

PlanningBrief

Opportunity Board

03 Oct 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
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Source rule

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. 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 1 council file in record	Needs official check 0 no file indexed	Estimated construction value 0 records with our estimate
No estimate 1 no usable floor area, homes or type			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 63	Commercial fit-out, Strand Road, Portmarnock, D13 VY76, the unit formerly known... - Planning Application F26A/0881...	New Application / 2026-09-28	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Commercial fit-out, Strand Road, Portmarnock, D13 VY76, the unit formerly known... - Planning Application F26A/0881E

Strand Road, Portmarnock, D13 VY76, the unit formerly known as Portmarnock Furnishings., Dublin / Fingal County Council / New Application / 2026-09-28

The development will consist of: (a) change of use of the existing ground floor retail unit to use as a café for the preparation and consumption of food and beverages on the premises, including limited bakery production; (b) demolition of an existing 40m2 single-storey ground floor extension to t...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Fingal County Council

Plan ref

F26A/0881E

Units / floor

units unknown / 40 sqm (floor estimated)

Promoter

TMC Ventures Ltd T/a Melo Café

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.