

PlanningBrief

Opportunity Board

02 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<br>Source PlanningBrief lead IDs<br>Selection 1 records resolved<br>Preview basis Same selected lead IDs as board preview | Selected leads<br><b>1</b><br>resolved records | Included<br><b>1</b><br>shown on board | Packet cap<br><b>50</b><br>maximum records | Selection<br><b>Manual</b><br>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 | Elphin, Roscommon - Commencement Notice 23320 / Elphin, Roscommon, Roscommon | Commencement / 2026-09-30 | Start-stage record. Check site activity, appointment signals and programme timing. | Official yes; PB yes; value check; party check | []    | []     | [] verified      |

Opportunity review board

01

BOARD

Signal

Elphin, Roscommon - Commencement Notice 23320

Elphin, Roscommon, Roscommon / Roscommon County Council / Commencement / 2026-09-30

To construct 1no. new single-story block built private dwelling at Elphin Townland, Elphin, Co. Roscommon

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Roscommon County Council

Plan ref

23320

Units / floor

1 unit / 187 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.