

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 91	~42 dwellings, Innisfail, Kickham Street, Thurles, E41 P8X8 - Planning Application 2660723 / Innisfail, Kickham Str...	New Application / 2026-07-24 / 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

~42 dwellings, Innisfail, Kickham Street, Thurles, E41 P8X8 - Planning Application 2660723

Innisfail, Kickham Street, Thurles, E41 P8X8, Tipperary / Tipperary County Council / New Application / 2026-07-24

the following works: a) the construction of 42no. residential dwelling units comprising of the following types; 1no. Block A (2-storey semi-detached block of 1no. 2-bed & 1no. 3-bed); 1no. Block A1 (2-storey semi-detached block of 1no. 2-bed & 1no. 3-bed); 1no. Block B (2-storey semi-detached blo...

Document details: Developer: Coolross Homes Ltd. · Units: 4x1-bed apartment, 6x2-bed house, 12x3-bed house, 20x4-bed house

Floor: 5,250 sqm · Site: 1.262 ha

from Application Form - Part A, Tipperary County Council planning file

[Open official/source record](#)[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2660723

Value

No estimate

Units / floor

42 units / floor unknown (units estimated)

Promoter

Coolross Homes Ltd

Next move

Application record. Track decision timing and competing nearby work.

☐ Source opened☐ Team / owner checked☐ Save, alert or assign

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