

PlanningBrief

Opportunity Board

01 Oct 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

Estimated construction values are our estimates from floor area or stated homes and the project type, using rates from published Irish construction cost guides, January 2026. They cover building works only and are not stated figures. 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	Estimated construction value 1 records with our estimate
No estimate 0 no usable floor area, homes or type			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 51	2 dwellings, Rose Cottage, Liffey View, Newbridge - Planning Application 2660371 / Rose Cottage, Liffey View, Newbr...	Further Information / 2026-04-08 / €190k to €260k (our estimate)	Has an estimated construction value. Verify source details before commercial follow-up.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

2 dwellings, Rose Cottage, Liffey View, Newbridge - Planning Application 2660371

Rose Cottage, Liffey View, Newbridge, Kildare / Kildare County Council / Further Information / 2026-04-08

sub-division of existing site for the construction of one No Two storey 3 bedroom house and one No two storey 2 bedroom house constructed as a pair of semi-detached houses, demolition of existing shed on site to facilitate the development, connection to public foul sewer and all associated site w...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Kildare County Council

Plan ref

2660371

Est. construction value

€190k to €260k (our estimate)

Units / floor

2 units / 131 sqm

Promoter

Imelda Landy

Next move

Has an estimated construction value. Verify source details before commercial follow-up.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

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