

PlanningBrief

Opportunity Board

01 Oct 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

Source rule

Estimated construction values are our estimates from floor area or stated homes and the project type, using rates from published Irish construction cost guides, January 2026. They cover building works only and are not stated figures. 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 0 council file in record	Needs official check 1 no file indexed	Estimated construction value 1 records with our estimate
No estimate 0 no usable floor area, homes or type			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 62	Kilsheelan, Tipperary - Commencement Notice / Kilsheelan, Tipperary, Tipperary	Commencement / 2025-11-19 / €540k to €1.4m (our estimate)	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Kilsheelan, Tipperary - Commencement Notice

Kilsheelan, Tipperary, Tipperary / Tipperary County Council / Commencement / 2025-11-19

For: Material Change of use/Completion of vacant shell and core ground floor units to provide 9 No apartments. Including all ancillary works. The works are confined to the subject areas of the application, and ground floor areas of the building only. Ivowen, Kilsheelan, Co. Tipperary. The areas c...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

Commencement notice

Est. construction value

€540k to €1.4m (our estimate)

Units / floor

9 units / 684 sqm (units estimated)

Promoter

Promoter not listed

Next move

Start-stage record. Check site activity, appointment signals and programme timing.

[] 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.