

PlanningBrief

Opportunity Board

29 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 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 22	Demolition, 11, Merlyn Road, Ballsbridge, Dublin 4, D04 T6D0 - Planning Application WEB1851/26 / 11, Merlyn Road, B...	Refused / 2026-06-08 / €<250k	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

Demolition, 11, Merlyn Road, Ballsbridge, Dublin 4, D04 T6D0 - Planning Application WEB1851/26

11, Merlyn Road, Ballsbridge, Dublin 4, D04 T6D0, Dublin / Dublin City Council / Refused / 2026-06-08

The development will consist of the demolition of the existing 56m2 single storey extension to the rear of 11 Merlyn Road, Ballsbridge, Dublin 4 and the construction of a new single storey, flat roofed extension, of 59m2 with associated ground works and landscaping, including widening of the vehi...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB1851/26

Value

€<250k

Units / floor

units unknown / 115 sqm (floor estimated)

Promoter

Promoter not listed

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.