

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
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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 87	6 dwellings, Hermitage House, 7-9 Sandford Road, on the corner of Sandford... - Planning Application 5126/26 / Herm...	New Application / 2026-05-01 / €1m–3m	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

6 dwellings, Hermitage House, 7-9 Sandford Road, on the corner of Sandford... - Planning Application 5126/26

Hermitage House, 7-9 Sandford Road, on the corner of Sandford Road/Colliers Avenue, Ranelagh, Dublin 6, D06 E2H7, Dublin / Dublin City Council / New Application / 2026-05-01

The development will consist of the construction of 1. change of use of 1st & 2nd floors from office use to residential use, 2. internal construction works at 1st & 2nd floors to provide for 4no. 2bed duplex apartments, 1no. 1 bed duplex apartment & 1no. 3bed duplex apartment, 3. external constru...

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

Source trail

Authority

Dublin City Council

Plan ref

5126/26

Value

€1m–3m

Units / floor

6 units / floor unknown

Promoter

Promoter not listed

Next move

Application record. Track decision timing and competing nearby work.

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