

PlanningBrief

Opportunity Board

28 Sep 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 22	Retention, The Kilmardinny Inn, Lorcán Avenue, Santry, Dublin 9, D09 AV88. - Planning Application WEB2778/26 / The...	Refused / 2026-09-07 / €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

**Retention, The Kilmardinny Inn, Lorcan Avenue, Santry, Dublin 9, D09 AV88.
- Planning Application WEB2778/26**

The Kilmardinny Inn, Lorcan Avenue, Santry, Dublin 9, D09 AV88., Dublin / Dublin City Council / Refused /
2026-09-07

RETENTION: The development consists of a pitched roof semi enclosed structure of 116 sq.m. accommodating external seating areas, a lean-to roof structure of 36 sq.m. accommodating external seating areas, an enclosing fence of steel and timber approximately 2m in height and associated posts and fi...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2778/26

Value

€250k–500k

Units / floor

units unknown / 166 sqm (floor estimated)

Promoter

Teffia Taverns Ltd

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.