

PlanningBrief

Opportunity Board

26 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 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 79	1 dwelling, 38 and 38A Ardbeg Drive, Dublin 5 - Planning Application WEB2456/25 / 38 and 38A Ardbeg Drive, Dublin 5...	Granted / 2026-03-12 / No estimate	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, 38 and 38A Ardbeg Drive, Dublin 5 - Planning Application
WEB2456/25**

38 and 38A Ardbeg Drive, Dublin 5, Dublin / Dublin City Council / Granted / 2026-03-12

The proposed development will consist of: 1) The subdivision of the existing site; 2) The removal of an unauthorised rear garden room; 3) The change of use from ancillary granny flat (c.48.2sq.m), at 38A Ardbeg Drive, to an independent residential unit and internal works to include straightening...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2456/25

Value

No estimate

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