

PlanningBrief

Opportunity Board

02 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, 42A Parkgate Street, Dublin 8, D08 E3FY - Planning Application WEBLRD9007/26-S306 / 42A Parkgate Street... | New Application / 2026-07-22 | 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, 42A Parkgate Street, Dublin 8, D08 E3FY - Planning Application  
WEBLRD9007/26-S306**

42A Parkgate Street, Dublin 8, D08 E3FY, Dublin / Dublin City Council / New Application / 2026-07-22

16. Prior to commencement of development, and on appointment of a demolition contractor, a Demolition Management Plan shall be submitted to the planning authority for written agreement. This plan shall provide details of intended demolition practice for the development, including detailed traffic...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEBLRD9007/26-S306

Units / floor

units unknown / floor unknown

Promoter

Ruirside Developments 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.