

Q1 2021 ACTIVITY REPORT



PREPARED BY
Pat McGrath
Scott Delaney
Dermot Quinn

REPUBLIC OF IRELAND Q1 2021 SNAPSHOT

PLANNING APPLICATIONS [1]

Q1 2021 Construction Activity Comparison by Sector

Sector	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Residential	€ 3,153M	€ 3,681M	-14.4% ↓	€ 3,316M	-4.9% ↓	€ 3,355M	-6.0% ↓	€ 3,309M	-4.7% ↓
Non-Residential	€ 1,198M	€ 2,274M	-47.3% ↓	€ 1,368M	-12.4% ↓	€ 1,594M	-24.9% ↓	€ 1,674M	-28.5% ↓
Civil	€ 363M	€ 519M	-30.0% ↓	€ 96M	278.2% ↑	€ 197M	84.4% ↑	€ 533M	-31.8% ↓
Total	€ 4,714M	€ 6,475M	-27.2% ↓	€ 4,779M	-1.4% ↓	€ 5,146M	-8.4% ↓	€ 5,516M	-14.5% ↓

Q1 2021 Construction Activity Comparison by Region

Region	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Eastern & Midland	€ 3,329M	€ 3,877M	-14.1% ↓	€ 2,974M	12.0% ↑	€ 3,375M	-1.4% ↓	€ 3,388M	-1.7% ↓
Southern	€ 1,120M	€ 1,988M	-43.7% ↓	€ 1,202M	-6.9% ↓	€ 1,280M	-12.5% ↓	€ 1,670M	-32.9% ↓
Northern & Western	€ 265M	€ 610M	-56.5% ↓	€ 603M	-56.0% ↓	€ 491M	-45.9% ↓	€ 458M	-42.1% ↓
Total	€ 4,714M	€ 6,475M	-27.2% ↓	€ 4,779M	-1.4% ↓	€ 5,146M	-8.4% ↓	€ 5,516M	-14.5% ↓

[1] EXCLUDING SELF BUILD AND STUDENT ACCOMMODATION APPLICATIONS

Planning Application Trends



RESIDENTIAL

- 6% FALL IN APPLICATION PIPELINE VALUE OVER 2020 AVERAGE
- APARTMENT DEVELOPMENTS UP 54% TO €1.78BN IN EASTERN AND MIDLAND REGION
- 14.5K RESIDENTIAL UNITS APPLIED FOR OVER 384 PROJECTS
- LARGEST PROJECT - MIXED USE DEVELOPMENT IN TALLAGHT FOR 1,104 APARTMENTS

NON-RESIDENTIAL

- 47% FALL IN VALUE OF APPLICATIONS FROM PREVIOUS QUARTER (12.4% FALL FROM Q1 2020)
- 1,598 APPLICATIONS REPRESENTING €1.2BN INVESTMENT
- APPLICATIONS FOR SPORT AND LEISURE FACILITIES UP 207% AND 152% FROM 2020 AVERAGE
- APPLICATIONS FOR SCHOOLS UP 86% OVER 2020 AVERAGE BUT DOWN 11% ON 2019 AVERAGE
- COMMERCIAL, HOSPITALITY AND INDUSTRIAL APPLICATIONS DOWN 27%, 42% AND 30% RESPECTIVELY OVER 2020 AVERAGE
- 672 APPLICATIONS IN SOUTHERN REGION REPRESENTING A 36% INCREASE FROM Q1 2020 TO €384M
- 300 CLASSROOMS; 58 HOSPITAL BEDS, 884 HOTEL BEDS; 604 NURSING HOME BEDS
- LARGEST PROJECT - €120M MIXED USE DEVELOPMENT AT NORTH WALL QUAY AND MAYOR STREET UPPER, DUBLIN 1



REPUBLIC OF IRELAND Q1 2021 SNAPSHOT

PLANNING GRANTS [2]

Q1 2021 Construction Activity Comparison by Sector

Sector	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Residential	€ 2,241M	€ 1,694M	32.3% ↑	€ 2,951M	-24.1% ↓	€ 2,345M	-4.5% ↓	€ 1,768M	26.8% ↑
Non-Residential	€ 1,433M	€ 1,549M	-7.5% ↓	€ 1,471M	-2.6% ↓	€ 1,337M	7.2% ↑	€ 1,356M	5.6% ↑
Civil	€ 53M	€ 121M	-56.3% ↓	€ 71M	-26.2% ↓	€ 157M	-66.5% ↓	€ 395M	-86.7% ↓
Total	€ 3,726M	€ 3,364M	10.8% ↑	€ 4,493M	-17.1% ↓	€ 3,839M	-2.9% ↓	€ 3,519M	5.9% ↑

