

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 73	2 dwellings, Main Street, Elphin, Co. Roscommon - Planning Application 2560247 / Main Street, Elphin, Co. Roscommon...	Granted / 2025-11-13 / €500k–1m	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, Main Street, Elphin, Co. Roscommon - Planning Application 2560247

Main Street, Elphin, Co. Roscommon, Roscommon / Roscommon County Council / Granted / 2025-11-13

Planning permission for the following: 1. Demolish storage shed and part of existing structure to rear, 2. Refurbish & extend the existing building to create a 3 bed dwelling house, a commercial unit circa 87sqm on ground floor & a 2 bed apartment on first floor, 3. Construct 1 No. 2 bed town hous...

Document details: Units: 1x3 bed house, 1x2 bed townhouse, 1x3 bed apartment, 1xcommercial unit

Floor: 450 sqm · Site: 0.095 ha · Phasing: single phase

Scope: Cladding, Roofing, Windows/doors; from Planning Report, Roscommon County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Roscommon County Council

Plan ref

2560247

Value

€500k–1m

Units / floor

2 units / 250 sqm

Promoter

Darran Dockery

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.