

PlanningBrief

Opportunity Board

28 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
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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 73	~1 dwelling, 43 Raphoe Road, Crumlin, Dublin 12, D12 VK52 - Planning Application WEB1363/25 / 43 Raphoe Road, Cruml...	Granted / 2025-05-19 / €250k-500k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

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BOARD

Signal

~1 dwelling, 43 Raphoe Road, Crumlin, Dublin 12, D12 VK52 - Planning Application WEB1363/25

43 Raphoe Road, Crumlin, Dublin 12, D12 VK52, Dublin / Dublin City Council / Granted / 2025-05-19

The development will consist of attic conversion (20.7sqm) comprising the construction of new hipped roof dormer extension with window at side of dwelling to house new attic stairs, new flat roof dormer extension at rear of dwelling to house new attic bedroom windows, new rooflight to front of dw...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB1363/25

Value

€250k–500k

Units / floor

1 unit / 21 sqm (units estimated, floor estimated)

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.