

PlanningBrief

Opportunity Board

16 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 0 council file in record	Needs official check 1 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 67	~5 dwellings, 3, Gardiner Street Upper, Dublin 1 - Planning Application WEB2547/26 / 3, Gardiner Street Upper, Dubl...	New Application / 2026-06-22 / 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

**~5 dwellings, 3, Gardiner Street Upper, Dublin 1 - Planning Application
WEB2547/26**

3, Gardiner Street Upper, Dublin 1, Dublin / Dublin City Council / New Application / 2026-06-22

PROTECTED STRUCTURE: The proposed development consists of the restoration of the building at No. 3 Gardiner Street Upper, Dublin 1, D01 K2R9 (A Protected Structure RPS 3091) and includes: External works as follows: (i.) removal of non-original PVC windows and replacement with hardwood sliding sas...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2547/26

Value

No estimate

Units / floor

5 units / floor unknown (units estimated)

Promoter

Promoter not listed

Next move

Application record. Track decision timing and competing nearby work.

[] Source opened

[] Team / owner checked

[] Save, alert or assign