

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 0 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 63	Commercial fit-out, Unit 1 Quintin's Way, Pearse Street, Nenagh Co. Tipperary - Planning Application 2460722 / Unit...	Granted / 2024-11-27 / €<250k	Granted record. Watch procurement, funding and commencement movement.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

Signal

Commercial fit-out, Unit 1 Quintin's Way, Pearse Street, Nenagh Co. Tipperary - Planning Application 2460722

Unit 1 Quintin's Way, Pearse Street, Nenagh Co. Tipperary, Tipperary / Tipperary County Council / Granted / 2024-11-27

(a) Proposed change of use from existing retail use (Ground Floor 63.5 m2 and First Floor 86.2m2) to Class 2 – Banking Use, (b) Proposed façade alterations including installation of louvres, (c) Proposed new internally illuminated fascia signage, and (d) proposed double sided internally illuminat...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2460722

Value

€<250k

Units / floor

units unknown / 150 sqm (floor estimated)

Promoter

Ebs D.a.c.

Next move

Granted record. Watch procurement, funding and commencement movement.

[] Source opened

[] Team / owner checked

[] Save, alert or assign