

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>1</b><br>records with our estimate |
| No estimate<br><b>0</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 76 | 2 dwellings, No. 5 Shrewsbury Road (D04 C9W0) and No. 7 Shrewsbury Road (D04... - Planning Application WEB1224/25 /... | Granted / 2025-06-19 / €340k to €620k (our estimate) | Granted record. Watch procurement, funding and commencement movement. | Official yes; PB yes; value yes; party yes | [ ]   | [ ]    | [ ] verified     |

Opportunity review board

01

BOARD

Signal

2 dwellings, No. 5 Shrewsbury Road (D04 C9W0) and No. 7 Shrewsbury Road (D04... - Planning Application WEB1224/25

No. 5 Shrewsbury Road (D04 C9W0) and No. 7 Shrewsbury Road (D04 V9K1), Ballsbridge, Dublin 4., Dublin / Dublin City Council / Granted / 2025-06-19

The development will consist of: Partial demolition and alteration of No. 5 Shrewsbury Road and No. 7 Shrewsbury Road, extended and altered under Reg. Ref. WEB1312/15. All to provide for the amalgamation of the two dwellings, No. 5 and No. 7, to form 1 no. five-bedroom, three-storey dwelling over...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB1224/25

Est. construction value

€340k to €620k (our estimate)

Units / floor

2 units / 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.