Q1 2021 Construction Activity Comparison by Region

Region	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Eastern & Midland	€ 2,844M	€ 2,246M	26.6% ↑	€ 3,183M	-10.6% ↓	€ 2,662M	6.8% ↑	€ 2,228M	27.7% ↑
Southern	€ 644M	€ 880M	-26.8% ↓	€ 1,019M	-36.8% ↓	€ 940M	-31.5% ↓	€ 867M	-25.8% ↓
Northern & Western	€ 238M	€ 238M	0.1% ↑	€ 291M	-18.0% ↓	€ 238M	0.4% ↑	€ 424M	-43.8% ↓
Total	€ 3,726M	€ 3,364M	10.8% ↑	€ 4,493M	-17.1% ↓	€ 3,839M	-2.9% ↓	€ 3,519M	5.9% ↑

[2] EXCLUDING SELF BUILD AND STUDENT ACCOMMODATION APPLICATIONS



RESIDENTIAL

- 225 projects representing €2.24bn investment and 8,057 units gained approval
- Nearly 5,000 units made up of one and two bed apartments
- 32% increase in planning grants value from previous quarter
- 4.5 % fall in grants over 2020 average; 27% increase over 2019 average
- Falls in investment over all regions from Q1 2020
- 4.5% fall in investment over 2020 average; 27% increase over 2019 average
- Largest Project: €625m mixed use development (Southwest Gate) in Dublin consisting 1,137 apartments



NON-RESIDENTIAL

- 989 projects gaining approval representing €1.43bn and over 1.1m Floor Area (Sqm)
- 7.5% fall in grants over Q4 2020 and 2.6% fall from Q1 2020
- Warehousing, Data Centres, Industrial and Pharmaceutical all show increases over 2020 average
- Eastern and Midland Region shows 22% increase (€900m+) over Q1 2020
- Southern Region shows 36% fall in value of grants; Northern and Western Region shows 8% increase representing €151m over 261 projects
- 1,287 Hotel Beds granted approval in period
- Top two projects in periods are Data Centres. €120m Centre in Dublin for Microsoft and 3 Data Centres in Wicklow for Crag Digital (€92m)



REPUBLIC OF IRELAND Q1 2021 SNAPSHOT

PROJECT STARTS

The most recent pandemic lockdown has had an across-the-board impact on on-site construction activity with only essential works proceeding. A few residential projects did get underway before the official lockdown on January 8th before having to cease.

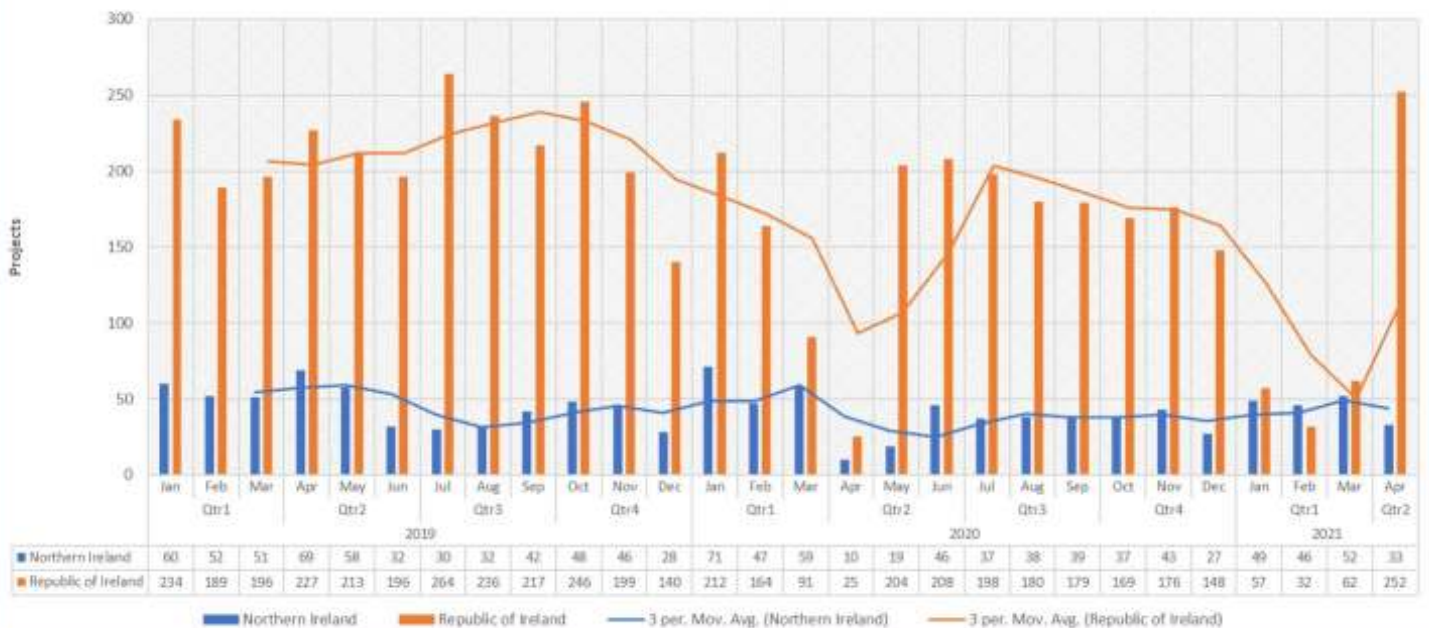
Q1 2021 Construction Activity Comparison by Sector

