

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	122 dwellings, Clonmel, Tipperary - Planning Application 2460316 / Clonmel, Tipperary, Tipperary	Commencement / 2024-12-24 / €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

122 dwellings, Clonmel, Tipperary - Planning Application 2460316

Clonmel, Tipperary, Tipperary / Tipperary County Council / Commencement / 2024-12-24

amendments to the Strategic Housing Development (SHD) permitted on site under Ref. ABP-311290-21 for 115 no. residential units(47 no. apartments/duplexes within 5 no. 3 storey blocks and 68 no. 2-4 bed houses), creche and associated works. This amendment application seeks to omit all permitted du...

Document details: Developer: Torca Developments Limited · Units: 8x1 Bed Apartment, 38x2 Bed Apartment, 9x2 Bed Terraced House, 37x3 Bed Terraced Hous...

Site: 5.23 ha

from Planning Report, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2460316

Value

€30m+

Units / floor

122 units / 13,385 sqm

Promoter

Pennywood 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.