PlanningBrief

Lead Briefing Packet

2026-11-15

15 records
5 sections

Construction opportunities

PlanningBrief Weekly Digest · 9–15 November 2026

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

Briefing leads	Issue sections	Issue window
15	5	2026-11-09 to 2026-11-15

9–15 November 2026. 15 selected observations; weekly totals: Application activity 547, Permissions 331, Refusals 32, Commission cases 29, Commencement notices 183. Provisional observed part of the week; late or missing reporting may change counts. 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: 2026-11-13
Authority	Meath County Council	Reference	26229	Units / floor	99 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Meath County Council · 26229

Location: Meath

File Ref: 211449 - the proposed development will consist of the construction of 99 no. residential units comprising 10 no. two-bedroom duplex units, 10 no. three-bedroom duplex units, 3 no. three-bedroom single storey houses, 57 no. three-bedroom two-storey houses, and 19 no. four-bedroom two-storey houses on a 7.6 ha site. The proposed development includes: 2 no. new vehicular access onto the Enfield Relief Road (R148) including: two right hand turn lanes with ghost island on Enfield Relief Road; upgrades to pedestrian and cycling infrastructure on Enfield Relief Road including the provision of a footpath, two-way cycle track, a verge and…

https://eplanning.ie/MeathCC/AppFileRefDetails/26229/0

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: 2026-11-12
Authority	Donegal County Council	Reference	2650148	Units / floor	69 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Donegal County Council · 2650148

Location: Donegal

(1) CONSTRUCTION OF 69 NO. RESIDENTIAL UNITS, COMPRISING 55 NO. SOCIAL HOUSING UNITS AND 14 NO. PRIVATE HOUSING UNITS, CONSISTING OF 49 NO. 2 BED DWELLINGS, 7 NO. 3 BED DWELLINGS, 12 NO. 4 BED DWELLINGS AND 1 NO. 5 BED GROUP HOME, COMPRISING A MIX OF SINGLE-STOREY, ONE-AND-A-HALF-STOREY AND TWO-STOREY RESIDENTIAL ACCOMMODATION, (2) CONTINUED USE AND INCORPORATION OF THE EXISTING VEHICULAR ENTRANCE AND ACCESS ROAD, PREVIOUSLY CONSTRUCTED IN CONNECTION WITH PLANNING REF. NO. 00/2713, TO SERVE THE PROPOSED RESIDENTIAL DEVELOPMENT, (3) PROVISION OF ASSOCIATED INTERNAL ACCESS ROADS, FOOTPATHS, CAR PARKING AND PEDESTRIAN CONNECTIONS, (4) PROVISION…

https://eplanning.ie/DonegalCC/AppFileRefDetails/2650148/0

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: 2026-11-11
Authority	Clare County Council	Reference	2660731	Units / floor	54 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Clare County Council · 2660731

Location: Clare

for a seven year planning permission for development comprising the regeneration of an existing brownfield site at the site of the former Shannon Shamrock Hotel at Bunratty, Co. Clare. Planning permission is sought to demolish the existing hotel, conference centre and ancillary outbuildings and to provide for the phased delivery of a mixed use development including provision of: (a) 54 no. residential units comprising 24 no. 2 bed houses and 30 no. 3 bed houses; (b) 1 no. convenience retail store of 406sqm floor area with associated external yard; (c) 2 no. retail / office units of 85sqm each; (d) creche with external play area; (e) 80 no.…

https://eplanning.ie/ClareCC/AppFileRefDetails/2660731/0

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: 2026-11-13
Authority	Kilkenny County Council	**Reference**	2660241	**Units / floor**	98 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kilkenny County Council · 2660241

Location: Kilkenny

for proposed development of - Construction of 98 No. residential units including 08 No. four bedroom houses, 56 No. three bedroom houses, 16 No. 2 bedroom own-door maisonettes, 08 No. two bedroom apartments, and 10 No. one bedroom apartments, - The development will be provided in a mix of semi-detached & terraced two-storey houses, 02 No. two-storey own-door maisonette buildings, and 01 No. three-storey apartment building. - Provision of 128 on-curtilage car parking spaces and 41 on-street car parking spaces, a total of 169 car parking spaces, - Provision of on-curtilage bicycle spaces to all houses (128 spaces) and a further 80 No. on-site…

https://eplanning.ie/KilkennyCC/AppFileRefDetails/2660241/0

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 2026-11-15T02:47:57.652138+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: 2026-11-12
Authority	Kildare County Council	**Reference**	2660519	**Units / floor**	70 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 2660519

Location: Kildare

1. Construction of a residential development comprising of 70 no. units in total, consisting of 16 no. three storey duplex units (8 no. two bed units and 8 no. three bed units), 16 no. four storey duplex units (8 no. three bed units and 8 no. four bed units), 26 no. three bed two storey houses and 12 no. four bed units in a mix of two and three storey houses; 2. Individual vehicular, pedestrian and cyclist access from a number of points from existing estate road at Riverside Crescent to the east of the application site. 3. Provision of public open spaces totalling 2,996.5 sq.m (excluding location of underground tank and public open space…

https://eplanning.ie/KildareCC/AppFileRefDetails/2660519/0

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 2026-11-15T02:47:57.652138+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: 2026-11-13
Authority	Kildare County Council	Reference	26113	Units / floor	57 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Kildare County Council · 26113

