

PlanningBrief

Opportunity Board

07 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 48	~1 dwelling, Carrickbrook, Eadestown, Naas Co. Kildare - Planning Application 2561495 / Carrickbrook, Eadestown, Na...	Further Information / 2025-12-23 / €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

~1 dwelling, Carrickbrook, Eadestown, Naas Co. Kildare - Planning Application 2561495

Carrickbrook, Eadestown, Naas Co. Kildare, Kildare / Kildare County Council / Further Information / 2025-12-23

(a) The construction of a new detached single-storey dwelling with a floor area of 290.9 sqm;
(b) Site access being provided off the existing previously permitted double recessed vehicular site entrance; (c) The provision of a new wastewater treatment system and associated percolation area; (d) Al...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Kildare County Council

Plan ref

2561495

Value

€500k–1m

Units / floor

1 unit / 582 sqm (units estimated, floor estimated)

Promoter

Ross O'Driscoll

Next move

Value-band lead. Verify source details before commercial follow-up.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign