

PlanningBrief

Opportunity Board

29 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 63	Commercial fit-out, Strand Road, Portmarnock, Co. Dublin, D13 VY76, the unit... - Planning Application F26A/0859E /...	New Application / 2026-09-21 / 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

Commercial fit-out, Strand Road, Portmarnock, Co. Dublin, D13 VY76, the unit... - Planning Application F26A/0859E

Strand Road, Portmarnock, Co. Dublin, D13 VY76, the unit formerly known as Portmarnock Furnishings, Dublin / Fingal County Council / New Application / 2026-09-21

The development will consist of: (a) change of use of the existing ground floor retail unit to use as a café for the preparation and consumption of food and beverages on the premises, including limited bakery production; (b) the construction of a single-storey and part two-storey extension to the...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Fingal County Council

Plan ref

F26A/0859E

Value

No estimate

Units / floor

units unknown / floor unknown

Promoter

TMC Ventures Ltd T/a Melo Café

Next move

Application record. Track decision timing and competing nearby work.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign