

PlanningBrief

Opportunity Board

28 Sep 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	91 dwellings, Nenagh, Tipperary - Planning Application 2260527 / Nenagh, Tipperary, Tipperary	Commencement / 2026-03-02 / €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

91 dwellings, Nenagh, Tipperary - Planning Application 2260527

Nenagh, Tipperary, Tipperary / Tipperary County Council / Commencement / 2026-03-02

91 no. residential units that will comprise the following: a) 10 no. 4 bed 2-storey detached houses (Type A), b) 1 no. 4 bed 2-storey detached house (Type B), c) 32 no. 4 bed 2-storey semi-detached houses (Type C & Ch'), d) 9 no. 4 bed 2-storey semi-detached houses (Type D & Dh'), e) 5 no. 4 bed...

Document details: Developer: Dromin Nenagh Property Development LTD · Units: 10xType A - 4/5 bedroom two storey detached houses, 1xType B - 4 bedroom two storey...

Site: 3.43 ha · Phasing: Phase 1 of a 4-phase masterplan, includes creche, sport pitches, and commer...
from design statement phase 1, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2260527

Value

€10m–30m

Units / floor

91 units / 11,137 sqm

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.