

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 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	41 dwellings, Clonmel, Tipperary - Planning Application 2360415 / Clonmel, Tipperary, Tipperary	Commencement / 2024-07-17 / €3m–10m	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

41 dwellings, Clonmel, Tipperary - Planning Application 2360415

Clonmel, Tipperary, Tipperary / Tipperary County Council / Commencement / 2024-07-17

the modification of part of the submitted site layout on planning file reference no. 19601108 by provision of an extra eight residential units (i.e. 41 no. units where 33 no. are permitted). The new layout shall comprise 7 no. terraces of 3 houses with a mix of 2, 3 & 4 bedrooms, 2 no. terraces o...

Document details: Developer: Brinkley Homes Ltd · Units: 10x2-bed houses, 13x3-bed houses, 6x4-bed houses, 12x1-bed apartments

Floor: 3,724 sqm · Site: 1.19 ha

Scope: Cladding, Windows/doors; from Application Form - Part A, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2360415

Value

€3m–10m

Units / floor

41 units / 4,324 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.