

PlanningBrief

Opportunity Board

01 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

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>0 of 1 leads</div> <div>structured facts from planning documents</div> | <div>Official files linked</div> <div>0</div> <div>council file in record</div> | <div>Needs official check</div> <div>1</div> <div>no file indexed</div> | <div>Value basis indexed</div> <div>0</div> <div>value band indexed</div>           |
| <div>No value basis indexed</div> <div>1</div> <div>not disclosed or indexed</div>                               |                                                                                 |                                                                         |                                                                                     |

Decision register

| Priority       | Lead / location                                                           | Stage / value                           | Why on board                                                                       | Evidence                                     | Owner | Status | Notes / verified |
|----------------|---------------------------------------------------------------------------|-----------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------|-------|--------|------------------|
| P01 / score 49 | Ardrahan, Galway - Commencement Notice 2560344 / Ardrahan, Galway, Galway | Commencement / 2026-02-18 / No estimate | 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

**Ardrahan, Galway - Commencement Notice 2560344**

Ardrahan, Galway, Galway / Galway County Council / Commencement / 2026-02-18

New Private dwelling house on green field site

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Galway County Council

Plan ref

2560344

Value

No estimate

Units / floor

units unknown / 224 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.