Tourist Accommodation Outlook

Ireland's Capacity and Pipeline

December 2025

***Welcome to the third biannual Tourist Accommodation Outlook**, which provides a comprehensive analysis and monitoring of the current and future bed place capacity in Ireland.*

This analysis aims to provide robust data and insights to support informed decision-making. By leveraging this research Fáilte Ireland aim to support and influence the development of sustainable tourist accommodation to service and meet market demand.

Tourist accommodation is fundamentally crucial to the tourism industry, enabling overnight stays, driving significant local spending, creating jobs and supporting related businesses (e.g. food, retail, attractions) and local communities.

Fáilte Ireland aim to foster a positive climate for tourist accommodation investment and development, ensuring the sector continues to be a vital driver of the economy, that Ireland remains a competitive destination for visitors and that regional development is balanced.

Please do not hesitate to contact the Accommodation Development team if you wish to discuss or have any questions on the analysis and findings in this report.

Anne Walsh

Anne Walsh
Head of Accommodation Development
Fáilte Ireland

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Fáilte Ireland

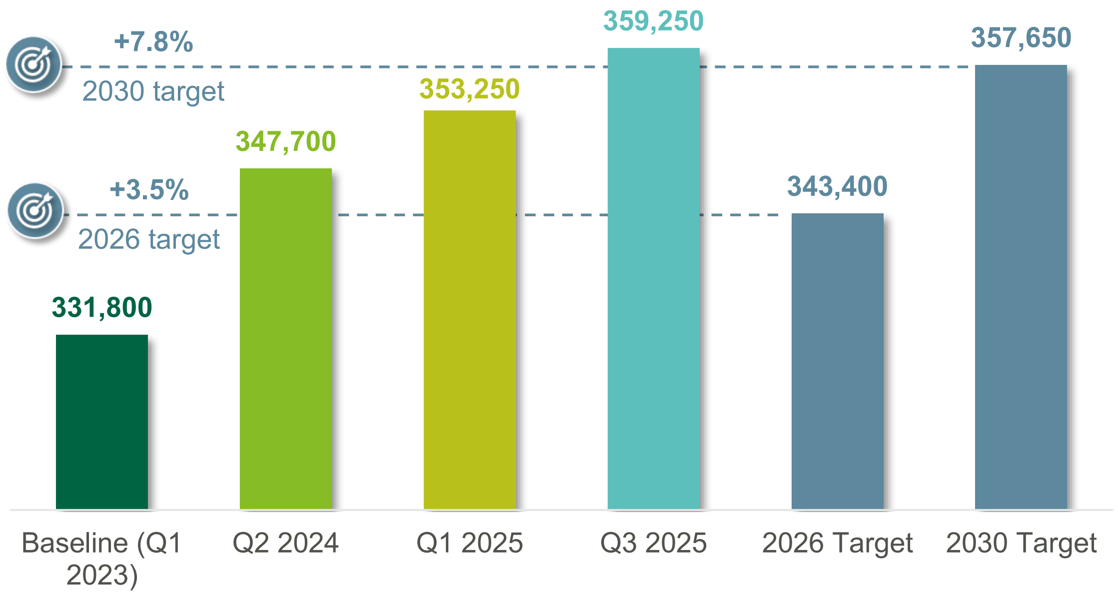
Introduction

Background:

Fáilte Ireland is committed to supporting the sustainable growth of tourist accommodation across Ireland. To achieve this, there are clear targets to guide the development of additional bed places as follows:

- **Goal to 2026:** Support development of incremental bed places (+3.5% versus 2023) of the right type and quality.
- **Goal to 2030:** Support the development of incremental bed places (+7.8% versus 2023) of the right type and quality.

Estimate Combined Stock: Change in the number of bed places



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc
Figures may not sum exactly due to rounding.

Introduction

This report is the third in a series of biannual reports, which aim to monitor the volume of tourist accommodation bed places within the market and compare this to the growth targets outlined. These reports outline:

1. Changes emerging within the supply of tourist accommodation bed places;
2. The volume of bed places within the planning pipeline that may lead to further changes in supply;
3. Relevant challenges and opportunities emerging from the data, which are important to consider in the context of the growth targets.

In this report, the supply of tourist accommodation bed places as of Q3 2025 is presented, with primary comparisons made to Q1 2025 (the period analysed in the previous Tourist Accommodation Outlook report).

However, it is important to note that longer term trends (comparing Q3 2025 to the baseline of Q1 2023) can reveal different insights into the market. These longer term trends are highlighted where relevant in the main body of the report and explored in detail in Appendix B.

The volume of bed places within the planning pipeline presented is also reflective of Q3 2025.

Executive Summary (1/2)

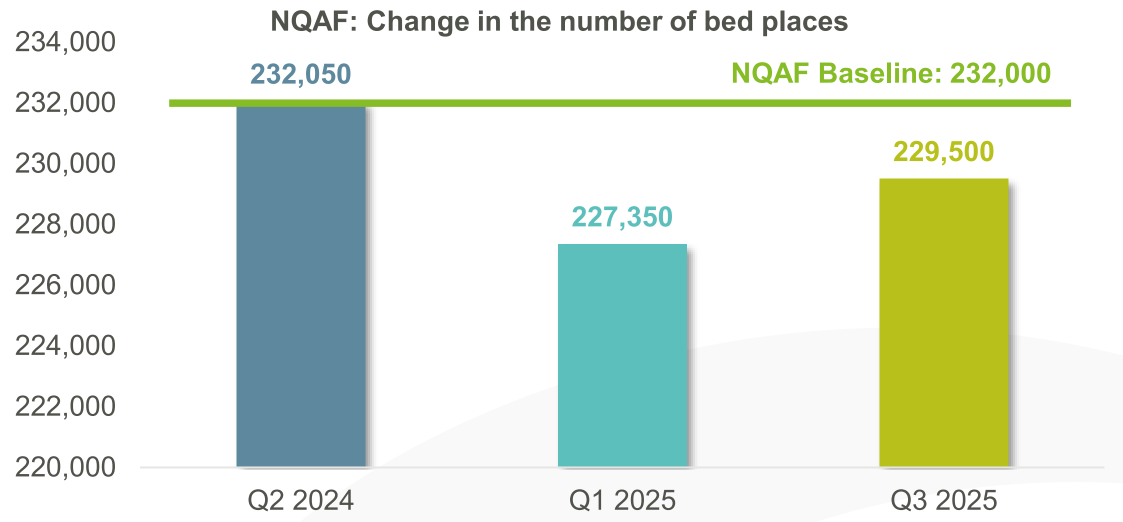
The supply of tourist accommodation bed places as of Q3 2025 has been analysed. This includes registered National Quality Assurance Framework (NQAF) bed places, an estimate of Short-Term Let (STL) bed places and an estimate of combined stock.

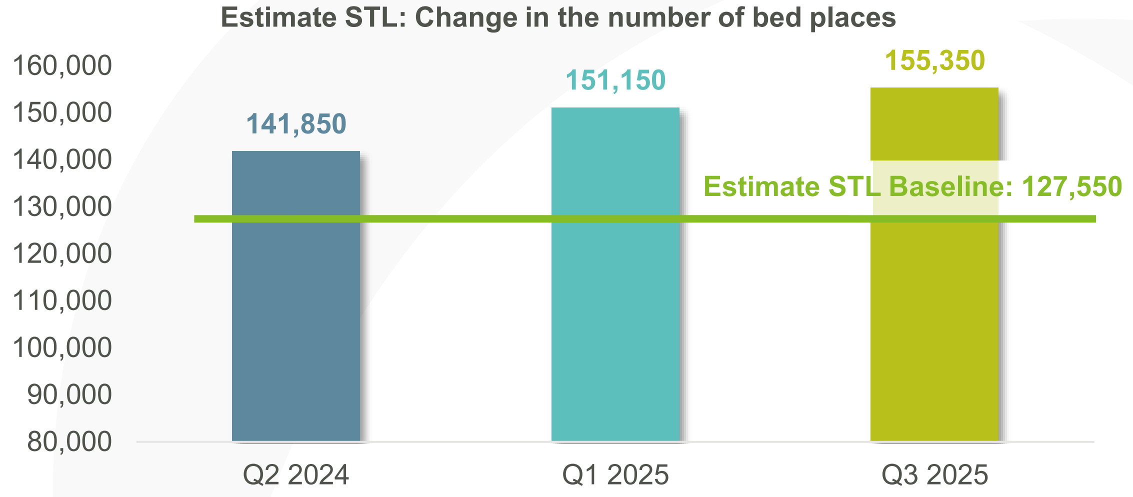
Bed places in Q3 2025

Combined	NQAF	STL
359,250	229,500	155,350

When analysing the change in tourist accommodation stock in Q3 2025 versus the baseline (Q1 2023), it is important to note that NQAF bed places have decreased. STL continues to drive the growth trajectory however it is expected to be impacted by the introduction of the Short Term Let Register in May 2026.

	Change in bed places in Q3 2025 versus Q1 2025	Change in bed places in Q3 2025 versus the baseline
Estimate Combined	↑ +2% +6,000 bed places	↑ +8% +27,450 bed places
NQAF	↑ +1% +2,150 bed places	↓ -1% -2,500 bed places
Estimate STL	↑ +3% +4,200 bed places	↑ +22% +27,800 bed places





Data Source: Fáilte Ireland, Lighthouse Intelligence Inc. Figures may not sum exactly due to rounding.
See Appendix A & B for detailed breakdown of methodology and limitations.

Fáilte Ireland

Executive Summary (2/2)

The pipeline of tourist accommodation in Ireland has been assessed to quantify future capacity and growth potential within the sector.

Bed places in the development pipeline in Q3 2025

12,750
Bed places **under construction**

37,550
Bed places with **plans granted**

3,850
Bed places with **plans submitted**

The majority of bed places under construction are in the Hotel sector (68%), while 71% of all bed places under construction are located in Dublin.

2026 will be a significant year for delivery of bed places. The anticipated delivery of 9,250 bed places in 2026 **exceeds the estimated completion of 4,050 bed places in 2025** and 1,150 bed places in 2027.

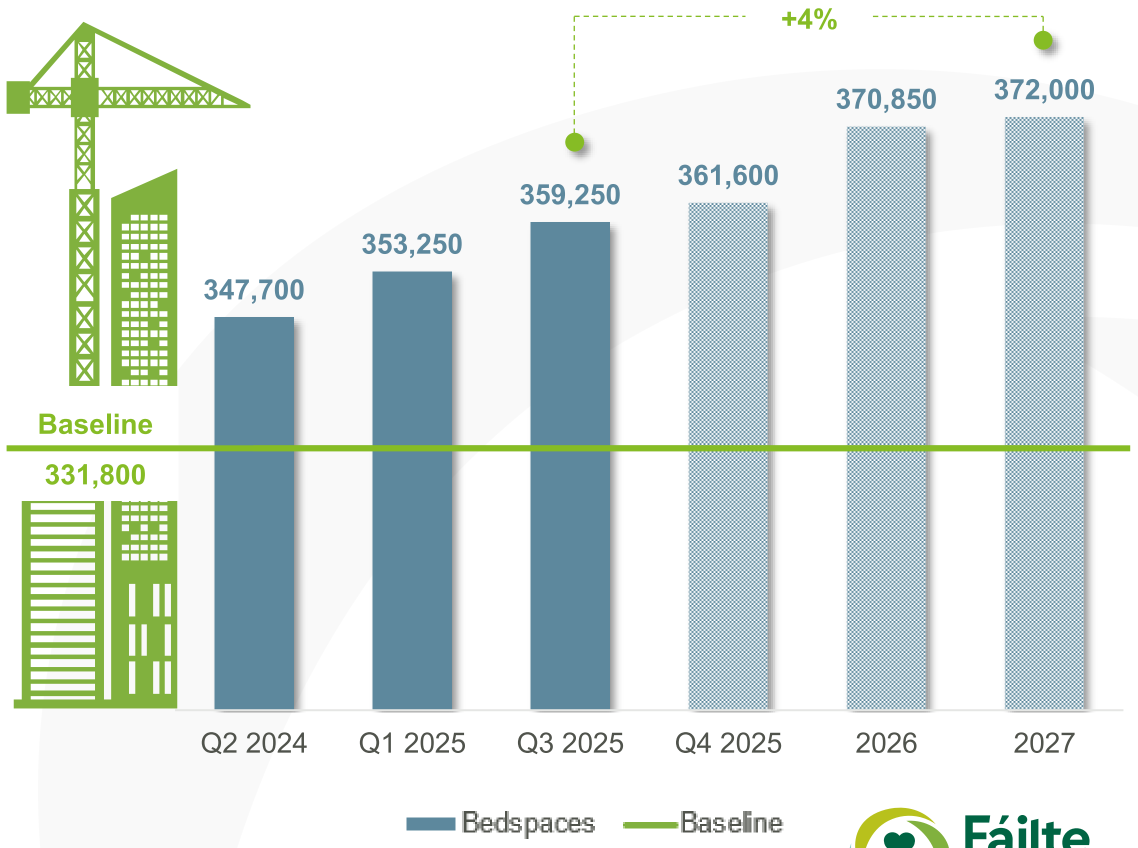
Regional imbalance persists with Dublin accounting for 71% of all bed places under construction, and 90% of Hotel bed places under construction. The expansion of Center Parcs in Longford provides for c.40% of the total bed places under construction outside of Dublin.

