

PlanningBrief

Opportunity Board

01 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<br>Source PlanningBrief lead IDs<br>Selection 1 records resolved<br>Preview basis Same selected lead IDs as board preview | Selected leads<br><b>1</b><br>resolved records | Included<br><b>1</b><br>shown on board | Packet cap<br><b>50</b><br>maximum records | Selection<br><b>Manual</b><br>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<br><b>1</b><br>from browser preview href                                       | Resolved records<br><b>1</b><br>matched current index       | Included<br><b>1</b><br>rendered in this PDF        | Missing / unavailable<br><b>0</b><br>requested but not resolved       |
| Document-verified details<br><b>0 of 1 leads</b><br>structured facts from planning documents | Official files linked<br><b>1</b><br>council file in record | Needs official check<br><b>0</b><br>no file indexed | Estimated construction value<br><b>1</b><br>records with our estimate |
| No estimate<br><b>0</b><br>no usable floor area, homes or type                               |                                                             |                                                     |                                                                       |

Decision register

| Priority       | Lead / location                                                                                                        | Stage / value                                                    | Why on board                                                                            | Evidence                                   | Owner | Status | Notes / verified |
|----------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------------------|-------|--------|------------------|
| P01 / score 65 | 8 dwellings, Ardykeohane, Bruff, Co. Limerick - Planning Application 2560947 / Ardykeohane, Bruff, Co. Limerick, LI... | Further Information / 2025-09-19 / €1.3m to €1.8m (our estimate) | Has an estimated construction value. Verify source details before commercial follow-up. | Official yes; PB yes; value yes; party yes | []    | []     | [] verified      |

Opportunity review board

01

BOARD

Signal

8 dwellings, Ardykeohane, Bruff, Co. Limerick - Planning Application  
2560947

Ardykeohane, Bruff, Co. Limerick, Limerick / Limerick City and County Council / Further Information / 2025-09-19

construction of eight two-storey semi-detached houses and associated site works

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Limerick City and County Council

Plan ref

2560947

Est. construction value

€1.3m to €1.8m (our estimate)

Units / floor

8 units / 909 sqm

Promoter

Mitchelstowndown Construction Ltd

Next move

Has an estimated construction value. Verify source details before commercial follow-up.

☐ 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.