

PlanningBrief

Opportunity Board

31 Jul 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 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, The Esquire Bar and Restaurant, Little Market Street, Tramore - Planning Application 25172 / The Esquir...	Further Information / 2025-12-12 / €250k–500k	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, The Esquire Bar and Restaurant, Little Market Street, Tramore - Planning Application 25172

The Esquire Bar and Restaurant, Little Market Street, Tramore, Waterford / Waterford City and County Council / Further Information / 2025-12-12

for 1) change of use from bar and restaurant to residential of ground floor 2) Internal construction works to ground and first floor to return area to self contained dwelling unit 3) Front elevational changes comprising of new front door and windows 4) Changes to balcony at rear of first floor se...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Waterford City and County Council

Plan ref

25172

Value

€250k–500k

Units / floor

1 unit / 1 sqm

Promoter

Paul Horan

Next move

Value-band lead. 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.