A **notable overall decline of 50% is observed in plans submitted** in Q3 2025 versus Q1 2025. Hotels saw a 66% decline in plans submitted.

In the short term, **the signals are positive,** with an increase in bed places under construction and bed places with plans granted. However, the number of bed places currently being applied for in the planning system is low, and if this trend continues it would have a **significant adverse effect on the medium term pipeline of tourism accommodation** from late 2027-2028 and onwards.

Based on construction timelines for the bed places under construction, it is estimated that **total bed place stock will grow by 4% from Q3 2025 to Q4 2027**. This estimate assumes that there is no change to the existing bed place stock.

Estimate Combined: Projected bed places applying assumed construction timelines



Data Source: CIS, Deloitte. Figures may not sum exactly due to rounding.
See Appendix C for detailed breakdown of methodology and limitations.

1. Current Supply – Q3 2025

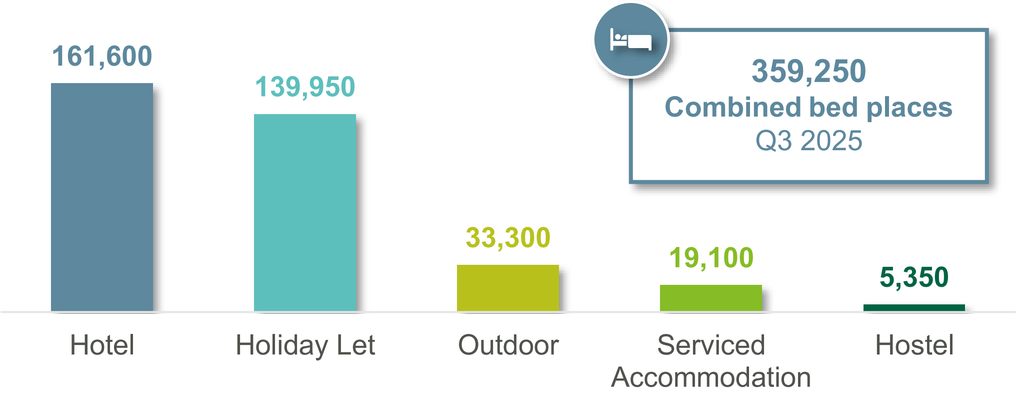
Estimate Combined Supply – Q3 2025

This section presents the stock of tourist accommodation in Ireland as of Q3 2025, which has been derived from two datasets: Fáilte Ireland's National Quality Assurance Framework (NQAF) data and Short Term Let (STL) data. It is presented in three forms; Estimate Combined, NQAF and Estimate STL.

It is important to acknowledge the methodology and limitations associated with this data, particularly STL data. To ensure a comprehensive understanding and correct interpretation of the dataset, please refer to Appendix A.

- As of Q3 2025, there are 359,250 estimate combined bed places.
- Hotels (45%) and Holiday Lets (39%) account for the vast majority nationwide. The remaining three categories command substantially smaller shares, Outdoor (9%), Serviced Accommodation (5%) and Hostel (1%).
- The top 5 counties in the adjacent table account for a 60% share of estimate combined bed places nationwide.

Estimate Combined: Bed places by category



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Estimate Combined: Bed places by county in Q3 2025
Number of bed places and share of total bed places

	County	No. of bed places	Share of total bed places		County	No. of bed places	Share of total bed places
1	Dublin	86,900	24%	14	Meath	6,300	2%
2	Kerry	39,200	11%	15	Kilkenny	6,300	2%
3	Galway	32,100	9%	16	Kildare	5,700	2%
4	Cork	31,800	9%	17	Louth	5,200	1%
5	Donegal	26,750	7%	18	Westmeath	4,350	1%
6	Mayo	19,050	5%	19	Cavan	3,850	1%
7	Clare	17,650	5%	20	Longford	3,300	1%
8	Wexford	12,650	4%	21	Leitrim	3,250	1%
9	Waterford	10,900	3%	22	Roscommon	2,850	1%
10	Wicklow	10,400	3%	23	Laois	2,550	1%
11	Limerick	8,300	2%	24	Carlow	2,300	1%
12	Sligo	7,750	2%	25	Offaly	1,850	1%
13	Tipperary	6,400	2%	26	Monaghan	1,600	< 1%

Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.

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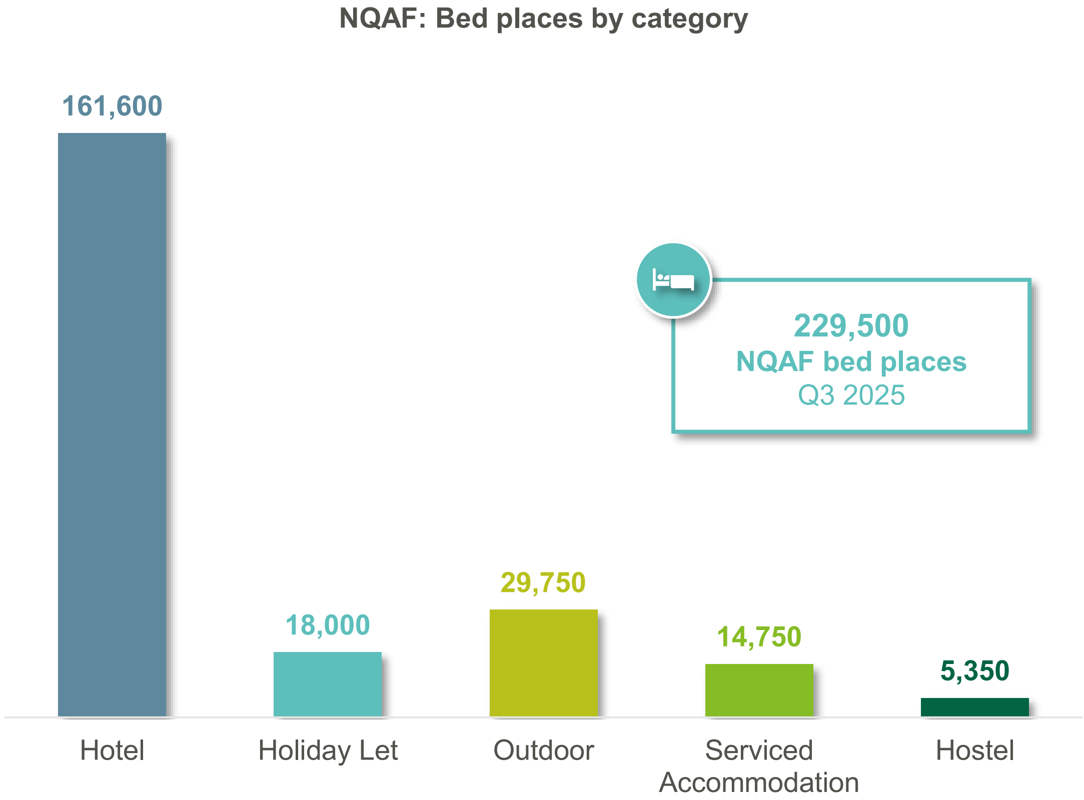
NQAF Supply – Q3 2025

- Hotels dominate NQAF supply, accounting for 70% of bed places. The remaining four categories command significantly smaller shares, ranging from 2% - 13%.
- Dublin accounts for 28% of all NQAF bed places nationwide, with 65,000 bed places in the county in Q3 2025.



Data Source: Fáilte Ireland.
Figures may not sum exactly due to rounding.

NQAF: Bed places by county in Q3 2025
Number of bed places and share of total bed places

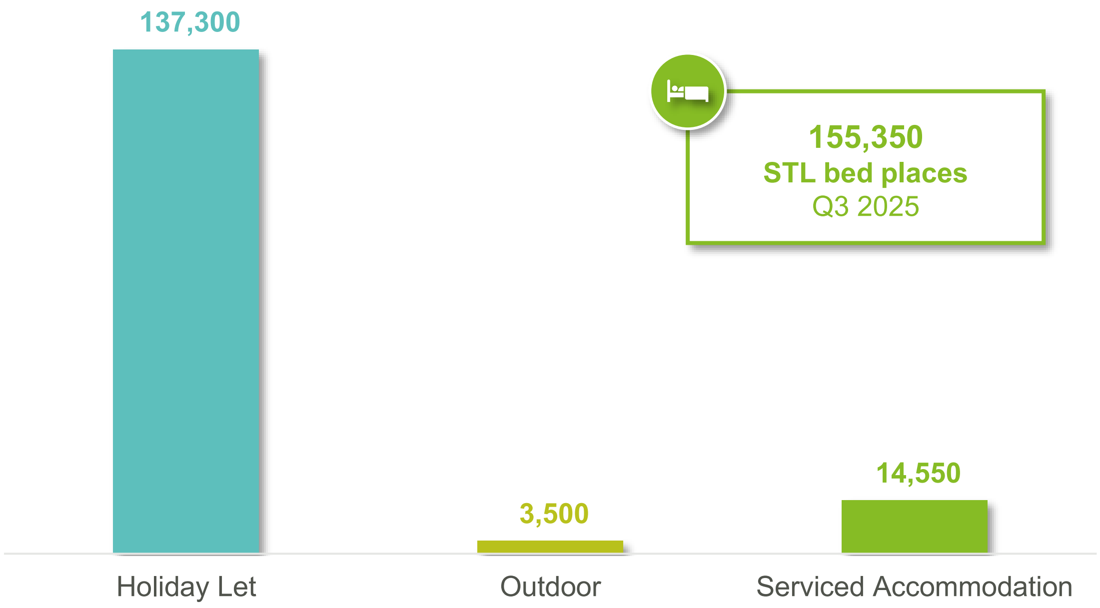
	County	No. of bed places	Share of total bed places		County	No. of bed places	Share of total bed places
1	Dublin	65,000	28%	14	Kilkenny	4,150	2%
2	Kerry	23,000	10%	15	Kildare	4,150	2%
3	Cork	20,500	9%	16	Tipperary	3,950	2%
4	Galway	17,550	8%	17	Westmeath	3,250	1%
5	Donegal	11,500	5%	18	Louth	3,000	1%
6	Mayo	10,000	4%	19	Longford	2,900	1%
7	Clare	9,650	4%	20	Cavan	2,700	1%
8	Waterford	7,800	3%	21	Leitrim	2,500	1%
9	Wicklow	7,500	3%	22	Carlow	1,750	1%
10	Wexford	7,450	3%	23	Laois	1,650	1%
11	Limerick	6,200	3%	24	Roscommon	1,400	1%
12	Sligo	4,850	2%	25	Offaly	1,350	1%
13	Meath	4,650	2%	26	Monaghan	1,000	< 1%

Data Source: Fáilte Ireland.

Estimate STL Supply – Q3 2025

- Holiday Lets account for the highest share of bed places at 88%. This supply varies significantly throughout the year and is likely to be impacted by the introduction of the STL Register in May 2026.
- At a county level, Dublin has the largest number of STL bed places with 23,500 or 15% of all STL bed places nationally.

Estimate STL: Bed places by category



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Estimate STL: Bed places by county in Q3 2025
Number of STL bed places and share of total STL bed places

	County	No. of bed places	Share of total bed places		County	No. of bed places	Share of total bed places
1	Dublin	23,500	15%	14	Kilkenny	2,450	2%
2	Kerry	20,200	13%	15	Leitrim	2,400	2%
3	Galway	17,300	11%	16	Limerick	2,400	2%
4	Donegal	17,150	11%	17	Louth	2,400	2%
5	Cork	14,250	9%	18	Kildare	2,050	1%
6	Mayo	10,150	7%	19	Roscommon	1,750	1%
7	Clare	9,700	6%	20	Cavan	1,650	1%
8	Wexford	6,100	4%	21	Westmeath	1,350	1%
9	Waterford	3,700	2%	22	Laois	1,050	1%
10	Wicklow	3,500	2%	23	Carlow	950	1%
11	Sligo	3,350	2%	24	Offaly	950	1%
12	Tipperary	3,000	2%	25	Monaghan	800	1%
13	Meath	2,800	2%	26	Longford	500	< 1%

Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.