Location: Kildare

a residential development of 57 dwellings, as follows;- 12 no. 3-storey, 4-bedroom semidetached houses; 9 no. 3-storey 3-bedroom terraced houses; 6 no. 3-storey, 3-bedroom end of terrace houses; 3 no. 1-bedroom 2-Storey units in converted stone barn, 15 no. 2-Bed apartments and 12 no. 1-Bed Apartments in 2 no. 3-storey apartment blocks; with bicycle and refuse stores; site and infrastructural works including foul and surface water drainage, water services, landscaping, planting, boundary walls, roads, carparking, bicycle stands and pathways; new pedestrian access from Station Road and new road access from Knockaulin Estate. Revised by…

https://eplanning.ie/KildareCC/AppFileRefDetails/26113/0

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

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

03 Refusals

3 items

Lane	Refusals	Est. construction value	Not established	Stage	Council decision: 2026-11-09
Authority	Carlow County Council	Reference	2560328	Units / floor	52 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Carlow County Council · 2560328

Location: Carlow

a new residential development of 52 dwellings consisting of; 3 No. block type A buildings, each consisting of four No. 2 bedroom own door access apartments and four No. 2 bedroom town houses, plus 3 No. block type B buildings, each consisting of two No. 2 bedroom own door access ground floor apartments and two No. 3 bedroom duplex apartments, plus 2 No. block type C buildings, each consisting of two No. 2 bedroom own door access apartments and two No. 2 bedroom town houses, plus 2 No. block type D buildings, each consisting of two No. 2 bedroom own door access apartments and two No. 3 bedroom town houses, plus all associated parking, public…

https://eplanning.ie/CarlowCC/AppFileRefDetails/2560328/0

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: 2026-11-10
Authority	Westmeath County Council	Reference	2560448	Units / floor	36 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Westmeath County Council · 2560448

Location: Westmeath

development which consists of: i) Partial demolition of No.6, Abbey Road Cottages, an existing, vacant bungalow. The remaining element will be renovated and incorporated into Block B (described in Item iii(b) below) ii) Partial demolition of No.7, Abbey Road Cottages, an existing, vacant bungalow. The remaining element will be renovated and incorporated into Block A (described in Item iii(a) below) iii) Development of 36no. own-door access residential units split over 4no. blocks: a) Block A is part two storey, part single storey, incorporating the remaining structure of No.7 Abbey Road and consists of a total of 5no. units; 3no. 1-bed…

https://eplanning.ie/WestmeathCC/AppFileRefDetails/2560448/0

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: 2026-11-11
Authority	Galway County Council	Reference	2661591	Units / floor	6 units estimated from the description. Scope not recorded. This retained record does not establish the current approved total.

Galway County Council · 2661591

Location: Galway

for the construction of 6 No detached houses (No 1 to 6 on site layout map), (House types as indicated on site layout map) Incl. all ancillary site development works & services

https://eplanning.ie/GalwayCC/AppFileRefDetails/2661591/0

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

04 Commission cases

3 items

Lane	Large-scale Residential Development	Est. construction value	Not established	Stage	Commission received: 2026-11-10
Authority	Fingal County Council	Reference	324780 / LRD0075/S3E	Units / floor	Quantity not established

Fingal County Council · 324780

Location: Dublin

Construction of 123 residential units, a childcare facility and all associated site works

https://www.pleanala.ie/en-ie/case/324780

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	Pre-Application Consultation Request	Est. construction value	Not established	Stage	Commission received: 2026-11-09
Authority	Sligo County Council	Reference	324781	Units / floor	Quantity not established

Sligo County Council · 324781

Location: Sligo

Proposed Development of a new 220kV Cloonagh IPP Substation, extension to the existing 220kV Srananagh Substation a...

https://www.pleanala.ie/en-ie/case/324781

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	Referral	Est. construction value	Not established	Stage	Commission received: 2026-11-09
Authority	Dublin City Council	Reference	324782 / 0390/26	Units / floor	Quantity not established

Dublin City Council · 324782

Location: Dublin

Whether the application respectfully requests Dublin City Council to declare that the proposed use of No. 43 Hampto...

https://www.pleanala.ie/en-ie/case/324782

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: 2026-11-09
Authority	Dún-Laoghaire Rathdown County Council	Reference	LRD24A/0974/WEB	Units / floor	220 source-stated units · phase

Dún-Laoghaire Rathdown County Council

Location: Dublin

Construction of 5 storey student accommodation development with associated amenity spaces at Goatstown Road, Dublin 14, D14 FD23

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: 2026-11-11
Authority	Dublin City Council	**Reference**	ABP-320106-24	**Units / floor**	89 source-stated units · phase

Dublin City Council

Location: Dublin

Construction of a new residential development Block A over a basement car park.

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: 2026-11-09
Authority	Mayo County Council	**Reference**	25/60154	**Units / floor**	44 source-stated units · phase

Mayo County Council

Location: Mayo

Construct 44 dwelling 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 2026-11-15T02:47:57.652138+00:00 / No contract value or award is inferred.

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

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