

PlanningBrief

Opportunity Board

30 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
--	--	--	--	---

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 65	~1 dwelling, St. Michaels, 2 Averard West, Taylors Hill Road, Galway, H91 Y94K - Planning Application 2660278 / St....	Granted / 2026-09-24 / €250k-500k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~1 dwelling, St. Michaels, 2 Averard West, Taylors Hill Road, Galway, H91 Y94K - Planning Application 2660278

St. Michaels, 2 Averard West, Taylors Hill Road, Galway, H91 Y94K, Galway / Galway City Council / Granted / 2026-09-24

Permission for development which consists of: Retention Permission for post planning alterations and extensions works to a previously approved planning (Ref: 20/330) The works for retention consist of the following: 1. Single storey extension (6.73 sq.m) to the utility room on the north facing el...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Galway City Council

Plan ref

2660278

Value

€250k–500k

Units / floor

1 unit / 70 sqm (units estimated, floor estimated)

Promoter

Michael Culhane

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign