

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

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

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

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	Estimated construction value 0 records with our estimate
No estimate 1 no usable floor area, homes or type			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 63	Protected structure, 18 Pembroke Lane Dublin 4 (To the rear of and within the... - Planning Application WEB3399/26...	New Application / 2026-09-29	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Protected structure, 18 Pembroke Lane Dublin 4 (To the rear of and within the... - Planning Application WEB3399/26

18 Pembroke Lane Dublin 4 (To the rear of and within the curtilage of a protected structure -18 Elgin Road D04P3Y8, RPS Ref. No. 2511) facing onto Pembroke Lane.), Dublin / Dublin City Council / New Application / 2026-09-29

PROTECTED STRUCTURE: The development will consist of: refurbishment and extension of the existing derelict Coach House; the proposal includes modification of the internal layout, repairs to the existing historic fabric, thermal upgrade and new services, modification of 2no. window openings to the...

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

Source trail

Authority

Dublin City Council

Plan ref

WEB3399/26

Units / floor

units unknown / floor unknown

Promoter

Ciara McElligott

Next move

Application record. Track decision timing and competing nearby work.

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