

PlanningBrief

Opportunity Board

02 Aug 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 81	20 dwellings, Swellan Upper, Cavan, Co. Cavan - Planning Application 2460265 / Swellan Upper, Cavan, Co. Cavan, Cavan	Granted / 2024-12-16 / €3m–10m	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

20 dwellings, Swellan Upper, Cavan, Co. Cavan - Planning Application 2460265

Swellan Upper, Cavan, Co. Cavan, Cavan / Cavan County Council / Granted / 2024-12-16

for the construction of a residential development scheme containing 20 no. residential units consisting of 16 no. 3 bedroom (2 storey) units, 2 no. 2 bedroom (2 storey) units and 2 no. 2 bedroom (1 storey) units with / without attic accommodation. The proposed development also includes the use of...

Document details: Site: 0.95 ha
from Design Statement, Cavan County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Cavan County Council

Plan ref

2460265

Value

€3m–10m

Units / floor

20 units / 2,389 sqm

Promoter

not included in reference feed

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.