

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

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

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

|                                                                                                                  |                                                                                 |                                                                         |                                                                                     |
|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <div>Requested IDs</div> <div>1</div> <div>from browser preview href</div>                                       | <div>Resolved records</div> <div>1</div> <div>matched current index</div>       | <div>Included</div> <div>1</div> <div>rendered in this PDF</div>        | <div>Missing / unavailable</div> <div>0</div> <div>requested but not resolved</div> |
| <div>Document-verified details</div> <div>1 of 1 leads</div> <div>structured facts from planning documents</div> | <div>Official files linked</div> <div>1</div> <div>council file in record</div> | <div>Needs official check</div> <div>0</div> <div>no file indexed</div> | <div>Value basis indexed</div> <div>1</div> <div>value band indexed</div>           |
| <div>No value basis indexed</div> <div>0</div> <div>not disclosed or indexed</div>                               |                                                                                 |                                                                         |                                                                                     |

Decision register

| Priority       | Lead / location                                                                                                       | Stage / value                   | Why on board                                                          | Evidence                                   | Owner | Status | Notes / verified |
|----------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------|--------------------------------------------|-------|--------|------------------|
| P01 / score 91 | 74 dwellings, A c. 4.15 Ha site at Summerhill, Portlaoise, Co. Laois - Planning Application 2560386 / A c. 4.15 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

**74 dwellings, A c. 4.15 Ha site at Summerhill, Portlaoise, Co. Laois - Planning Application 2560386**

A c. 4.15 Ha site at Summerhill, Portlaoise, Co. Laois, Laois / Laois County Council / Granted / 2026-02-24

construct a creche (c. 961 sq m) and 74 No. residential dwellings comprising 64 No. 4-bed houses and 4 No. 1-bed 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 landscape and bo...

Document details: Developer: Bircrest Limited · Units: 74xdwellings

Site: 4.15 ha · Phasing: Phase 3 of a multi-phase development (Phases 2, 3, and 4) with Phases 1A an...  
from Planning Report, Laois County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

## Source trail

## Authority

Laois County Council

## Plan ref

2560386

## Value

€10m–30m

## Units / floor

74 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.