

PlanningBrief

Opportunity Board

26 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 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 81	~2 dwellings, 108 Pearse Street, Dublin 2, D02 RY79 - Planning Application WEB3252/26 / 108 Pearse Street, Dublin 2...	New Application / 2026-09-11 / No estimate	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~2 dwellings, 108 Pearse Street, Dublin 2, D02 RY79 - Planning Application WEB3252/26

108 Pearse Street, Dublin 2, D02 RY79, Dublin / Dublin City Council / New Application / 2026-09-11

The change of use of commercial area on the first and second floor to residential, 2 no. 2 bedroom apartments, provision of new second floor flat roof rear extension on first and second floor, alterations to ground floor for provision of new stairs from ground floor to second floor, new side entr...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB3252/26

Value

No estimate

Units / floor

2 units / floor unknown (units estimated)

Promoter

Cafe de Flore Ltd

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.