

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<br>Source PlanningBrief lead IDs<br>Selection 1 records resolved<br>Preview basis Same selected lead IDs as board preview | Selected leads<br><b>1</b><br>resolved records | Included<br><b>1</b><br>shown on board | Packet cap<br><b>50</b><br>maximum records | Selection<br><b>Manual</b><br>lead IDs or shortlist |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------------------------------------|--------------------------------------------|-----------------------------------------------------|

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<br><b>1</b><br>from browser preview href                                       | Resolved records<br><b>1</b><br>matched current index       | Included<br><b>1</b><br>rendered in this PDF        | Missing / unavailable<br><b>0</b><br>requested but not resolved       |
| Document-verified details<br><b>0 of 1 leads</b><br>structured facts from planning documents | Official files linked<br><b>0</b><br>council file in record | Needs official check<br><b>1</b><br>no file indexed | Estimated construction value<br><b>0</b><br>records with our estimate |
| No estimate<br><b>1</b><br>no usable floor area, homes or type                               |                                                             |                                                     |                                                                       |

Decision register

| Priority       | Lead / location                                                                                                        | Stage / value        | Why on board                                                          | Evidence                                     | Owner | Status | Notes / verified |
|----------------|------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------------------------------------------------|----------------------------------------------|-------|--------|------------------|
| P01 / score 92 | Protected structure, 1-3 Thomas Court, Dublin 8; at the rear of 10-13 Thomas... - Planning Application WEB2781/24 /... | Granted / 2025-09-17 | Granted record. Watch procurement, funding and commencement movement. | Official yes; PB yes; value check; party yes | []    | []     | [] verified      |

Opportunity review board

01

BOARD

## Signal

**Protected structure, 1-3 Thomas Court, Dublin 8; at the rear of 10-13 Thomas... - Planning Application WEB2781/24**

1-3 Thomas Court, Dublin 8; at the rear of 10-13 Thomas Street West, Dublin 8 with vehicular access, to Rainsford Street to the south;a vacant site between 13 &17 Thomas Street West, Dublin 8; and a, surface car park to the rear of 17 to 25 Thomas Street, Dublin / Dublin City Council / Granted / 2025-09-17

PROTECTED STRUCTURE. The Land Development Agency intends to apply for permission for development comprising enabling works pending redevelopment at a site of c. 0.65 ha that comprises No. 1-3 Thomas Court, Dublin 8; a former cash & carry building at the rear of Nos. 10-13 Thomas Street West, Dubl...

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

## Source trail

## Authority

Dublin City Council

## Plan ref

WEB2781/24

## Units / floor

units unknown / 3,765 sqm (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