

PlanningBrief

Opportunity Board

29 Sep 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 65	~4 dwellings, 24-25 South Main Street, Naas, Co. Kildare - Planning Application 2561193 / 24-25 South Main Street,...	Granted / 2026-07-08 / €250k-500k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~4 dwellings, 24-25 South Main Street, Naas, Co. Kildare - Planning Application 2561193

24-25 South Main Street, Naas, Co. Kildare, Kildare / Kildare County Council / Granted / 2026-07-08

a change of use and internal alterations to a vacant building. The proposed development includes change of use from a permitted financial institution use at ground floor level to a proposed mixed-use building, accommodating of 1 no. office unit (measuring c. 235 sq.m) at ground floor level and 4...

Document details: Units: 1x2 Bed / 4-person Apartment, 1x2 Bed / 3-person Apartment, 1x2 Bed / 4-person Apartm...

Floor: 769 sqm · Site: 0.04 ha

Scope: Windows/doors; from Planning Report, Kildare County Council planning file

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

Source trail

Authority

Kildare County Council

Plan ref

2561193

Value

€250k–500k

Units / floor

4 units / 470 sqm (units estimated, floor estimated)

Promoter

Pat Barrett

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.