

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

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 43	Planning lead, 4 Nutley Avenue, Ballsbridge, Dublin, D04XH72 - Planning Application WEB3406/26 / 4 Nutley Avenue, B...	New Application / 2026-09-30	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Planning lead, 4 Nutley Avenue, Ballsbridge, Dublin, D04XH72 - Planning Application WEB3406/26

4 Nutley Avenue, Ballsbridge, Dublin, D04XH72, Dublin / Dublin City Council / New Application / 2026-09-30

(i) construction of a flat-roof single-storey garden room with rooflights within the rear private amenity space; (ii) construction of a non-habitable flat-roof plant room shed within the rear private amenity space; (iii) alterations to the existing vehicular/pedestrian entrance gate off Nutley Av...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB3406/26

Units / floor

units unknown / floor unknown

Promoter

Aoife Bradley

Next move

Application record. Track decision timing and competing nearby work.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

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