

PlanningBrief

Opportunity Board

01 Aug 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
--	--	--	--	---

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 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 65	~1 dwelling, 174, Balrothery Estate, Balrothery, Dublin 24, D24 HHY8 - Planning Application SD25B/0453W / 174, Balr...	Granted / 2026-04-29 / €<250k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~1 dwelling, 174, Balrothery Estate, Balrothery, Dublin 24, D24 HHY8 - Planning Application SD25B/0453W

174, Balrothery Estate, Balrothery, Dublin 24, D24 HHY8, Dublin / South Dublin County Council / Granted / 2026-04-29

For the demolition of part of existing boundary wall to the south and demolition of existing shed. Construction of new single storey granny flat to the side of existing house containing bedroom, WC and kitchen/living area, construction of new single storey home office and home gym to the side of...

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

South Dublin County Council

Plan ref

SD25B/0453W

Value

€<250k

Units / floor

1 unit / 56 sqm (units 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.