

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	92 dwellings, Site west of Father Paul Murphy Street, Edenderry, Co. Offaly - Planning Application 2560550 / Site w...	Commencement / 2026-06-17 / €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

92 dwellings, Site west of Father Paul Murphy Street, Edenderry, Co. Offaly - Planning Application 2560550

Site west of Father Paul Murphy Street, Edenderry, Co. Offaly, Offaly / Offaly County Council / Commencement / 2026-06-17

92no. Dwellings consisting of: • 19no. Type A Semi Detached 2 Storey 4 Bed Dwelling • 1no. Type A1 Semi Detached 2 Storey 4 Bed Dwelling • 10no. Type B Semi Detached 2 Storey 3 Bed Dwelling • 9no. Type C Ground Floor 1 Bed Maisonette • 1no. Type C2 Ground Floor 1 Bed Maisonette • 9no. Type C1 2 S...

Document details: Developer: Newlyn Homes · Units: 19xType A Semi Detached 2 Storey 4 Bed Dwelling, 1xType A1 Semi Detached 2 Storey 4 B...

Site: 4.4 ha · Phasing: Phase 1 – Creche, Units 1-66; Phase 2 – Units 67-92

from Newlyn Homes Design Statement, Offaly County Council planning file

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

Source trail

Authority

Offaly County Council

Plan ref

2560550

Value

€10m–30m

Units / floor

92 units / 7,939 sqm

Promoter

Newlyn Homes 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.