

PlanningBrief

Opportunity Board

01 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 99	33 dwellings, Plots no. 21-29 38 41-63 Limetree Grove, Cashel, Co. Tipperary - Planning Application 2460977 / Plots...	Granted / 2025-02-19 / €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

33 dwellings, Plots no. 21-29 38 41-63 Limetree Grove, Cashel, Co. Tipperary - Planning Application 2460977

Plots no. 21-29 38 41-63 Limetree Grove, Cashel, Co. Tipperary, Tipperary / Tipperary County Council / Granted / 2025-02-19

the amendments to previously approved application ref. no. 201201 & An Bord Pleanala ref. no. 310861-21 for revised plans, elevations to 33 no. approved houses, to include 12 no. 5-bed three storey houses, 11 no. 4-bed two storey houses, 10 no. 3-bed two storey houses with amended associated plot...

Document details: Developer: SMJ Developments Limited · Units: 4x3-bed, 4x4-bed, 5x5-bed

Floor: 2,162 sqm · Site: 0.66 ha

from Application Form - Part A, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2460977

Value

€3m–10m

Units / floor

33 units / 5,560 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.