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2. Change in Bed Stock

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Image Source: Cabu by the Lakes, Co. Cavan

Introduction to Change Measurement

This section measures the change in the number of tourist accommodation bed places over the most recent six-month period (Q1 2025 to Q3 2025), examining trends by master category and county. Results are presented as follows:

1 Combined Change

2 NQAF Change

3 STL Change

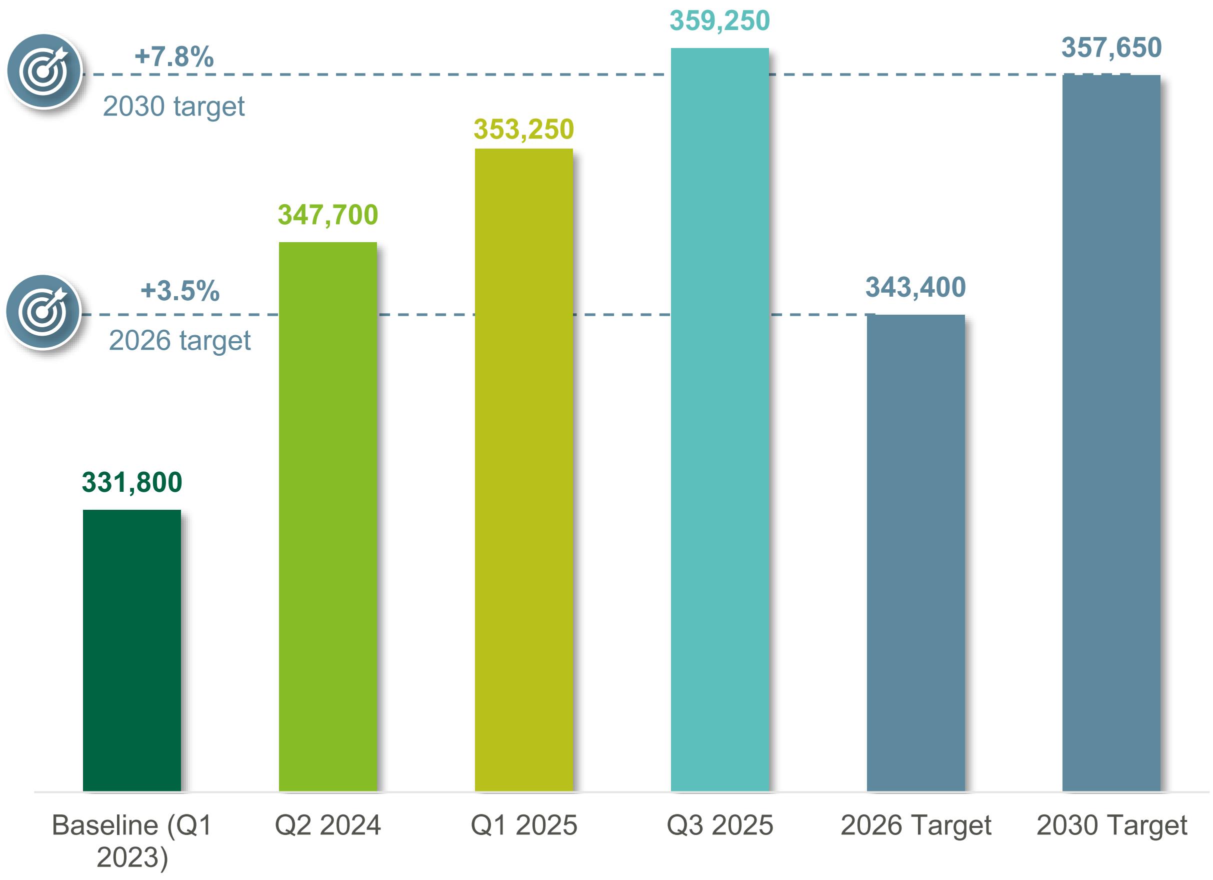
While this section highlights the short term trends, it is important to consider them alongside the longer term trends since Q1 2023, which are detailed in Appendix B.

It is essential to consider the data methodology and limitations to ensure correct interpretation of this change. For a detailed explanation and valuable context, please refer to Appendix A.

Combined Change:

- The adjacent chart displays the change in the number of bed places in the estimated combined dataset over the illustrated timelines.
- Growth has been solely driven by an increase in STL bed places. Indeed, NQAF bed places have decreased since the baseline. This is concerning, as the STL market is both transient and seasonal in nature. Due to the nature of STL properties, it is important to note this growth may not reflect permanent or new stock.
- The Short-Term Let Register will be implemented in May 2026. Upon the introduction of new regulations and as the market adjusts, it is expected that there will be a reduction in capacity, aligned with international evidence.
- The introduction of the Register will allow for more robust data and visibility of the STL market.

Estimate Combined Stock: Change in the number of bed places



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc
Figures may not sum exactly due to rounding.

Fáilte Ireland

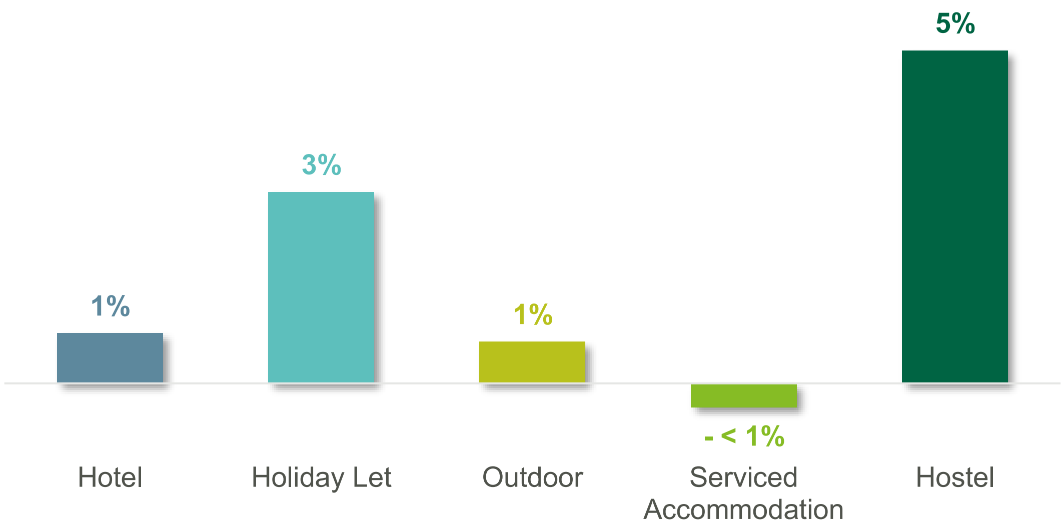
Estimate Combined Supply – Change versus Q1 2025

+ 6,000
Combined bed places
Versus Q1 2025

+2% **Change** in estimate combined bed places in Q3 2025 versus Q1 2025

- The supply of estimate combined bed places increased by 2%, or 6,000 bed places in Q3 2025 in comparison with the previous reporting period of Q1 2025.
- Hostel bed places increased by 5%, while Holiday Let bed places grew by 3%. Hotel and Outdoor bed places increased by 1%, while a marginal decline of < 1% was recorded in Serviced Accommodation bed places.

Estimate Combined: Bed place change by category
Change versus Q1 2025



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Change versus Q1 2023

Estimate combined bed places **increased by 8%** (or 27,450 bed places) in Q3 2025 versus the baseline. **Hostel** bed places **decreased by 15%**. It is important to interpret short-term trends in the context of the longer term baseline, which is explored in detail in Appendix B.

Estimate Combined: Bed place change by county
Change versus Q1 2025

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Louth	+330	+7%	14	Carlow	+40	+2%
2	Kildare	+270	+5%	15	**Kerry**	**+580**	+2%
3	Offaly	+70	+4%	16	Monaghan	+20	+1%
4	**Galway**	**+1,050**	+3%	17	Waterford	+150	+1%
5	**Cork**	**+830**	+3%	18	Limerick	+90	+1%
6	Meath	+160	+3%	19	Clare	+190	+1%
7	Cavan	+90	+2%	20	Leitrim	+30	+1%
8	Wicklow	+250	+2%	21	Kilkenny	+50	+1%
9	Laois	+60	+2%	22	**Dublin**	**+660**	+1%
10	Wexford	+260	+2%	23	Mayo	+140	+1%
11	Tipperary	+120	+2%	24	Roscommon	+10	+ < 1%
12	**Donegal**	**+460**	+2%	25	Sligo	+10	+ < 1%
13	Westmeath	+70	+2%	26	Longford	-	0%

Highlighted counties display most significant nominal increase in bed places.
Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

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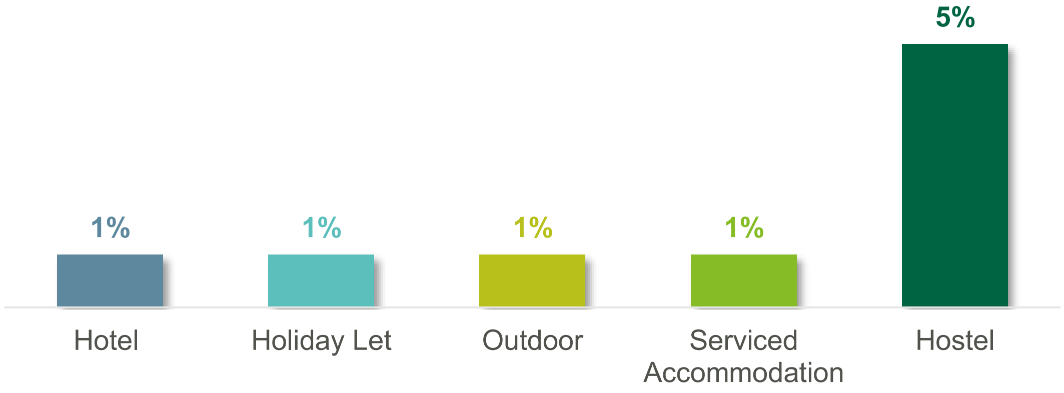
NQAF Supply – Change versus Q1 2025

+2,150
NQAF bed places
Versus Q1 2025

+1% **Change** in NQAF bed places in Q3 2025 versus Q1 2025

- NQAF bed places increased by 1%, or 2,150 bed places versus Q1 2025. Hostels recorded the largest increase of 5%, while all other categories increased by 1%.
- Louth recorded the largest percentage increase in bed places (+6%). This increase was the result of a Hostel operator providing inventory for tourist use, where previously it serviced non-tourist demand.
- As of Q3 2025, a number of properties are going through the NQAF registration process which are not captured within this NQAF dataset. This includes several properties of scale in Dublin City Centre including The Hoxton Hotel Central Dublin (300 bed places), Moxy Dublin Docklands (450 bed places) and citizenM Dublin (600 bed places). Once NQAF registered, these bed places will form part of future iterations of this analysis.

NQAF: Bed place change by category
Change versus Q1 2025



Data Source: Fáilte Ireland.
Figures may not sum exactly due to rounding.

Change versus Q1 2023

NQAF bed places **decreased by 1%** (or 2,500 bed places) in Q3 2025 versus the baseline. **Growth was predominantly focused on the east of the country**. Bed places along the western coast decreased, with the exception of Cork and Galway. Full details are available in Appendix B.

NQAF: Bed place change by county
Change versus Q1 2025

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Louth	+160	+6%	14	Kildare	+40	+1%
2	**Galway**	**+460**	+3%	15	Limerick	+50	+1%
3	**Donegal**	**+280**	+3%	16	**Kerry**	**+170**	+1%
4	Cavan	+70	+2%	17	Mayo	+60	+1%
5	**Wicklow**	**+170**	+2%	18	Waterford	+40	+ <1%
6	**Cork**	**+310**	+2%	19	Kilkenny	+10	+ <1%
7	Monaghan	+10	+1%	20	Dublin	+120	+ <1%
8	Leitrim	+30	+1%	21	Wexford	+10	+ <1%
9	Meath	+50	+1%	22	Tipperary	-	-
10	Clare	+110	+1%	23	Westmeath	-	-
11	Carlow	+20	+1%	24	Longford	-	-
12	Sligo	+50	+1%	25	Offaly	-20	-1%
13	Laois	+20	+1%	26	Roscommon	-40	-3%

Highlighted counties display most significant nominal increase in bed places.
Data Source: Fáilte Ireland.
Figures may not sum exactly due to rounding.

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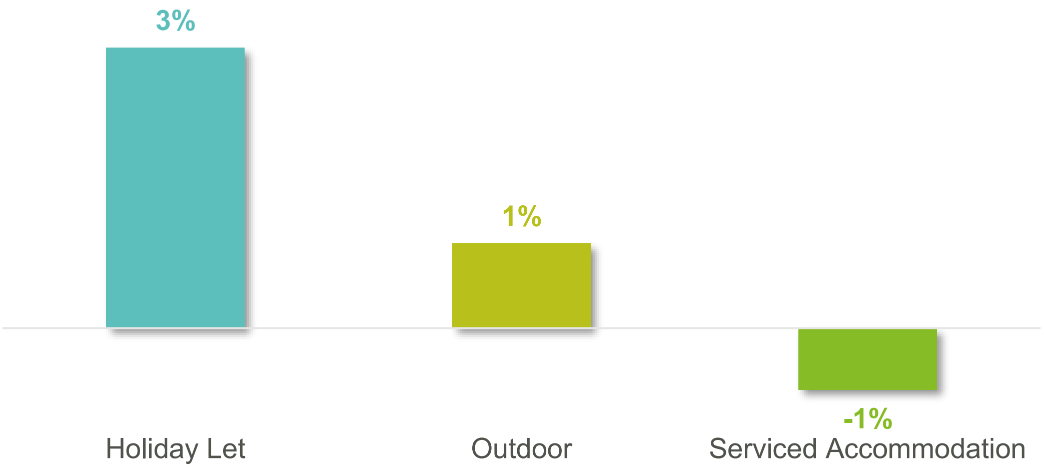
Estimate STL Supply – Change versus Q1 2025

+4,200
STL bed places
Versus Q1 2025

+3% **Change** in estimate STL bed places in Q3 2025 versus Q1 2025

- The estimated number of STL bed places increased by 3% in Q3 2025 versus Q1 2025.
- Holiday Let bed places increased by 3%, followed by Outdoor bed places at 1%. Meanwhile Serviced Accommodation bed places declined by 1%.
- Kildare recorded the strongest growth rate at 13%, while estimated STL bed places in Sligo declined by 1%, the only county in which a contraction occurred. In nominal terms, 560 bed places were added in Galway, the highest of any county, closely followed by Dublin at 540 bed places.

