

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 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 51	2 dwellings, 12 River Street, Clara, Co. Offaly, R35 XP03 - Planning Application 2560638 / 12 River Street, Clara,...	Further Information / 2025-12-12 / €500k–1m	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

2 dwellings, 12 River Street, Clara, Co. Offaly, R35 XP03 - Planning Application 2560638

12 River Street, Clara, Co. Offaly, R35 XP03, Offaly / Offaly County Council / Further Information / 2025-12-12

the construction of a second-storey extension (20.46 sq m) to the rear of the existing dwelling, internal and external alterations and all associated site works which is a protected structure RPS no. 12-82. Retention for the as built rear-extension (21.05sq m) as well as the steel stove flue whic...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Offaly County Council

Plan ref

2560638

Value

€500k–1m

Units / floor

2 units / floor unknown

Promoter

Sean Devine

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.