

PlanningBrief

Opportunity Board

29 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 87	35 dwellings, Crann Ard and Glencarra Estates, Ardgeeha Upper Clonmel, Co. Tipperary - Planning Application 2561350...	Further Information / 2025-12-22 / €3m–10m	Value-band lead. Verify source details before commercial follow-up.	Official yes; PB yes; value yes; party yes	[]	[]	[] verified

Opportunity review board

01

BOARD

Signal

35 dwellings, Crann Ard and Glencarra Estates, Ardgeeha Upper Clonmel, Co. Tipperary - Planning Application 2561350

Crann Ard and Glencarra Estates, Ardgeeha Upper Clonmel, Co. Tipperary, Tipperary / Tipperary County Council / Further Information / 2025-12-22

(1) the construction of 35 no. houses, comprising 24 no. 3-bedroom, two-storey, semi-detached units; 9 no. 3-bedroom, two-storey, terraced units; and 2 no. 3-bedroom, single-storey, detached units with a total of 75 no. car parking spaces. (2) Landscaping, public open space and boundary treatment...

Document details: Developer: Bluemont Developments (Clonmel) Ltd. · Units: 35x3-bed house

Floor: 3,612 sqm · Site: 1.4 ha · Phasing: Single phase

from Architectural Design Statement, Tipperary County Council planning file

[Open official/source record](#)

[Open PlanningBrief record](#)

Source trail

Authority

Tipperary County Council

Plan ref

2561350

Value

€3m–10m

Units / floor

35 units / floor unknown

Promoter

Bluemont Developments (Clonmel) Ltd

Next move

Value-band lead. Verify source details before commercial follow-up.

[] Source opened

[] Team / owner checked

[] Save, alert or assign

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