

PlanningBrief

Opportunity Board

26 Sep 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

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

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

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

Decision register

| Priority       | Lead / location                                                                                                        | Stage / value                              | Why on board                                                         | Evidence                                     | Owner | Status | Notes / verified |
|----------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------|----------------------------------------------|-------|--------|------------------|
| P01 / score 50 | ~1 dwelling, 13 Gulistan Cottages, Rathmines, Dublin, D06V1H1 - Planning Application WEB3153/26 / 13 Gulistan Cotta... | New Application / 2026-08-29 / No estimate | Application record. Track decision timing and competing nearby work. | Official yes; PB yes; value check; party yes | [ ]   | [ ]    | [ ] verified     |

Opportunity review board

01

BOARD

Signal

**~1 dwelling, 13 Gulistan Cottages, Rathmines, Dublin, D06V1H1 - Planning Application WEB3153/26**

13 Gulistan Cottages, Rathmines, Dublin, D06V1H1, Dublin / Dublin City Council / New Application / 2026-08-29

The demolition of the existing extension to the rear and the construction of a

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB3153/26

Value

No estimate

Units / floor

1 unit / floor unknown (units estimated)

Promoter

Blaise O'Hara

Next move

Application record. Track decision timing and competing nearby work.

[ ] 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.