

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

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 99	83 dwellings, Browneshill Road Lower & Link Road, Chapelstown, Carlow - Planning Application 2560063 / Browneshill...	Granted / 2026-01-12 / €10m–30m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

83 dwellings, Browneshill Road Lower & Link Road, Chapelstown, Carlow - Planning Application 2560063

Browneshill Road Lower & Link Road, Chapelstown, Carlow, Carlow / Carlow County Council / Granted / 2026-01-12 development at this site of c. 2.7 Ha. The development will comprise of the construction of 83 No. residential units and all ancillary works consisting of: 66 No. 2 storey houses (18 No. 3 bed terraced units (c. 98.16 sqm Gross Floor Area (GFA)) 12 No. 2 bed terraced units (c. 82.32 sqm GFA); and...

Document details: Units: 36x3 bed semi-detached, 30x2 bed and 3 bed terraced, 5x2 bed bungalow, 12x2 and 3 bed...

Site: 2.7 ha

Scope: Cladding, Roofing, Windows/doors; from Planning Report, Carlow County Council planning file

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

Source trail

Authority

Carlow County Council

Plan ref

2560063

Value

€10m–30m

Units / floor

83 units / 8,305 sqm

Promoter

Nesselside Builders Uc

Next move

Granted record. Watch procurement, funding and commencement movement.

[] 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.