

PlanningBrief

Opportunity Board

17 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	~98 dwellings, Arden Road, Tullamore, Co. Offaly - Planning Application 2660158 / Arden Road, Tullamore, Co. Offaly...	New Application / 2026-03-26 / 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

~98 dwellings, Arden Road, Tullamore, Co. Offaly - Planning Application 2660158

Arden Road, Tullamore, Co. Offaly, Offaly / Offaly County Council / New Application / 2026-03-26

a single amendment and modification to the permission granted for 98 residential units (including 28 no. apartments) and a community creche under Planning Ref. 21/328 and subsequently amended under Planning Ref. 25/60315 and currently under a minor amendment under Planning Ref. 25/60674. The devel...

Document details: Developer: Arden Square Development Limited · Units: 1x2 Bed

Floor: 76 sqm · Site: 5.49 ha

Scope: Solar PV; from Application Form - Part A, Offaly County Council planning file

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

Source trail

Authority

Offaly County Council

Plan ref

2660158

Value

No estimate

Units / floor

98 units / floor unknown (units estimated)

Promoter

Arden Square Development Ltd

Next move

Application record. Track decision timing and competing nearby work.

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