

PlanningBrief

Opportunity Board

10 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 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 22	1 dwelling, 20 Riverside, Woodquay, Galway - Planning Application 2660189 / 20 Riverside, Woodquay, Galway, Galway	Refused / 2026-07-30 / €250k-500k	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

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BOARD

Signal

1 dwelling, 20 Riverside, Woodquay, Galway - Planning Application 2660189

20 Riverside, Woodquay, Galway, Galway / Galway City Council / Refused / 2026-07-30

Permission for development which consists of: (i) alterations to existing layout, (ii) construction of new extension to front, side and rear of existing dwelling, (iii) replacement of existing flat roof with new pitcher roof to include attic rooms, (iv) alterations to existing elevations and (v)...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Galway City Council

Plan ref

2660189

Value

€250k–500k

Units / floor

1 unit / 45 sqm

Promoter

Clodagh Ni Bhric & Reinier Van Der Maat

Next move

Value-band lead. Verify source details before commercial follow-up.

☐ 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.