Estimate STL: Bed place change by category
Change versus Q1 2025



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Change versus Q1 2023

Estimate STL bed places **increased by 22%** (or 27,800 bed places) in Q3 2025 versus the baseline. **Growth was recorded across all counties,** and was driven by increases in Holiday Let (+25%) and Outdoor (+17%) bed places. Full details are available in Appendix B.

Estimate STL: Bed place change by county
Change versus Q1 2025

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Kildare	+230	+13%	14	**Kerry**	**+490**	+3%
2	Offaly	+70	+8%	15	**Dublin**	**+540**	+2%
3	Louth	+170	+7%	16	Longford	+10	+2%
4	Westmeath	+80	+6%	17	Roscommon	+30	+2%
5	Laois	+60	+6%	18	Wicklow	+70	+2%
6	Wexford	+270	+5%	19	**Donegal**	**+310**	+2%
7	Meath	+120	+4%	20	Clare	+160	+2%
8	Carlow	+40	+4%	21	Kilkenny	+40	+2%
9	Tipperary	+110	+4%	22	Cavan	+30	+2%
10	Waterford	+130	+4%	23	Mayo	+130	+1%
11	Limerick	+80	+3%	24	Leitrim	+30	+1%
12	**Cork**	**+480**	+3%	25	Monaghan	+10	+1%
13	**Galway**	**+560**	+3%	26	Sligo	-40	-1%

Highlighted counties display most significant nominal increase in bed places.
Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

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Key Takeaways

Marginal change in NQAF supply

Stock of NAQF bed places has remained relatively flat since Q1 2023. While NQAF bed places increased by 1% since Q1 2025, supply is down 1% since the baseline of Q1 2023. It is important to note that relying solely on short term comparisons can be misleading, and may mask vulnerability or over emphasise the perceived health of the sector. A comprehensive analysis versus the baseline (Q1 2023), which investigates longer term trends, is available in Appendix B.

The comparison versus the baseline points to a striking regional divide. Growth is focused in the east of the country. Counties in the west recorded declines with the exception of Cork and Galway, which are home to key urban hubs.

While a significant number of new bed places are due for completion next year, a net increase in NQAF supply will only occur if the number of new registrations exceeds the number of bed places falling out of registration. Attrition is a natural feature of the market however overall growth in NQAF depends on both new developments and the ongoing retention of existing stock.

As the following section “The Development Pipeline” will detail, Dublin dominates construction activity, and therefore the regional divide appears unlikely to change in the short term.

STL supply faces headwinds

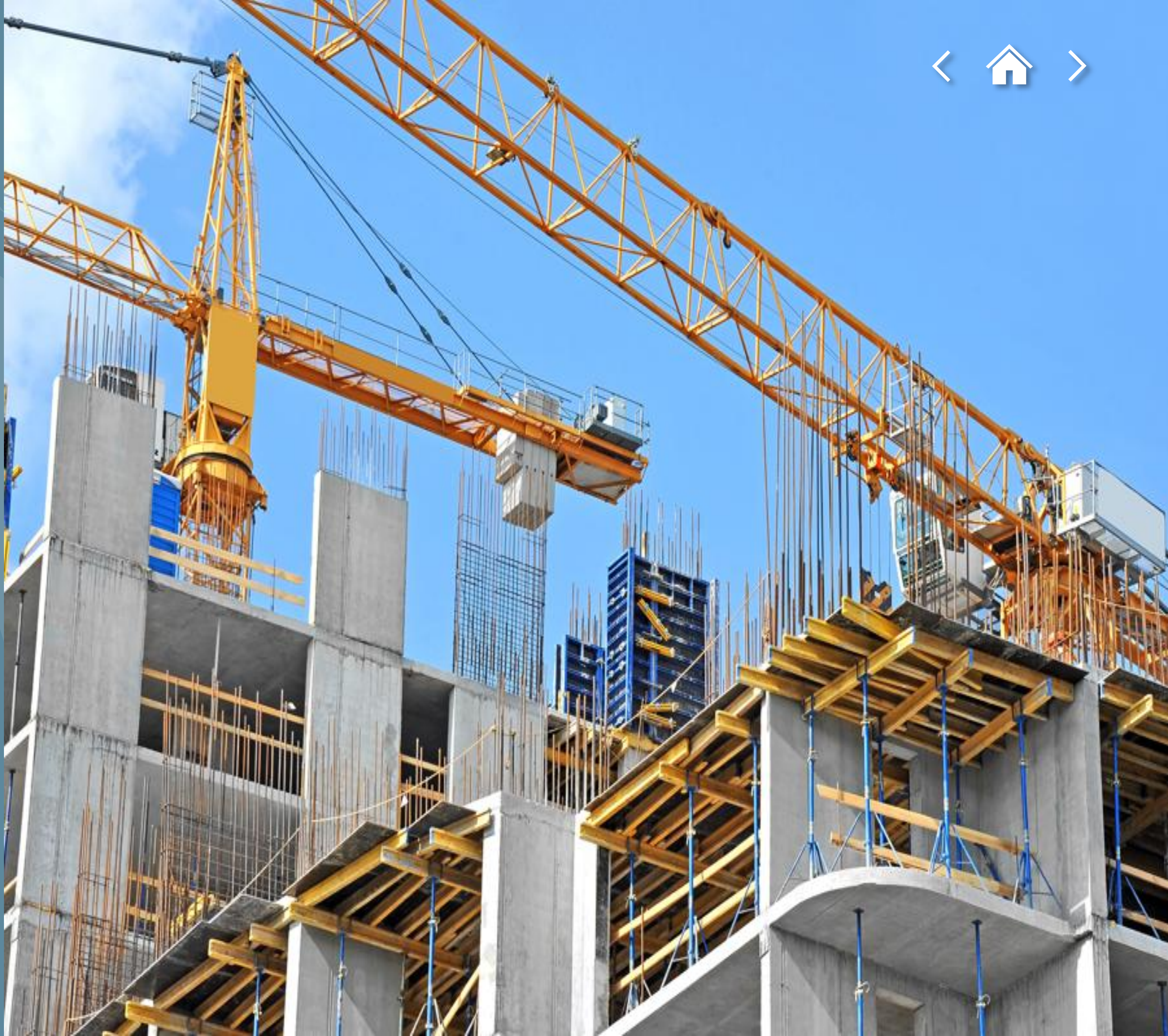
Estimate STL supply continues to drive the overall growth trajectory however, it is expected to be impacted by the introduction of the Short Term Let Register in May 2026.

Estimate STL bed places increased on a nationwide basis versus the baseline. While the eastern / western divide was not as apparent as in the NQAF dataset, several counties along the western coast grew at a slower pace than the national average.

It will be essential to closely monitor the supply of STL bed places in the coming months and years. The STL sector will undergo a period of adjustment as operators adapt to new requirements. It is expected that there will be a reduction in capacity, aligned with international evidence, upon the introduction of new regulations as the market adjusts. It is likely that this will be evident in future reporting in 2026.

Vigilance will be essential to interpret any changes in STL supply correctly, and to ensure that agency responses remain agile and evidence based.

3. The Development Pipeline



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Introduction to Development Pipeline

While the previous sections analysed the change in tourist accommodation bed places up to Q3 2025, this section looks forward. Analysing the pipeline of tourist accommodation in Ireland is crucial to assess future capacity and growth potential within the sector.

This data provides an insight into the anticipated increase in bed places by location and by category. The master categories assigned are based on details included in the planning application submission.

It should be noted, that development pipeline data has limitations. For a comprehensive understanding of how the development pipeline is monitored and analysed, please refer to Appendix C.

The remainder of this section presents the development pipeline for tourist bed places in Ireland in the following manner:

- Under construction
- Planning permission granted but not yet under construction
- Planning permission submitted and awaiting local authority decision

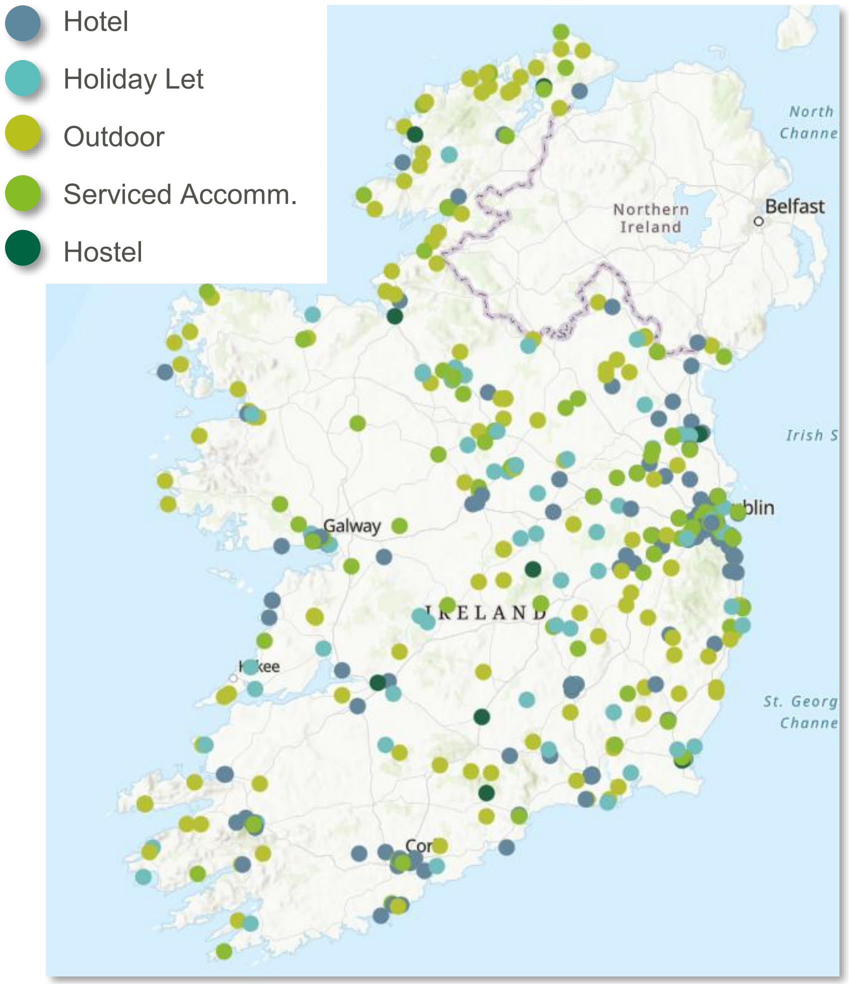
12,750
Bed places **under construction** as of Q3 2025
↑ Increase V Q1 2025

37,550
Bed places with **plans granted** as of Q3 2025
↑ Increase V Q1 2025

3,850
Bed places with **plans submitted** as of Q3 2025
↓ Decrease V Q1 2025

Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

Bed places in the development pipeline by master category



Data Source: CIS, Deloitte Real Estate Research.

