

PlanningBrief

Opportunity Board

16 Jul 2026

Selected records

PlanningBrief Intelligence Packet / public-source decision sheet

Selected lead board

Generated from selected public PlanningBrief leads. Use it as a working board for source checks, shortlist decisions and follow-up routing.

Board route

1. Scan the signal

2. Open the source

3. Shortlist, alert or brief

Scope Selected public records Source PlanningBrief lead IDs Selection 1 records resolved Preview basis Same selected lead IDs as board preview	Selected leads 1 resolved records	Included 1 shown on board	Packet cap 50 maximum records	Selection Manual lead IDs or shortlist
--	--	--	--	---

Source rule

Value bands are indicative planning-intelligence signals, not contract values. PlanningBrief is not affiliated with any government body.

Use the board to choose what to verify, save or route into follow-up. Open the official source before commercial action.

Packet audit

Requested IDs 1 from browser preview href	Resolved records 1 matched current index	Included 1 rendered in this PDF	Missing / unavailable 0 requested but not resolved
Document-verified details 0 of 1 leads structured facts from planning documents	Official files linked 0 council file in record	Needs official check 1 no file indexed	Value basis indexed 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 53	Residential development, 24, Nephin Road, Castleknock, Dublin 7, D07X3H7 - Planning Application WEB1662/26 / 24, Ne...	Further Information / 2026-03-21 / No estimate	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

**Residential development, 24, Nephin Road, Castleknock, Dublin 7, D07X3H7
- Planning Application WEB1662/26**

24, Nephin Road, Castleknock, Dublin 7, D07X3H7, Dublin / Dublin City Council / Further Information / 2026-03-21

Single-storey flat roof extension to the side and rear, including conversion of the existing garage to a home office with a new window replacing the garage door, and demolition of the storage shed to the side.

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB1662/26

Value

No estimate

Units / floor

units unknown / floor unknown

Promoter

Liwen Xiao

Next move

Value-band lead. Verify source details before commercial follow-up.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign

Generated from selected public PlanningBrief leads. Browser-local shortlist data is not account-backed; verify every lead against the official source before acting.