

PlanningBrief

Opportunity Board

16 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 81	~40 dwellings, Springmount, Ballyard, Tralee Co. Kerry - Planning Application 2561102 / Springmount, Ballyard, Tral...	Further Information / 2025-11-27 / No estimate	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

~40 dwellings, Springmount, Ballyard, Tralee Co. Kerry - Planning Application 2561102

Springmount, Ballyard, Tralee Co. Kerry, Kerry / Kerry County Council / Further Information / 2025-11-27

A 10 year permission for the following- 40 no. two storey semi-detached and terraced residential dwellings (6 no. 2 Beds, 22 no. 3 beds & 12 no. 4 beds), 68 no. in curtilage parking spaces, shared open spaces, emergency vehicle access from Lovers Lane, emergency vehicle access to the permitted bu...

Document details: Developer: Tello Developments Ltd. · Units: 6x2 beds, 22x3 beds, 12x4 beds

Site: 2.14 ha

from Architects Design Statement, Kerry County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Kerry County Council

Plan ref

2561102

Value

No estimate

Units / floor

40 units / floor unknown (units estimated)

Promoter

Tello Developments Ltd.

Next move

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

[] 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.