

PlanningBrief

Opportunity Board

01 Oct 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

Estimated construction values are our estimates from floor area or stated homes and the project type, using rates from published Irish construction cost guides, January 2026. They cover building works only and are not stated figures. 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<br><b>1</b><br>from browser preview href                                       | Resolved records<br><b>1</b><br>matched current index       | Included<br><b>1</b><br>rendered in this PDF        | Missing / unavailable<br><b>0</b><br>requested but not resolved       |
| Document-verified details<br><b>0 of 1 leads</b><br>structured facts from planning documents | Official files linked<br><b>0</b><br>council file in record | Needs official check<br><b>1</b><br>no file indexed | Estimated construction value<br><b>0</b><br>records with our estimate |
| No estimate<br><b>1</b><br>no usable floor area, homes or type                               |                                                             |                                                     |                                                                       |

Decision register

| Priority       | Lead / location                                                            | Stage / value             | Why on board                                                                       | Evidence                                     | Owner | Status | Notes / verified |
|----------------|----------------------------------------------------------------------------|---------------------------|------------------------------------------------------------------------------------|----------------------------------------------|-------|--------|------------------|
| P01 / score 49 | Kilbeggan, Offaly - Commencement Notice 20/222 / Kilbeggan, Offaly, Offaly | Commencement / 2021-09-16 | Start-stage record. Check site activity, appointment signals and programme timing. | Official yes; PB yes; value check; party yes | []    | []     | [] verified      |

Opportunity review board

01

BOARD

Signal

**Kilbeggan, Offaly - Commencement Notice 20/222**

Kilbeggan, Offaly, Offaly / Offaly County Council / Commencement / 2021-09-16

ONE NUMBER DETACHED DORMER TYPE DWELLING, ONE NUMBER DETACHED SINGLE STOREY GARAGE, TO INSTALL A SEPTIC TANK AND PERCOLATION AREA, TO INSTALL A PRIVATE WELL, TO CONSTRUCT NEW ENTRANCE TO PUBLIC ROAD AND ALL ASSOCIATED SITE WORKS at BRACKLIN LITTLE, KILBEGGAN, CO. OFFALY

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Offaly County Council

Plan ref

20/222

Units / floor

1 unit / 239 sqm (units estimated)

Promoter

Promoter not listed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[ ] 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.