

PlanningBrief

Opportunity Board

31 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 99 | 20 dwellings, Kilwoghan Woods, Crodaun, Celbridge - Planning Application 2560543 / Kilwoghan Woods, Crodaun, Celbri... | Granted / 2025-11-21 / €3m–10m | Granted record. Watch procurement, funding and commencement movement. | Official yes; PB yes; value yes; party yes | [ ]   | [ ]    | [ ] verified     |

Opportunity review board

01

BOARD

Signal

20 dwellings, Kilwoghan Woods, Crodaun, Celbridge - Planning Application 2560543

Kilwoghan Woods, Crodaun, Celbridge, Kildare / Kildare County Council / Granted / 2025-11-21

for planning permission to modify a permitted Strategic Housing Development (SHD) permission (ABP-307100) by way of a planning application for a Large-Scale Residential Development (LRD) permission on a site of c12.68 hectares located on lands at Kilwoghan Woods, in the Townland of Crodaun, Celbr...

Document details: Developer: Seattle Construction Limited · Units: 12xHouse Type A to House Type H, 2xHouse Type A1 to House Type H1, 2xHouse Type A2 to...

Site: 12.93 ha · Phasing: Phase 1 commenced; internal road network setup underway.

from Planning Report, Kildare County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Kildare County Council

Plan ref

2560543

Value

€3m–10m

Units / floor

20 units / 3,179 sqm

Promoter

Seattle Construction Ltd

Next move

Granted record. Watch procurement, funding and commencement movement.

[ ] Source opened

[ ] Team / owner checked

[ ] Save, alert or assign