

PlanningBrief

Opportunity Board

27 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 70	Demolition, 44 Merlyn Road, Ballsbridge, Dublin 4, D04W5P8 - Planning Application WEB2641/25 / 44 Merlyn Road, Ball...	Granted / 2025-10-08 / €<250k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Demolition, 44 Merlyn Road, Ballsbridge, Dublin 4, D04W5P8 - Planning Application WEB2641/25

44 Merlyn Road, Ballsbridge, Dublin 4, D04W5P8, Dublin / Dublin City Council / Granted / 2025-10-08

Partial demolition of single storey garage (27 sqm) and rear extension (9.5 sqm) and construction of a single storey extension (45 sqm) to side and rear with internal alterations, one rear attic dormer and all associated site works to facilitate the development.

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Dublin City Council

Plan ref

WEB2641/25

Value

€<250k

Units / floor

units unknown / 82 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

Generated from selected public PlanningBrief leads. Browser-local shortlist data is not account-backed; verify every lead against the official source before acting.