

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 0 council file in record	Needs official check 1 no file indexed	Estimated construction value 0 records with our estimate
No estimate 1 no usable floor area, homes or type			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 73	1 dwelling, 264, Merrion Road, Dublin 4, D04 VE27 - Planning Application WEB2317/24 / 264, Merrion Road, Dublin 4,...	Granted / 2025-02-26	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

**1 dwelling, 264, Merrion Road, Dublin 4, D04 VE27 - Planning Application
WEB2317/24**

264, Merrion Road, Dublin 4, D04 VE27, Dublin / Dublin City Council / Granted / 2025-02-26

Change of use from a two storey commercial office back to a two storey, two bedroom domestic dwelling including all associated internal alterations to the premises.

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2317/24

Units / floor

1 unit / floor unknown

Promoter

not included in reference feed

Next move

Granted record. Watch procurement, funding and commencement movement.

[] 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.