Fáilte Ireland

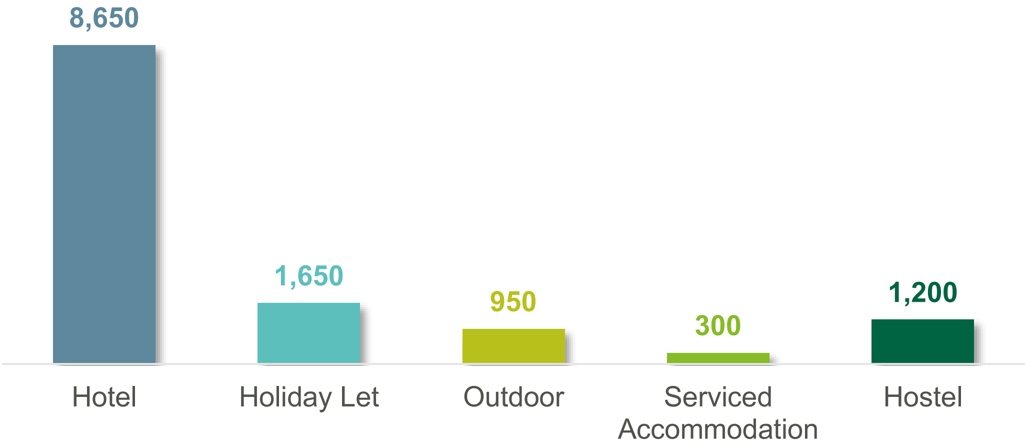
Under Construction

12,750
Bed places **under construction** as of Q3 2025

+10% **Change** in Q3 2025 versus Q1 2025

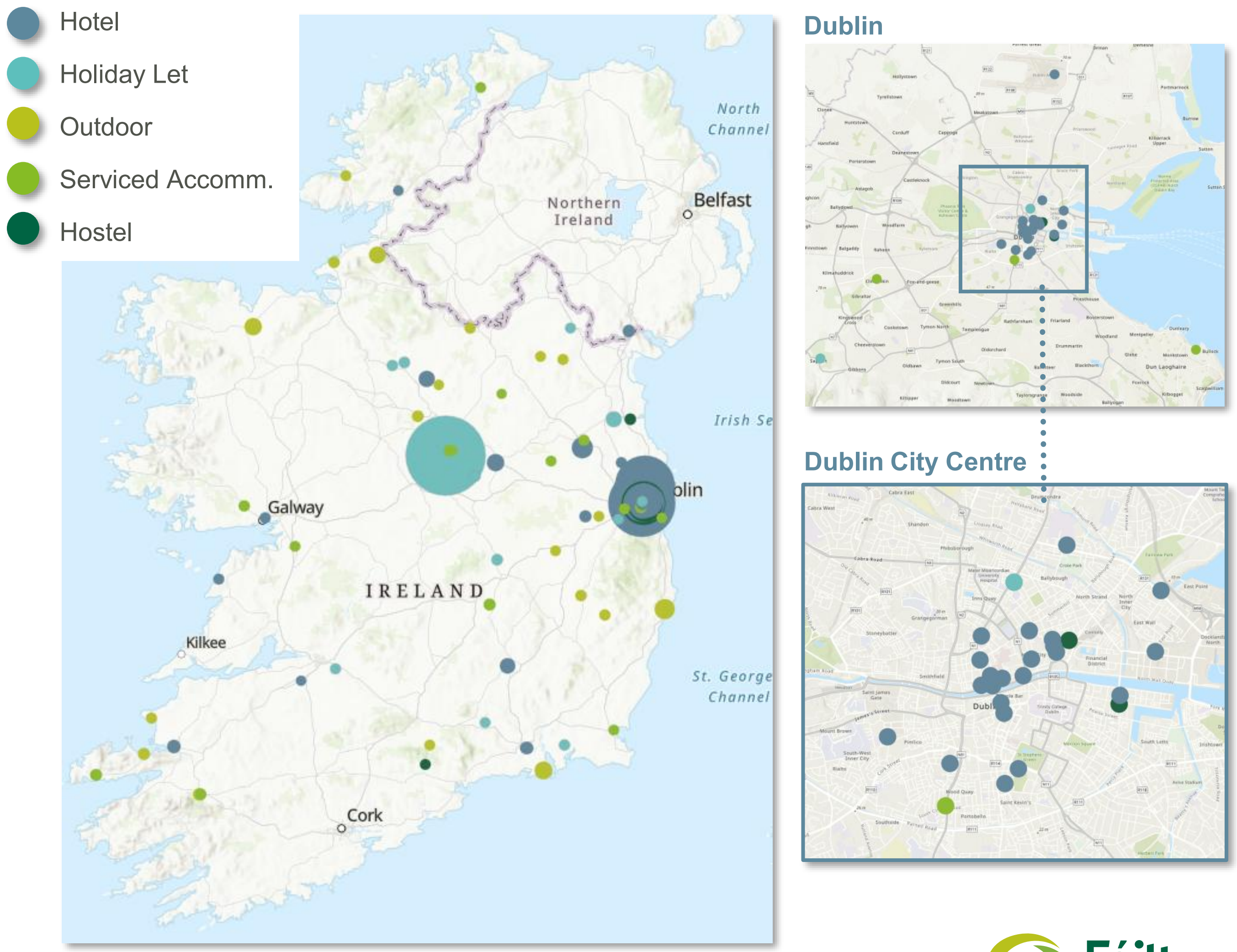
- 12,750 bed places were under construction at the end of Q3 2025, a rise of 10% from the 11,550 which were under construction as of Q1 2025.
- Dublin dominates activity, accounting for 71% of all bed places under construction, and 90% of Hotel bed places under construction. Three counties saw no construction activity (Cork, Offaly and Roscommon) whilst nine counties had relatively low activity (i.e. less than 40 bed places under construction).
- Outside of Dublin, there were 3,750 bed places under construction with Center Parcs Longford Forest (extension) accounting for just under 40% of this total (1,400 bed places) in the Holiday Let category.
- Hotels account for 68%, while Holiday Lets account for 13%.

Bed places under construction by category as of Q3 2025



Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

Bed places under construction by category



Data Source: CIS and Deloitte Real Estate Research.
Map points are adjusted by number of bed places, with a larger circle reflecting a higher number of bed places.

Fáilte Ireland

Under Construction

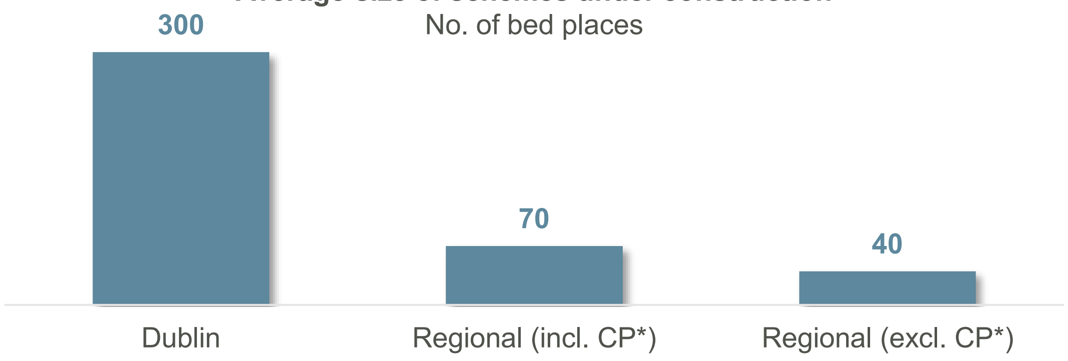
Construction of Serviced Accommodation bed places is limited

50 The number of **Serviced Accommodation** bed places which **commenced construction** nationwide.
Q1 2025 – Q3 2025

Largest schemes

- While Hotels account for the largest share of construction activity (68%), the largest scheme currently under construction is the expansion at Center Parcs Longford Forest. Full details of the largest schemes are displayed in the top right table with Dublin dominating this list. Other large schemes, which commenced construction between Q1 2025 and Q3 2025, are listed in the bottom right table.
- Over 2,750 bed places commenced construction during this time period, with 50% of these comprising of the Center Parcs expansion. Aside from this scheme, just 150 Holiday Let bed places commenced construction during this period.
- The construction activity taking place outside of Dublin is limited in scale as shown below leading to uneven distribution of the economic benefit of new supply.

Average size of schemes under construction
No. of bed places



Largest projects under construction

Property	Rooms	Bed places	Expected Completion
Center Parcs Longford Forest	198	1,400	2026
Courtyard by Marriott Hotel & Aparthotel, D1	474	1,150	2026
Sofitel Hotel Dublin Airport	412	1,000	2026
Hilton Home2 Suites, D1	296	700	2026
Hostel, D1	140	650	2027

Largest projects to commence construction, Q1 2025 – Q3 2025

Property	Rooms	Bed places	Commenced
Center Parcs Longford Forest **	198	1,400	Jun 2025
Clayton Hotel, D2 **	115	300	Jun 2025
27-29 New Row South Hotel, D8**	86	200	Jul 2025
Jack White's Pub, Wicklow	57	200	Jun 2025
Annebrook House, Westmeath**	60	150	Jul 2025

Hotel Holiday Let Outdoor Hostel

*Center Parcs Longford Forest expansion.
**Extension
Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

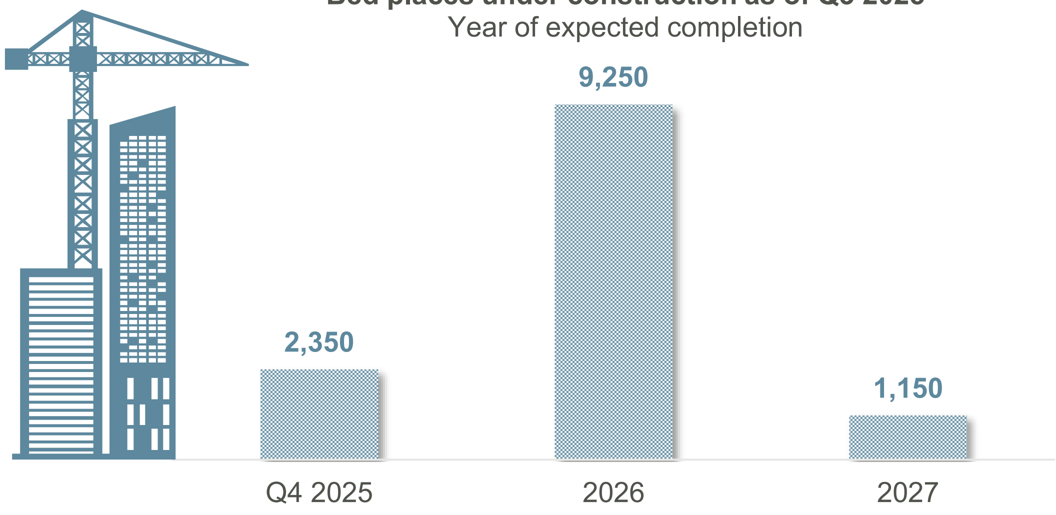
Fáilte Ireland

Under Construction

Delivery timelines

- Fáilte Ireland has defined bed place growth targets for 2026 and 2030. To gauge delivery progress against these targets, it is helpful to ascertain when the stock which is currently under construction will reach the market.
- The chart below illustrates the expected year of completion of all stock which is currently under construction. It is expected that all stock under construction at present will reach completion by the end of 2027.
- The number of bed places expected to complete construction in 2026 is significantly higher than the number of bed places that are expected to complete construction in 2025 (4,050 bed places) and in 2027 (1,150 bed places).
- While construction timelines are helpful, they are based on the assumption that there are no delays or changes to current project timelines. Therefore, these delivery numbers are indicative only and may change over time.

Bed places under construction as of Q3 2025
Year of expected completion



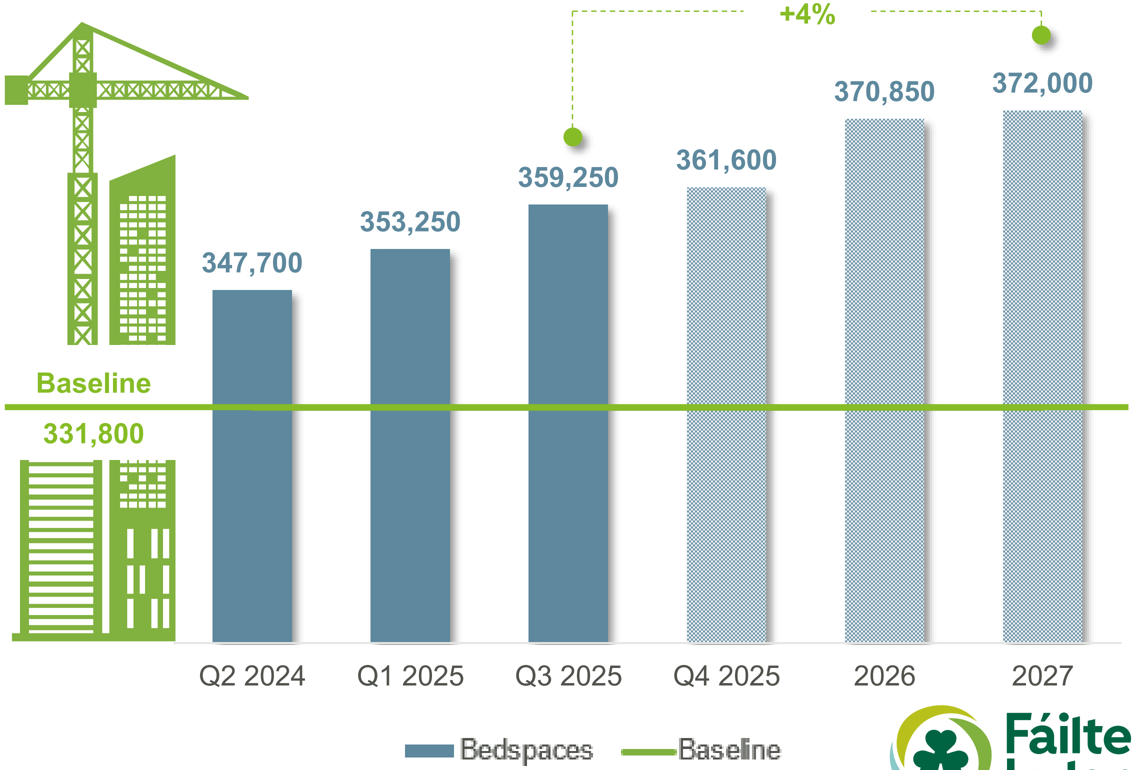
Note: A total of 4,050 bed places are expected to complete construction in 2025

Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

Impact on current stock

- Based on expected construction timelines for the bed places under construction, it is estimated that total bed place stock will grow by 4% from Q3 2025 to Q4 2027. This estimate assumes that there is no change to the existing stock (i.e. no bed places removed due to closure etc. or bed places added to the NQAF or STL). If construction starts on other schemes in the interim, there is potential for this change to rise further.

