

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
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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 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 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 97	~54 dwellings, Lands at Crann Ard and Glencarra Estates, Fethard Road, Clonmel - Planning Application 2660709 / Lan...	New Application / 2026-07-21 / No estimate	Application record. Track decision timing and competing nearby work.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~54 dwellings, Lands at Crann Ard and Glencarra Estates, Fethard Road, Clonmel - Planning Application 2660709

Lands at Crann Ard and Glencarra Estates, Fethard Road, Clonmel, Tipperary / Tipperary County Council / New Application / 2026-07-21

a development which will consist of the construction of a residential development of 54 no. houses, comprising 7 no. single-storey, 3-bed detached units; 24 no. two-storey, 3-bed semi-detached units; 12 no. two-storey, 3-bed terraced units and 11 no. two-storey, 2-bed terraced units; 119 no. car...

Document details: Developer: Bluemont Developments (Clonmel) Ltd. · Units: 7x3-bed detached, 24x3-bed semi-detached, 12x3-bed terraced, 11x2-bed terraced

Floor: 5,402 sqm · Site: 2.12 ha · Phasing: Single phase

from Architectural Design Statement, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2660709

Value

No estimate

Units / floor

54 units / floor unknown (units estimated)

Promoter

Bluemont Developments (Clonmel) Ltd

Next move

Application record. Track decision timing and competing nearby work.

[] 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.