf Limited, intend to apply for planning permission for a Large-scale Residential Development (LRD) on lands at Northwood Avenue and Old Ballymun Road, Santry Demesne, Dublin 9. The application site is bound by Gulliver's Retail Park to the east, Northwood Avenue to the south, and Old Ballymun Road to the west. The proposed Large-scale Residential Development (LRD) comprises 254 no. apartments (including 118 no. 1 beds and 136 no. 2 beds) in 3 no. apartment blocks (Block A, Block B, and Block C) ranging in height from 8 to 9 storeys over a common basement level. Block A, located to the north of the site fronting Old Ballymun…

https://planning.agileapplications.ie/fingal/application-details/105751

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 2026-11-15T02:47:57.652138+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: 2026-11-02
Authority	Cork City Council	**Reference**	26/44864	**Units / floor**	157 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Cork City Council · 26/44864

Location: Cork

Permission for a Large Scale Residential Development (LRD) located at Old Fort Road, Ballincollig, Cork, comprising the construction of 157 no. residential apartments (consisting of a mix of 1 and 2 bed units), in a development of 3 no. blocks ranging in height from 2 to 6 storeys, 1 no. childcare facility, and all associated site development works including footpaths, cycle lanes, car and cycle parking, drainage, bin stores, lighting, boundary treatment, landscaping/amenity areas, plant rooms and an ESB Substation. The provision of a new tabletop junction and access to the site will be provided along Old Fort Road.

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 2026-11-15T02:47:57.652138+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: 2026-11-06
Authority	Fingal County Council	Reference	FW26A/0154E	Units / floor	74 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · FW26A/0154E

Location: Dublin

Planning Permission for amendments to a previously permitted residential scheme under Planning Ref. No. FW24A/0388E comprising of 56 units across 6 blocks (2-3 storeys) on lands south of Allendale House (Protected Structure, RPS 0704), with access from Clonsilla Road, Clonsilla, Dublin 15. No Changes are proposed to the as-granted Blocks 1, 2, 3 and 6. An overall increase in the density of residential units from 56 to 74 units in total. The proposed modification is to the granted 24 units in Blocks 4 & 5 (3 storey) that includes: I. Proposed modifications to Blocks 4 and 5 (now 4-storey duplex blocks) that will consist of 21 units per block (7…

https://planning.agileapplications.ie/fingal/application-details/104378

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: 2026-11-03
Authority	Roscommon County Council	Reference	2560458	Units / floor	8 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Roscommon County Council · 2560458

Location: Roscommon

PERMISSION for development which will consist of the demolition of an existing derelict structure (former industrial facilities) and the development of 8 no. dwelling houses, consisting of: a) The construction of 7 no. new dwelling houses, comprising of 2 no. 4 bed semi-detached, 3 no. 3 bed terraced and 2 no. 2 bed semi-detached units. b) The renovation and refurbishment of 1 no. existing townhouse with a new extension and 2 no. car parking spaces to the rear of this existing dwelling house, which is located/forms part of the Architectural Conservation Area in Roscommon Town. c) RETENTION of 1 protected cast iron structure - former vent…

https://eplanning.ie/RoscommonCC/AppFileRefDetails/2560458/0

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 2026-11-15T02:47:57.652138+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: 2026-11-05
Authority	Fingal County Council	**Reference**	FW26A/0349E	**Units / floor**	6 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · FW26A/0349E

Location: Dublin

For development at Allendale House, Clonsilla, Dublin 15, a protected structure (RPS Ref. No. 704). The proposed development will consist of: • The demolition of the existing northern and western extensions to the existing detached main dwelling; • The removal of all other previously unauthorised works within the application site; • The conversion of the retained main building into 4 no. one-bedroom apartments, comprising 2 no. apartments at lower-ground-floor level and 2 no. apartments at ground-floor level, together with associated elevational alterations and new balconies; • The construction of a three-storey apartment building to the…

https://planning.agileapplications.ie/fingal/application-details/105748

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 2026-11-15T02:47:57.652138+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: 2026-11-04
Authority	Fingal County Council	**Reference**	F26A/0190E	**Units / floor**	4 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Fingal County Council · F26A/0190E

Location: Dublin

Permission is sought for retention for conversion of existing truck maintenance building to 4no. 1 bedroom apartments to include increase in height to comply with building regulations in relation to minimum internal ceiling heights, closing in of external east (front) facade with stone finished apartment wall, in keeping with adjacent structures, & relocation, and addition of fenestration to unit, and associated site works. Additional information received 08/10/26

https://planning.agileapplications.ie/fingal/application-details/104049

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 2026-11-15T02:47:57.652138+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	Strategic Housing Development	Est. construction value	Not established	Stage	Commission received: 2026-11-02
Authority	Dun Laoghaire-Rathdown County Council	Reference	324761	Units / floor	Quantity not established

Dun Laoghaire-Rathdown County Council · 324761

Location: Dublin

438 no. Build to Rent apartments, creche and associated site works.

https://www.pleanala.ie/en-ie/case/324761

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 2026-11-15T02:47:57.652138+00:00 / No contract value or award is inferred.

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

Lane	Appeal	Est. construction value	Not established	Stage	Commission received: 2026-11-03
Authority	Dun Laoghaire-Rathdown County Council	Reference	324765 / D20A/0660	Units / floor	Quantity not established

Dun Laoghaire-Rathdown County Council · 324765

Location: Dublin

Construction of a two storey, four bedroom house.

https://www.pleanala.ie/en-ie/case/324765

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 2026-11-15T02:47:57.652138+00:00 / No contract value or award is inferred.

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

Lane	Appeal	Est. construction value	Not established	Stage	Commission received: 2026-11-03
Authority	Dublin City Council	Reference	324772 / 4643/23	Units / floor	Quantity not established

Dublin City Council · 324772

Location: Dublin

Permission: An 18m telecommunications support structure and associated equipment, with ground-based equipment and a...

https://www.pleanala.ie/en-ie/case/324772

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 2026-11-15T02:47:57.652138+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: 2026-11-02
Authority	Longford County Council	Reference	22189 (ABP-314886-22)	Units / floor	113 source-stated units · phase

Longford County Council

Location: Longford

Construction of 113 No. holiday lodges and associated works at Newcastle Woods, Ballymahon, Co. Longford.

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 2026-11-15T02:47:57.652138+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: 2026-11-03
Authority	Meath County Council	Reference	25/60718	Units / floor	96 source-stated units · phase

Meath County Council

Location: Meath

Construction of 96 no. houses, comprising of 80 no. houses and 16 no. back-to-back houses, as permitted under Reg Ref 25/60718 in 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 2026-11-15T02:47:57.652138+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: 2026-11-02
Authority	Kildare County Council	Reference	ABP-321623-25	Units / floor	91 source-stated units · phase

Kildare County Council

Location: Kildare

Construction of 91 houses and associated site works at Tomard, Athy, Co. Kildare

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 2026-11-15T02:47:57.652138+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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