

PlanningBrief

Opportunity Board

27 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

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

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

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	Value basis indexed 1 value band indexed
No value basis indexed 0 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 55	Residential development, 2, Gilford Avenue, Sandymount, Dublin 4, D04V520 - Planning Application 0296/26 / 2, Gilfo...	New Application / 2026-07-21 / €<250k	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Residential development, 2, Gilford Avenue, Sandymount, Dublin 4, D04V520 - Planning Application 0296/26

2, Gilford Avenue, Sandymount, Dublin 4, D04V520, Dublin / Dublin City Council / New Application / 2026-07-21

EXPP: Demolition of existing garage to rear of site. Construction of single and part two storey extension. Net increase in area from existing is 5.8sqm, first floor extension is 7sqm in area and is located 2m from each boundary. Removal of existing side pedestrian gate in boundary wall and subseque...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

0296/26

Value

€<250k

Units / floor

units unknown / 13 sqm (floor estimated)

Promoter

Mark Keenan and Aisling Swaine

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.