Estimate Combined: Projected bed places applying assumed construction timelines



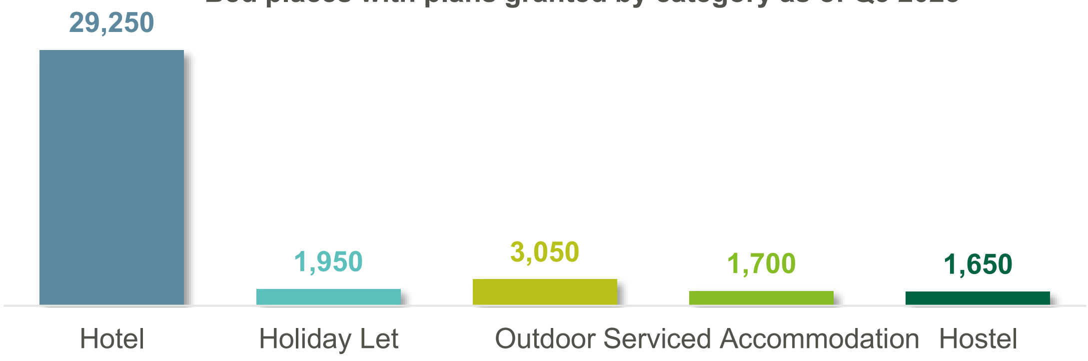
Planning Permission Granted

37,550
Bed places with **plans granted** as of Q3 2025

+4% **Change** in Q3 2025 versus Q1 2025

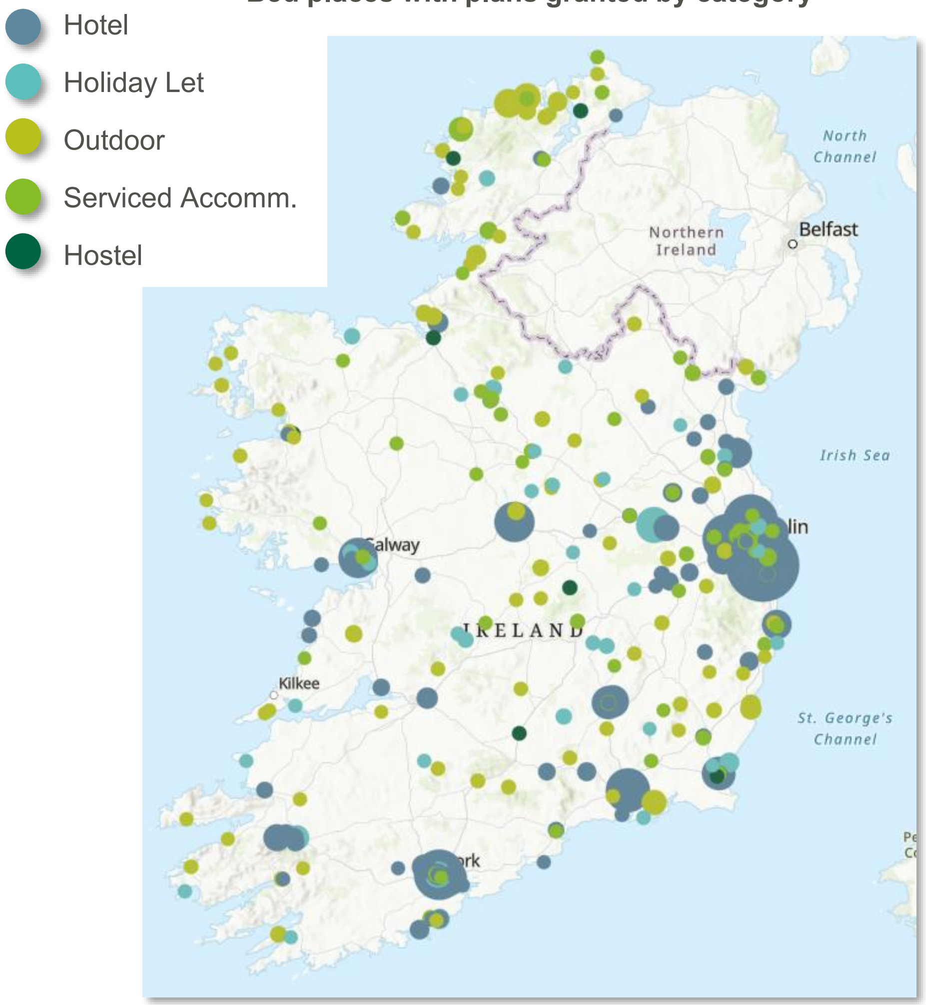
- As of Q3 2025, an estimated 37,550 bed places have plans granted across 360 projects. In terms of bed places, this represents an increase of 4% on Q1 2025. In terms of projects, it reflects an 8% increase for the same time period. The growth in the number of projects outpaces the growth in bed places, suggesting either a rise in small scale developments or that some large scale projects have moved to under construction.
- It is important to note that not all projects with plans granted will proceed to construction. Although planning permission has been granted, some projects face a planning appeal, the site may be on the market for sale, feasibility studies for the development are ongoing or it has been indicated that construction is likely not to commence for some time. (Research* specific to Dublin indicates a median timeline from date of planning application to practical completion of 2.5 years (without appeal)).

Bed places with plans granted by category as of Q3 2025



Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.
**Planning to Practical Completion Conversion Rates: An Analysis of Dublin Hotel Development: 2015 – 2024*

Bed places with plans granted by category



Data Source: CIS and Deloitte Real Estate Research.
Map points are adjusted by number of bed places, with a larger circle reflecting a higher number of bed places.

Planning Permission Granted

- Bed places with plans granted are heavily weighted towards Hotels (78% of bed places). Outdoor Accommodation is the second largest with 8%.
- Hotels in Dublin account for 49% of all bed places which have been granted planning permission nationwide (18,350 out of 37,550).
- Within Dublin, hotels account for 90% of all bed places which have been granted planning, see table to the right (18,350 out of 20,400).
- Cork, Donegal, Galway and Kilkenny are the remaining counties with the largest volume of bed places granted. Hotels make up a significant share of the bed places in Cork, Galway and Kilkenny with bed places in Donegal consisting primarily of Outdoor Accommodation.
- The top five counties account for 76% of the total bed places granted, demonstrating a significant concentration of growth that is not evenly distributed nationwide.
- Hotels from these counties account for 64% of the total bed places.

Holiday Lets bed places with plans granted reduces significantly

Construction has commenced on the **Center Parcs Longford Forest Extension**, resulting in a substantial number of bed places **moving from plans granted to under construction**. This resulted in a notable decrease in Holiday Let accommodation with plans granted status from 3,050 in Q1 2025 to 1,950 in Q3 2025. This is a further decrease from 3,300 in Q2 2024. The Holiday Let accommodation pipeline is sensitive to movements of large schemes as the majority of bed places come from small scale schemes. The average bed place per Holiday Let property in the pipeline, excluding Center Parcs, is 43.

Bed places with plans granted, top counties

	Bed places	Largest Category No. of Bed places
Dublin	20,400	18,350
Cork	3,300	2,750
Donegal	1,650	1,050
Galway	1,600	1,500
Kilkenny	1,600	1,550

Hotel · Holiday Let · Outdoor · Serviced Accomm. · Hostel

Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

Planning Application Submitted

3,850
Bed places with **plans submitted** as of Q3 2025

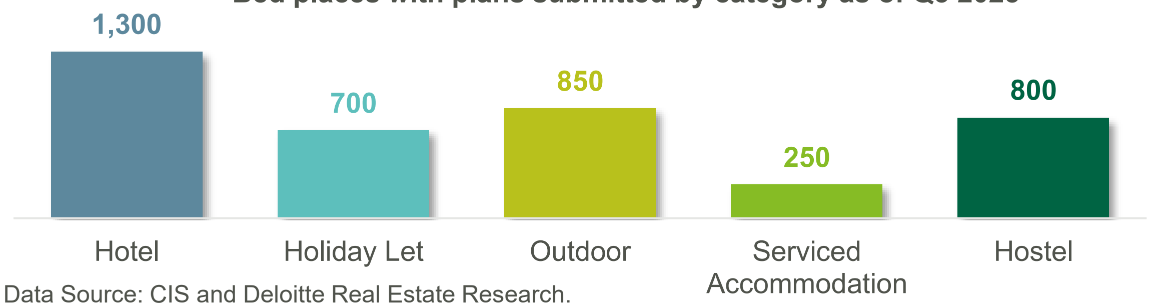
-50% **Change** in Q3 2025 versus Q1 2025

- A significant decline of 50% is observed in plans submitted from Q1 2025 to Q3 2025. Future delivery has a dependency on volume of bed places submitted for planning. A continuation of this trend would have a significant adverse effect on the pipeline of tourism accommodation. However, market intelligence suggests there is a cyclical nature to planning submissions and therefore it is possible we may see a rise in bed places with plans submitted at the next reporting period.
- The category which contributed most significantly to this decline was Hotels with a 66% decline in plans submitted. A third (33%) of all bed places with plans submitted are in Hotels. Outdoor is next with a 22% share of the total, closely followed by Hostels at 20%. Holiday Lets and Serviced Accommodation account for 18% and 7% respectively.
- Dublin has the highest proportion of bed places with plans submitted (1,150 bed places) with 30% of the national total. Donegal follows with 15%, followed by Cork at 12%.

Growth in plans submitted for Hostels

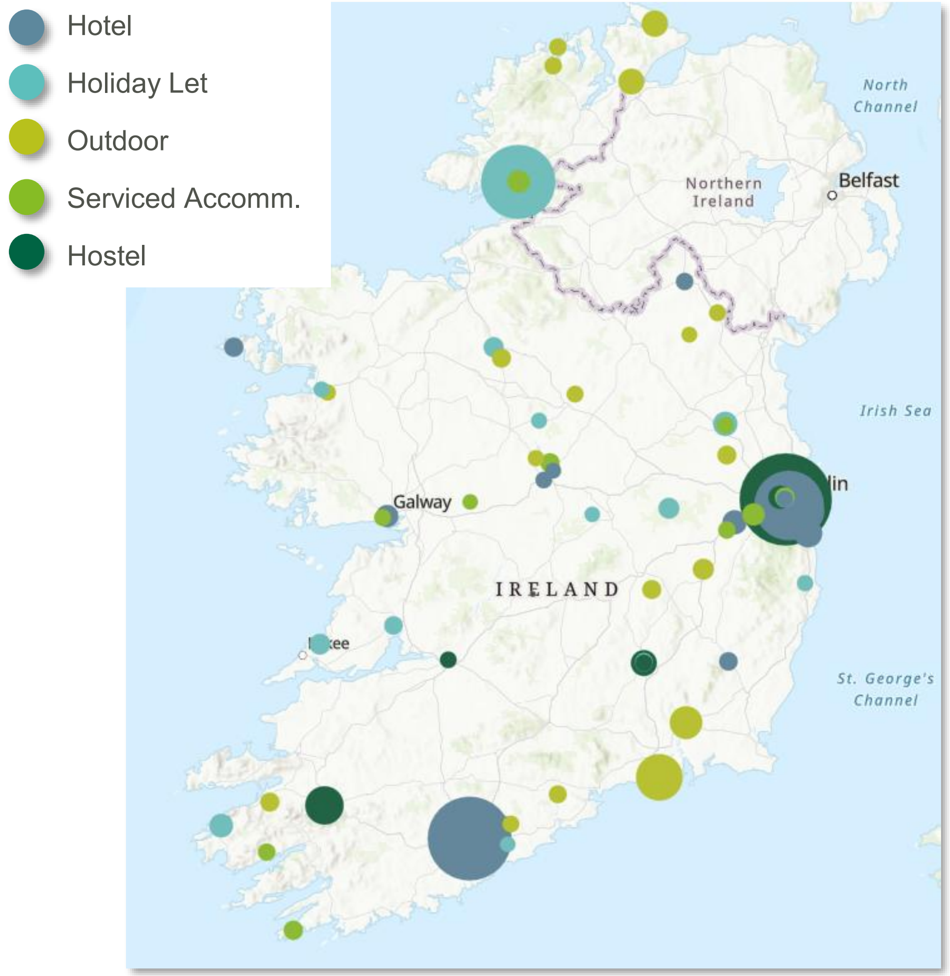
Of the **2,010** bed places which are new to the plans submitted category in Q3 2025, 28% are **Hostel** bed places. There are 800 hostel bed places with plans submitted.

Bed places with plans submitted by category as of Q3 2025



Data Source: CIS and Deloitte Real Estate Research.
Figures may be impacted due to rounding.

Bed places with plans submitted by category



Data Source: CIS and Deloitte Real Estate Research.
Map points are adjusted by number of bed places, with a larger circle reflecting a higher number of bed places.

Fáilte Ireland

Key Takeaways

2026 will be a significant year for delivery

The anticipated delivery of 9,250 bed places in 2026 **significantly exceeds the estimated completion of 4,050 bed places in 2025 and 1,150 bed places in 2027.**

This anticipated delivery however is **highly concentrated in Dublin, leading to a marked regional imbalance.** Three counties had no bed places under construction as of Q3 2025 (Cork, Offaly and Roscommon), while nine counties had less than 40 bed places under construction.

Hotels in Co. Dublin achieved an average occupancy rate of 83% in 2024*, outperforming the national average which stood at 77%. **Dublin's occupancy peaked at 94% in September,** and 53% of room nights achieved occupancy of over 85% in 2024*. Occupancy at this level is reflective of a market with capacity constraints. It is imperative that permitted stock progresses to under construction and that a strong pipeline of capacity keeps pace with increasing demand.

Medium term contraction in pipeline

The future delivery of bed places has a dependency on the volume of planning applications lodged and subsequently permitted. In this regard, a **decline of 50% in plans submitted in Q3 2025 versus Q1 2025 is concerning for future supply** (3,850 bed places with plans submitted in Q3 2025). The category which contributed most significantly to this decline was Hotels with a 66% decline in bed places with plans submitted.

In the short term, **the signals are more positive** with an increase in bed places under construction and with plans granted.

However, a continuation of low volumes of bed places being applied for could have a **major negative impact on the medium term pipeline of tourism accommodation** from late 2027-2028 and onwards. (Research** carried out specific to Dublin indicates a median timeline from date of planning application to practical completion of 2.5 years (without appeal)).

Rise in plans submitted for Hostel bed places

There has been a **notable rise in the volume of hostel bed places which have been submitted for planning permission**. As of Q1 2025, 780 Hostel bed places had plans submitted (+109% versus Q1 2025).

