

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 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 99	98 dwellings, Tullamore, Offaly - Planning Application 21328 / Tullamore, Offaly, Offaly	Commencement / 2024-12-06 / €10m–30m	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

98 dwellings, Tullamore, Offaly - Planning Application 21328

Tullamore, Offaly, Offaly / Offaly County Council / Commencement / 2024-12-06

DEVELOPMENT AT THIS SITE, WHICH IS BOUNDED BY EXISTING PROPERTIES ALONG ARDEN ROAD TO THE EAST, IS BOUNDED BY EXISTING PROPERTIES ALONG COLLINS LANE TO THE NORTH, IS BOUNDED BY BALLIN RI, RESIDENTIAL ESTATE TO THE WEST, IS BOUNDED BY A COMMUNITY PLAYING AREA "TULLAMORE SPORTSLINK" TO THE SOUTH. T...

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Offaly County Council

Plan ref

21328

Value

€10m–30m

Units / floor

98 units / 10,250 sqm

Promoter

Archtree Construction Ltd

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.