Sector	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Residential	€ 304M	€ 707M	-57.1% ↓	€ 976M	-68.9% ↓	€ 882M	-65.6% ↓	€ 874M	-65.3% ↓
Non-Residential	€ 261M	€ 559M	-53.3% ↓	€ 713M	-63.4% ↓	€ 676M	-61.4% ↓	€ 866M	-69.8% ↓
Civil	€ 203M	€ 20M	-	€ 605M	-66.5% ↓	€ 224M	-9.4% ↓	€ 187M	8.4% ↑
Total	€ 767M	€ 1,286M	-40.3% ↓	€ 2,294M	-66.6% ↓	€ 1,782M	-56.9% ↓	€ 1,927M	-60.2% ↓

Q1 2021 Construction Activity Comparison by Region

Region	Q1 2021	Q4 2020	% Change	Q1 2020	% Change	2020 AVG	% Change	2019 AVG	% Change
Eastern & Midland	€ 464M	€ 839M	-44.7% ↓	€ 1,356M	-65.8% ↓	€ 1,158M	-60.0% ↓	€ 1,258M	-63.2% ↓
Southern	€ 246M	€ 255M	-3.5% ↓	€ 552M	-55.4% ↓	€ 404M	-39.0% ↓	€ 419M	-41.3% ↓
Northern & Western	€ 58M	€ 192M	-70.0% ↓	€ 385M	-85.1% ↓	€ 221M	-74.0% ↓	€ 249M	-76.9% ↓
Total	€ 767M	€ 1,286M	-40.3% ↓	€ 2,294M	-66.6% ↓	€ 1,782M	-56.9% ↓	€ 1,927M	-60.2% ↓

Project Starts (Excluding Self Build)





RESIDENTIAL

ALL RESIDENTIAL CONSTRUCTION
CEASED ON JANUARY 8TH.

THE FIGURES REFLECT A SMALL NUMBER
OF PROJECTS THAT DID GET UNDERWAY
BEFORE THIS DATE BUT HAD TO CEASE
WHEN THE LOCKDOWN CAME INTO
OPERATION.

NON-RESIDENTIAL

ONLY ESSENTIAL WORKS WERE ALLOWED
TO PROCEED AFTER THE OFFICIAL
LOCKDOWN OF THE CONSTRUCTION
INDUSTRY ON JANUARY 8TH.

ONLY 120 PROJECTS GOT UNDERWAY
DURING THE QUARTER - A COMBINATION
OF STARTS PRE-JANUARY 8TH
LOCKDOWN WHICH WERE SUBSEQUENTLY
CEASED AND OTHER ESSENTIAL WORKS
PROJECTS.



Construction Information Services
Suites 3 & 4, The Cubes,
Beacon South Quarter
Sandyford,
Dublin 18

T: (01) 299 9200

E: Sales@cisireland.com

www.cisireland.com

