

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

|                                                                                                                                                                                            |                                                                    |                                                            |                                                                |                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------------------------------------|
| <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

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

|                                                                                                                  |                                                                                 |                                                                         |                                                                                           |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <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>Estimated construction value</div> <div>0</div> <div>records with our estimate</div> |
| <div>No estimate</div> <div>1</div> <div>no usable floor area, homes or type</div>                               |                                                                                 |                                                                         |                                                                                           |

Decision register

| Priority       | Lead / location                                                                                                        | Stage / value                | Why on board                                                         | Evidence                                     | Owner | Status | Notes / verified |
|----------------|------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------|----------------------------------------------|-------|--------|------------------|
| P01 / score 55 | Demolition, 16 Spire View, Riverston Abbey, Navan Road, Dublin 7, D07E0P0 - Planning Application WEB3405/26 / 16 Sp... | 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

**Demolition, 16 Spire View, Riverston Abbey, Navan Road, Dublin 7, D07E0P0 - Planning Application WEB3405/26**

16 Spire View, Riverston Abbey, Navan Road, Dublin 7, D07E0P0, Dublin / Dublin City Council / New Application / 2026-09-30

The development will consist/consists of widening of the existing vehicular entrance/driveway by 0.844 meters (bringing the total entrance width to 3 meters), to include the demolition and relocation of an existing concrete boundary gate pillar, alterations to the front boundary wall, and all ass...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB3405/26

Units / floor

units unknown / floor unknown

Promoter

James Lowe and Lauren Costello

Next move

Application record. Track decision timing and competing nearby work.

[ ] Source opened

[ ] Team / owner checked

[ ] Save, alert or assign