

PlanningBrief

Opportunity Board

01 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

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 0 council file in record	Needs official check 1 no file indexed	Value basis indexed 0 value band indexed
No value basis indexed 1 not disclosed or indexed			

Decision register

Priority	Lead / location	Stage / value	Why on board	Evidence	Owner	Status	Notes / verified
P01 / score 100	Birr, Offaly - Commencement Notice 24/60120 / Birr, Offaly, Offaly	Commencement / 2026-05-05 / No estimate	Start-stage record. Check site activity, appointment signals and programme timing.	Official yes; PB yes; value check; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

Birr, Offaly - Commencement Notice 24/60120

Birr, Offaly, Offaly / Offaly County Council / Commencement / 2026-05-05

Construction 26 no. new houses and associated site works, nos. 1 to 26 incl. mcregol corran, townparks, birr, co offaly.

Document details: Developer: Beech Avenue Properties Limited · Units: 2x3-bed semi-detached (Type H), 1x2-bed bungalow (Type L2), 10x1&2-bed terraced bunga...

Site: 2.4 ha · Phasing: Single phase completion of Macregol Páirc and Corr na Meala developments wi...
from Architectural Design Statement, Offaly County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Offaly County Council

Plan ref

24/60120

Value

No estimate

Units / floor

3 units / 2,165 sqm (units estimated)

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.