

PlanningBrief

Opportunity Board

15 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	~21 dwellings, Swellan Upper, Cavan, Co. Cavan - Planning Application 2660344 / Swellan Upper, Cavan, Co. Cavan, Cavan	New Application / 2026-06-19 / 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

~21 dwellings, Swellan Upper, Cavan, Co. Cavan - Planning Application 2660344

Swellan Upper, Cavan, Co. Cavan, Cavan / Cavan County Council / New Application / 2026-06-19

for a residential development scheme containing 21 no. residential units consisting of 14 no. 3 bedroom (2 storey) units, 4 no. 1 bedroom units in one 2 storey block, 1 no. 4 bed detached dormer and 2 no. 2 bedroom (1 storey) units with / without attic accommodation. Access to the proposed develo...

Document details: Developer: Latt Properties Ltd · Units: 14x3 bed (2 storey), 4x1 bed (in 2 storey block), 1x4 bed detached dormer, 2x2 bed (1...

Site: 0.94 ha · Phasing: Phase 1 of 20 units granted under reg.; current application for 21 units as...

Scope: Cladding, Roofing, Windows/doors; from Design Statement, Cavan County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Cavan County Council

Plan ref

2660344

Value

No estimate

Units / floor

21 units / floor unknown (units estimated)

Promoter

Latt Properties Ltd

Next move

Application record. Track decision timing and competing nearby work.

[] Source opened

[] Team / owner checked

[] Save, alert or assign