

PlanningBrief

Opportunity Board

16 Jul 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 1 of 1 leads structured facts from planning documents	Official files linked 1 council file in record	Needs official check 0 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 91	92 dwellings, A c. 3.85 Ha site at Summerhill, Portlaoise, Co. Laois - Planning Application 2560385 / A c. 3.85 Ha...	Granted / 2026-02-24 / €10m–30m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

92 dwellings, A c. 3.85 Ha site at Summerhill, Portlaoise, Co. Laois - Planning Application 2560385

A c. 3.85 Ha site at Summerhill, Portlaoise, Co. Laois, Laois / Laois County Council / Granted / 2026-02-24

construct 92 No. residential dwellings comprising 86 No. 4-bed houses and 6 No. 2-bed sheltered housing units. The proposed development will be 1 No. and 2 No. storeys in height. The development will also include: minor amendments to the Link Road permitted as part of Phases 1A & 1B and its conti...

Document details: Developer: Bircrest Limited · Units: 46x3-bed, 46x4-bed

Site: 3.85 ha · Phasing: Phase 2 of a multi-phase development (Phases 1A, 1B, 2, 3, 4) with 92 units...
from Planning Report, Laois County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Laois County Council

Plan ref

2560385

Value

€10m–30m

Units / floor

92 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