

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 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	98 dwellings, Arden, Tullamore, County Offaly - Planning Application 2560314 / Arden, Tullamore, County Offaly, Offaly	Granted / 2025-10-20 / €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

98 dwellings, Arden, Tullamore, County Offaly - Planning Application 2560314

Arden, Tullamore, County Offaly, Offaly / Offaly County Council / Granted / 2025-10-20

amendments and modifications to the permission granted for 98 residential units (including 36 no. apartments within three duplex blocks) under Planning Ref. 21/327 (no change is proposed to the number of dwelling units or dwelling mix). This application is being made concurrently with an applicat...

Document details: Developer: Arden Square Development Limited · Units: 12x1-bed apartment, 24x3-bed duplex

Site: 4.81 ha · Phasing: Single phase

Scope: Solar PV, Cladding; from Planning report, Offaly County Council planning file

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

Source trail

Authority

Offaly County Council

Plan ref

2560314

Value

€10m–30m

Units / floor

98 units / 10,285 sqm

Promoter

Arden Square Development Ltd

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.