

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

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 30	Retention, 12 Windmill Road, Crumlin, Dublin 12, D12FC04 - Planning Application WEB2098/26 / 12 Windmill Road, Crum...	Refused / 2026-06-30 / €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, 12 Windmill Road, Crumlin, Dublin 12, D12FC04 - Planning Application WEB2098/26

12 Windmill Road, Crumlin, Dublin 12, D12FC04, Dublin / Dublin City Council / Refused / 2026-06-30

Retention of as built single storey kitchen(12m2) & conversion of garage shed to habitable space (32m2) extension to the rear of existing two storey end of terrace dwelling

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2098/26

Value

€250k–500k

Units / floor

units unknown / 44 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.