Of the 2,010 bed places which are new to the plans submitted category, **28% are hostel bed places.** However, it should be noted that one large scheme in Dublin 2 with 484 bed places is a key driver. All of the Hostel bed places with plans submitted are **new stock (i.e. not extensions)**. As of Q3 2025, NQAF **hostel bed places were down 15% versus the baseline.** With 1,200 hostel bed places under construction and plans submitted rising this may change.

Contrastingly, planning submissions for Hotel bed places have declined. Hotels account for 78% of bed places with plans granted, but only a third (33%) of all bed places with plans submitted. This may also impact future stock growth, as hotels tend to have a higher volume of bed places.

* STR

** *Planning to Practical Completion Conversion Rates: An Analysis of Dublin Hotel Development: 2015 – 2024*

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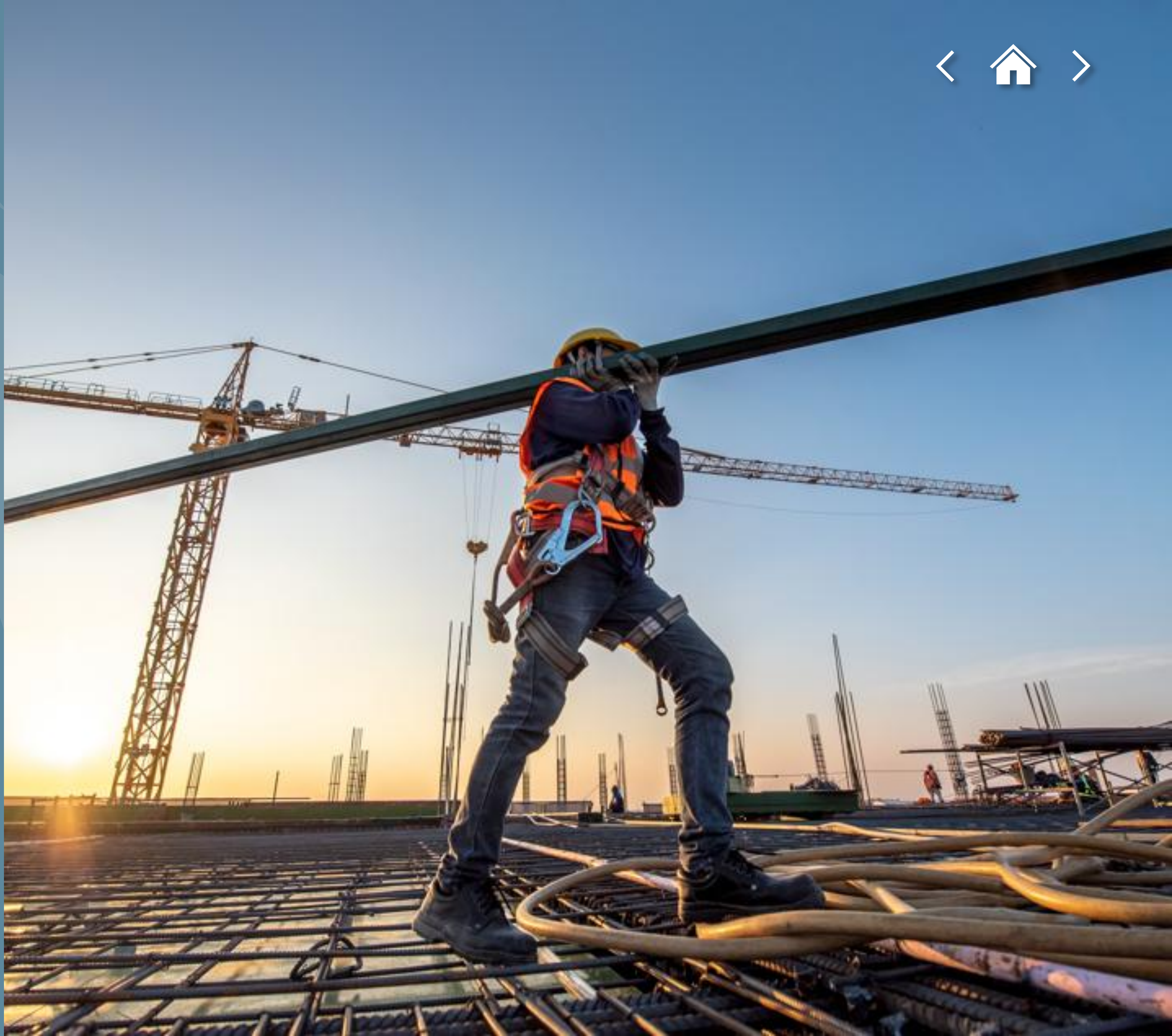
Appendices



Appendix A - Baseline Dataset and Change Measurement

The baseline dataset is as of Q1 2023. It is discussed in three forms, as follows:

1. NQAF Baseline:

- Fáilte Ireland's National Quality Assurance Framework (NQAF) comprises a combination of statutory and non-statutory tourist accommodation registers. The statutory registers contain all tourist accommodation in Ireland, which uses prescribed terms, such as hotel. The non-statutory register is composed of voluntary schemes where the proprietor chooses to become quality approved under the NQAF. NQAF baseline data is as of March 2023 and is referred to as Q1 2023 throughout this report and subsequent reports.

2. Estimate STL Baseline:

- The estimate STL baseline is composed of data which Fáilte Ireland has acquired from Lighthouse Intelligence Inc. This data has been collated by 'indexing' or 'scraping' publicly available information from property listings published on the four major booking platforms: Airbnb, Booking.com, TripAdvisor and VRBO.
- STL data is received in the form of properties and guest capacity, which may include capacity in addition to bed places (e.g. if a sofa bed is available in the property. For the purposes of this report, capacity is used as a proxy for bed places and will be referred to as bed places throughout the report.
- The majority of properties within the STL dataset are not registered or approved with Fáilte Ireland under the NQAF.

3. Estimate Combined Baseline:

- This dataset is composed of the STL baseline and certain categories within the NQAF dataset.
- As some properties registered or approved under the NQAF may be listed on one or more of the four booking platforms, from which the STL data is 'scraped', a subtraction from the NQAF dataset has been applied to avoid duplicate entries.
- Subtraction was applied across:
    - B&Bs (up to and including six bedrooms),
    - Guesthouses,
    - Historic Houses
    - Holiday Lets
    - Serviced accommodation (7-14 bedrooms).
- As a result of this assumed duplication and the subsequent subtraction process, the sum of the NQAF baseline and the sum of the STL baseline will not equal the combined baseline.

Timelines:

- **Baseline:**
    - NQAF: Q1 2023
    - STL: April 2022 – March 2023
- **Q2 2024:**
    - NQAF: Q2 2024
    - STL: July 2023 – June 2024
- **Q1 2025:**
    - NQAF: Q1 2025
    - STL: April 2024 – March 2025
- **Q3 2025:**
    - NQAF: Q3 2025
    - STL: October 2024 – September 2025

NQAF Registration Process:

- We analyse trading properties that are going through the NQAF registration process. While undergoing registration, these properties are not included in any stock analysis. These properties and their accompanying bed places will only appear in stock once registered and trading.

Data Limitations:

- The STL data appears to show seasonality, the total volume of bed places peak in July. This seasonality may skew the data. To mitigate this, a 12-month rolling average of STL stock is calculated. To align with the NQAF dataset, March 2023 is the starting point.
- The estimated STL baseline is arrived at by calculating the average of the monthly data from April 2022 through to March 2023. The baseline number is referred to as Q1 2023 throughout this series of reports.
- Due to its nature (i.e. transient, not permanent stock), the STL data cannot be regarded as definitive, however it is deemed as the best available data pending the introduction of the STL Register.
- The NQAF and STL datasets are not like for like in terms of their reporting and quality of data. Therefore, the combined baseline and the STL baseline are to be viewed strictly as estimate.

Rounding:

- Bed places have been rounded to the nearest 50 across each dataset throughout this report. Where appropriate, data by county has been rounded to the nearest 10 due to smaller sample size.

Fáilte Ireland

Appendix A - Baseline Dataset and Change Measurement

Master Categories:

For ease of reporting, master categories have been assigned to both the NQAF and STL data. These are as follows; Hotels, Serviced Accommodation, Hostels, Outdoor, and Holiday Let. Hotels and Hostels are self-explanatory and appear only in the NQAF. All other master categories appear in both the STL and NQAF. Serviced Accommodation consists of B&Bs, guesthouses, townhouses. Outdoor consists of camping and glamping, while Holiday Let consists of self-catering apartments, cottages, holiday homes.

- NQAF dataset
- STL dataset

Hotels	Serviced Accommodation	Hostels	Outdoor	Holiday Let	
Hotels	B&B Ireland Framework	Hostel	Caravan & Camping	Holiday Apartment	Apartment
	Bed and Breakfast	Hostel – Holiday Hostel	Camping	ISCF QA Framework	Bungalow
	Bed and Breakfast – Country Home	Hostel – Youth Hostel	Glamping	Self-Catering – Not Registered	Castle
	Bed and Breakfast – Historic House		Boat	Self-Catering – Cottages	Chalet
	Bed and Breakfast - Townhouse		Glamping	Self-Catering – Listed	House
	Bed and Breakfast – Farmhouse		RV	Self-Catering – Apartments	Other
	Guesthouse			Self-Catering – Holiday Cottage	Townhouse
	Bed and Breakfast				Villa
	Guesthouse				

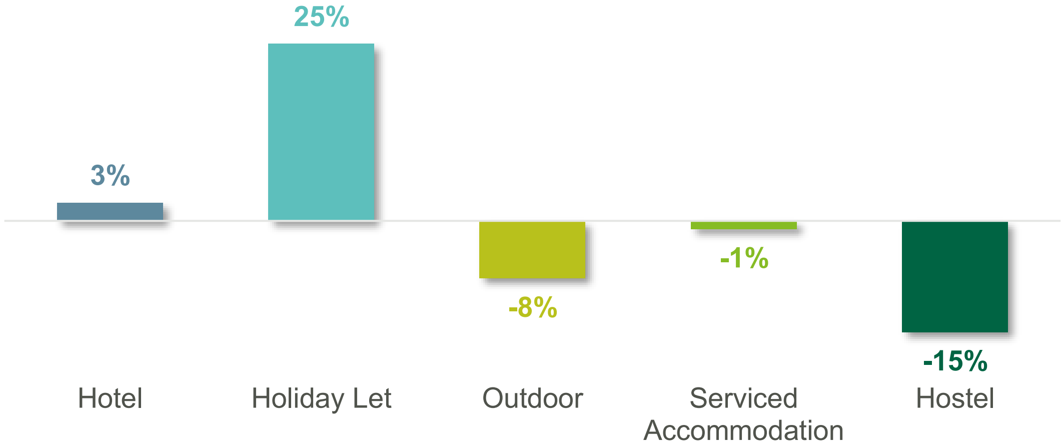
Appendix B - Estimate Combined Supply - Change versus Baseline

+ 27,450
Combined bed places
Versus baseline

+8% **Change** in estimate combined bed places in Q3 2025 versus baseline

- Estimate combined bed places increased by 8%, or 27,450 bed places in Q3 2025 versus the baseline period, Q1 2023. STL continues to drive the growth trajectory however it is expected to be impacted by the introduction of the Short Term Let Register in May 2026.
- At a county level, most counties recorded an increase in estimate combined bed places. The most significant percentage increases were recorded in three midlands counties; Kildare (+25%), Laois (+19%) and Offaly (+19%).

Estimate Combined: Bed place change by category
Change versus baseline



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Estimate Combined: Bed place change by county
Change versus baseline

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Kildare	+1,130	+25%	14	Leitrim	+190	+6%
2	Laois	+410	+19%	15	Monaghan	+90	+6%
3	Offaly	+290	+19%	16	Waterford	+590	+6%
4	Louth	+800	+18%	17	Donegal	+1,350	+5%
5	Dublin	+12,530	+17%	18	Limerick	+400	+5%
6	Wicklow	+1,330	+15%	19	Longford	+130	+4%
7	Meath	+730	+13%	20	Clare	+640	+4%
8	Roscommon	+280	+11%	21	Sligo	+280	+4%
9	Carlow	+220	+11%	22	Kerry	+1,370	+4%
10	Galway	+2,970	+10%	23	Tipperary	+220	+3%
11	Cork	+2,770	+10%	24	Mayo	+460	+2%
12	Westmeath	+370	+9%	25	Kilkenny	-80	-1%
13	Cavan	+280	+8%	26	Wexford	-2,280	-15%

Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

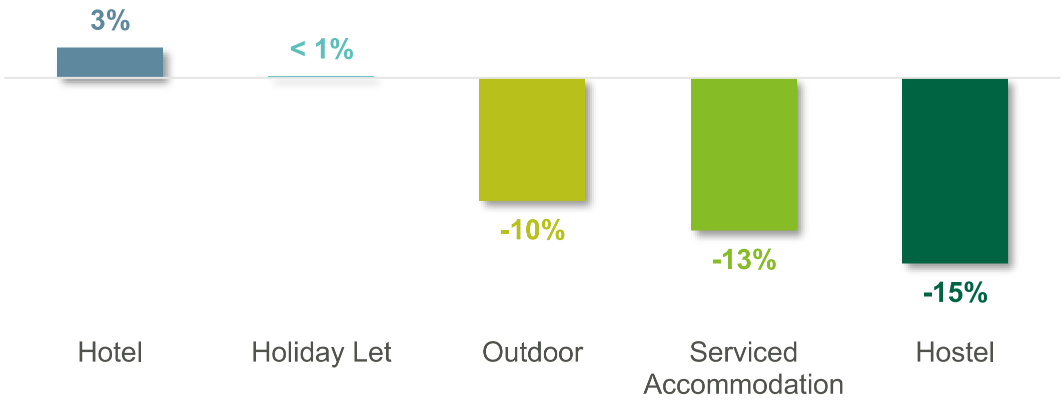
Appendix B - NQAF Supply - Change versus Baseline

- 2,500
NQAF bed places
Versus Baseline

-1% **Change** in NQAF bed places in Q3 2025 versus baseline

- NQAF bed places declined by 1%, or 2,500 bed places in Q3 2025 compared to the baseline. Hotel bed places increased by 3%, while Holiday Let bed places increased by <1%. Declines were recorded across all other categories, with Hostels decreasing most significantly, by 15%.
- On a regional basis, 11 counties recorded growth in the number of bed places, ranging from < 1% - 6%. Growth was predominantly focused in the east of the country. Bed places along the western coast decreased, with the exception of Cork and Galway. Both of these counties contain key urban centres. A map of bed place changes versus the baseline is displayed on page 33. Meanwhile a significant decline was recorded in Wexford, due to the loss of an Outdoor property with over 3,650 bed places from the NQAF Register. This site has ceased operating as a tourist facility and has transitioned to a static caravan model.

NQAF: Bed place change by category
Change versus baseline



Data Source: Fáilte Ireland.
Figures may not sum exactly due to rounding.

NQAF: Bed place change by county
Change versus baseline

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Laois	+90	+6%	14	Offaly	-10	-1%
2	**Wicklow**	**+400**	+6%	15	Roscommon	-20	-1%
3	Carlow	+90	+5%	16	Kerry	-370	-2%
4	**Westmeath**	**+150**	+5%	17	Limerick	-110	-2%
5	**Kildare**	**+170**	+4%	18	Donegal	-370	-3%
6	**Dublin**	**+2,140**	+3%	19	Tipperary	-150	-4%
7	Louth	+90	+3%	20	Cavan	-100	-4%
8	Meath	+130	+3%	21	Clare	-400	-4%
9	Longford	+70	+3%	22	Kilkenny	-210	-5%
10	**Cork**	**+490**	+2%	23	Mayo	-550	-5%
11	Galway	+50	+ < 1%	24	Leitrim	-140	-5%
12	Sligo	-40	-1%	25	Monaghan	-140	-12%
13	Waterford	-70	-1%	26	Wexford	-3,690	-33%

Data Source: Fáilte Ireland
Figures may not sum exactly due to rounding.

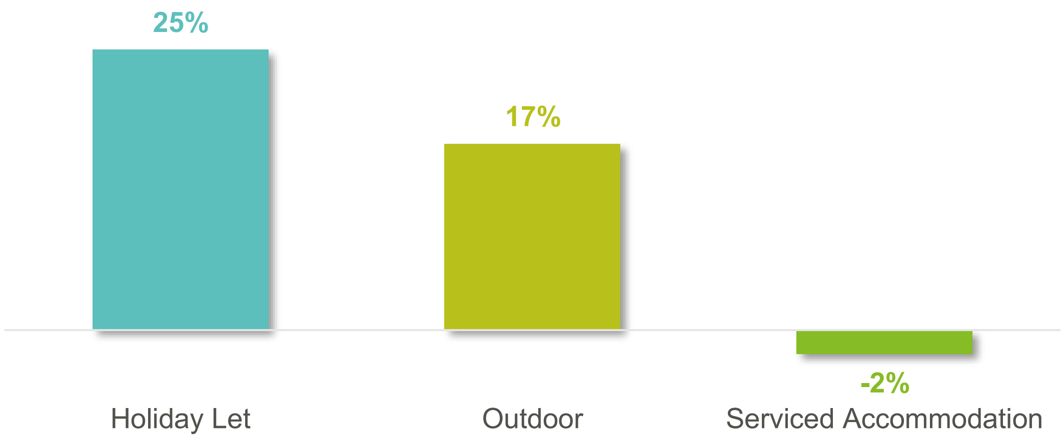
Appendix B - Estimate STL Supply - Change versus Baseline

+ 27,800
STL bed places
Versus baseline

+22% **Change** in estimate STL bed places in Q3 2025 versus baseline

- The estimated number of STL bed places increased by 22% in Q3 2025 versus the baseline.
- This was driven by considerable growth in Holiday Let bed places (+25%).
- On a county basis, estimate STL supply in Kildare has increased by a substantial 83% versus the baseline, resulting in an increase of 930 bed places. Meanwhile, estimate STL bed places in Dublin increased by 9,640 (+69%) versus the baseline. In stark contrast to the NQAF dataset, estimate STL bed places increased nationwide.

Estimate STL: Bed place change by category
Change versus baseline



Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Estimate STL: Bed place change by county
Change versus baseline

	County	Change in bed places	Change (%)		County	Change in bed places	Change (%)
1	Kildare	+930	+83%	14	Galway	+2,840	+20%
2	Dublin	+9,640	+69%	15	Roscommon	+280	+19%
3	Laois	+360	+53%	16	Westmeath	+180	+16%
4	Meath	+870	+45%	17	Cork	+1,910	+15%
5	Offaly	+280	+44%	18	Tipperary	+380	+15%
6	Louth	+600	+33%	19	Longford	+60	+14%
7	Wicklow	+830	+31%	20	Donegal	+1,720	+11%
8	Monaghan	+190	+30%	21	Clare	+920	+10%
9	Cavan	+370	+29%	22	Sligo	+270	+9%
10	Carlow	+210	+28%	23	Leitrim	+190	+9%
11	Limerick	+520	+28%	24	Mayo	+760	+8%
12	Wexford	+1,320	+28%	25	Kerry	+1,450	+8%
13	Waterford	+670	+22%	26	Kilkenny	+20	+1%

Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

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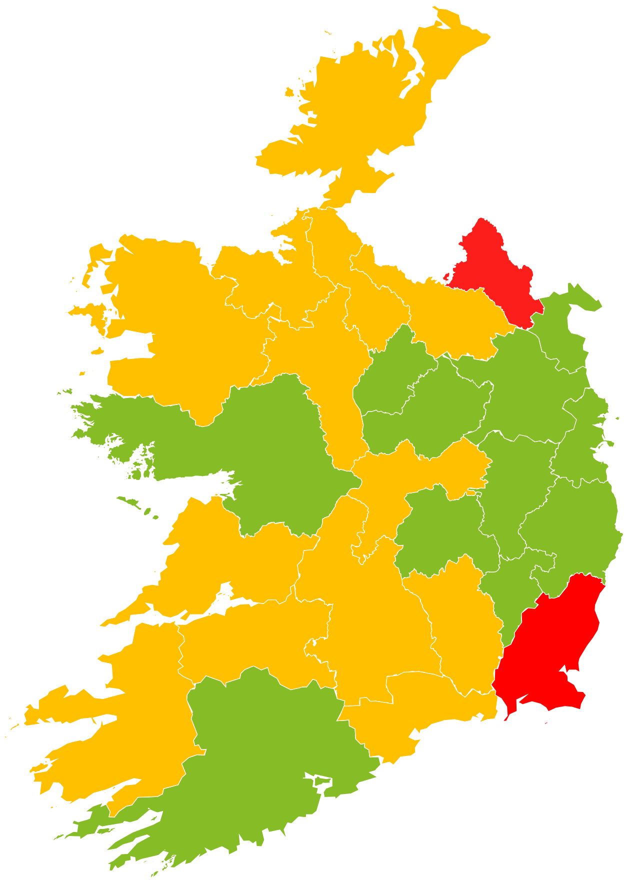
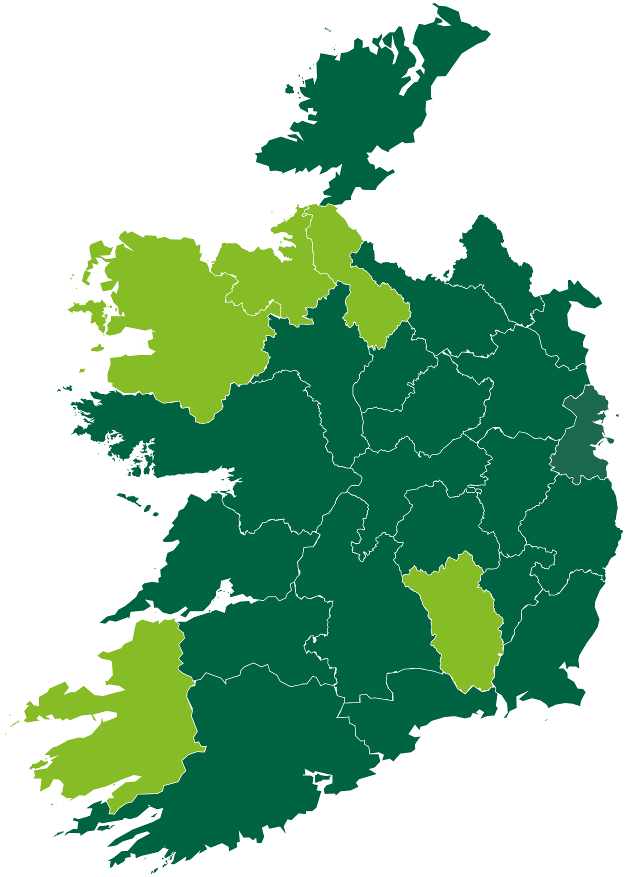
Appendix B - NQAF and Estimate STL Supply - Change versus Baseline

NQAF: Bed place change by county
Change versus baseline



Estimate STL: Bed place change by county
Change versus baseline



> +10%
+0.1% ⟶ +9.9%
-0.1% ⟶ -9.9%
< -10%

Data Source: Fáilte Ireland.
Figures may not sum exactly due to rounding.

Data Source: Fáilte Ireland, Lighthouse Intelligence Inc.
Figures may not sum exactly due to rounding.

Appendix C – Pipeline Methodology

- Pipeline data used in this report was collated by Deloitte. This data was obtained using four external data sources: 1) Construction Information Services 2) E-planning 3) An Bord Pleanála and 4) National Building Control and Market Surveillance). In the first iteration of the Tourist Accommodation Outlook (October 2024), all projects identified as plans applied, plans granted and under construction from 2019 to the end of Q2 2024 were downloaded. The second TAO iteration updated pipeline to Q1 2025, while this report has updated each of these entries to reflect their status **as of Q3 2025**. In some instances, entries were deleted (e.g. refused, expired, new information discovered). In addition, new schemes which have entered the planning system since the previous TAO report to September 2025 were also added.
- All entries were manually reviewed to verify the current development status of the project and categorise accommodation in line with Section 1 and Section 2 of this report. This process involves cross checking against all aforementioned sources, media outlets, accommodation websites, social media sites and direct contact, in some cases, to clarify the current status.
- Planning applications that were refused during the time period above were excluded from the dataset. Similarly, projects which had multiple planning applications were consolidated to show their most recent application to avoid duplication.
- It is possible for the accommodation category to change as the project progresses. It is also possible that although a project may be referred to as a hotel for example in the planning application, it may not be classified as a hotel according to the NQAF criteria.
- The number of bedrooms or units available under each scheme were derived from the planning application documents. These documents do not typically include the volume of bed places, which is a key metric for this project. Deloitte worked with Fáilte Ireland to develop an assumption for the number of bed places available per bedroom, unit or pitch, depending on the category. The number of bed places has been rounded to the nearest 50, in accordance with previous sections.
- In the case of Holiday Lets, a second level assumption was applied. For smaller one or two bed apartments labelled as "self-catering" in their planning documents, the same bedroom and bed place assumption was applied as for Hotels and Guesthouses. This was to ensure these smaller holiday let units were not over inflated in terms of their bed places.

Bed place assumptions by category

Accommodation Type	Units	Bed places
Hotel and Guesthouse	1 (bedroom)	2.4
B&B	1 (bedroom)	2.2
Holiday Lets	1 (front door)	7
Outdoor (e.g. glamping)	1 (unit)	3.3
Caravan and Camping	1 (pitch)	3.5
Hostel	1 (bedroom)	Case by case

Source: Fáilte Ireland and Deloitte.

- Completion date estimates are derived from CIS and where possible, verified through additional sources. These include media outlets, accommodation websites, social media sites and in some cases, direct contact. Completion dates should always be viewed as an estimate, even when obtained through direct contact with those delivering the schemes/bed places. Construction timelines often move, even within the last few months or weeks ahead of expected completion.
- Lastly, pipeline data is particularly challenging to track and therefore it is likely that revisions will occur throughout the dataset. It should be viewed as point in time only.

Contacts

Anne Walsh
Head of Accommodation Development
Fáilte Ireland
anne.walsh@failteireland.ie

Sinead Hennessy
Accommodation Development
Fáilte Ireland
sinead.hennessy@failteireland.ie

Niamh McMenamin
Accommodation Development
Fáilte Ireland
niamh.mcmenamin@failteireland.ie

Lorna Demmel
Accommodation Development
Fáilte Ireland
lorna.demmel@failteireland.ie


Fáilte
Ireland