

PlanningBrief

Opportunity Board

04 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 63	Commercial fit-out, 53A, Dorset Street Lower, Dublin 1, D01 WN80 - Planning Application WEB3398/26 / 53A, Dorset St...	New Application / 2026-09-29	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, 53A, Dorset Street Lower, Dublin 1, D01 WN80 - Planning Application WEB3398/26

53A, Dorset Street Lower, Dublin 1, D01 WN80, Dublin / Dublin City Council / New Application / 2026-09-29

The proposed development consists of: The change of use of the former GAA ticket-office premises to a massage and treatment salon (personal-services use); Internal alterations and reconfiguration comprising: (i) At ground-floor level, alterations to the existing layout to provide a reception and...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB3398/26

Units / floor

units unknown / floor unknown

Promoter

Patrick O'Carroll

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.