

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
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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 1 council file in record	Needs official check 0 no file indexed	Value basis indexed 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 81	~2 dwellings, 39 Michael Street, Waterford, Waterford City - Planning Application 2660016 / 39 Michael Street, Wate...	Granted / 2026-04-16 / No estimate	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~2 dwellings, 39 Michael Street, Waterford, Waterford City - Planning Application 2660016

39 Michael Street, Waterford, Waterford City, Waterford / Waterford City and County Council / Granted / 2026-04-16
change of use from Retail to Residential at First and Second Floor with access from Ground Floor. Residential development to comprise 2 no. Studio Apartments with 1 no. Apartment at First Floor and 1 no. Apartment at Second floor. No Modifications to External Appearance have been carried out. All...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Waterford City and County Council

Plan ref

2660016

Value

No estimate

Units / floor

2 units / floor unknown (units estimated)

Promoter

Patrick Greene

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.