

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
--	--	--	--	---

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 53	1 dwelling, Monatrea, Maynooth Road, Celbridge - Planning Application 2653 / Monatrea, Maynooth Road, Celbridge, Ki...	Further Information / 2026-04-22 / €<250k	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

1 dwelling, Monatrea, Maynooth Road, Celbridge - Planning Application 2653

Monatrea, Maynooth Road, Celbridge, Kildare / Kildare County Council / Further Information / 2026-04-22

for (1) Conversion of domestic garage to granny flat (2) Sunroom extension (3) conversion of attic to store/home office+ velux rooflights (4) single storey domestic store / outbuilding and ancillary site works. Revised by Significant Further Information which consists of: 1. The retention of the c...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Kildare County Council

Plan ref

2653

Value

€<250k

Units / floor

1 unit / 108 sqm

Promoter

Executors of Estate of Margaret Bobbett Casey

Next move

Value-band lead. Verify source details before commercial follow-up.

☐ Source opened

☐ Team / owner checked

☐ Save, alert or assign