

PlanningBrief

Opportunity Board

29 Jul 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

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 95	20 dwellings, Edenderry Road, Laurencetown Rhode, Co. Offaly - Planning Application 2560508 / Edenderry Road, Laure...	Further Information / 2025-10-23 / €3m–10m	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

20 dwellings, Edenderry Road, Laurencetown Rhode, Co. Offaly - Planning Application 2560508

Edenderry Road, Laurencetown Rhode, Co. Offaly, Offaly / Offaly County Council / Further Information / 2025-10-23

(A) Planning Permission for 20 no. houses in Phase 1 of proposed housing development consisting of (i) Type A - 2 no. detached 3-bedroom single storey type houses (ii) Type B - 3 no. detached 3-bedroom single storey type houses (iii) Type D - 3 no. detached 3-bedroom dormer type houses (iv) Type...

Document details: Units: 6x4-bedroom dwellings, 10x3-bedroom dwellings, 4x2-bedroom dwellings
Site: 4.235 ha · Phasing: Phase 1 consists of 20 houses; overall development includes future Phase 2.
from Architectural Design Statement, Offaly County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Offaly County Council

Plan ref

2560508

Value

€3m–10m

Units / floor

20 units / 2,226 sqm

Promoter

Patrick Muldoon

Next move

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

[] Source opened

[] Team / owner checked

[] Save, alert or assign