

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
--	--	--	--	---

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 1 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 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 91	~39 dwellings, Radharc Doire Smithstown, Shannon, Co. Clare. Phase 4 (South-east... - Planning Application 2660449...	New Application / 2026-07-10 / 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

~39 dwellings, Radharc Doire Smithstown, Shannon, Co. Clare. Phase 4 (South-east... - Planning Application 2660449

Radharc Doire Smithstown, Shannon, Co. Clare. Phase 4 (South-east of development applied for under Planning Ref. P21-1397 and P24-60182), Clare / Clare County Council / New Application / 2026-07-10

the development will consist of (a) the construction of 27 no. two-storey dwelling houses, (b) 6 no. two storey dwelling houses, with optional additional attic bedroom accommodation (C) 6 no single storey dwelling houses (Total no. of 39 houses) (d) Pedestrian Connectivity to Bothar an Aerfoirt (...)

Document details: Developer: Woodhaven Developments Ltd. · Units: 12x2 Bed, 21x3 Bed, 12x4 Bed

Floor: 4,054 sqm · Site: 1.7 ha · Phasing: Phase 4 (South-east of development applied for under Planning Ref. Pand P

from Application Form - Part A, Clare County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Clare County Council

Plan ref

2660449

Value

No estimate

Units / floor

39 units / floor unknown (units estimated)

Promoter

Woodhaven Developments Ltd

Next move

Application record. Track decision timing and competing nearby work.

[] Source opened

[] Team / owner checked

[] Save, alert or assign