

**The Secretary
Planning Department
Cork City Council
City Hall
Co. Cork**

04th June, 2026

Our ref: 231064/231064-let-001/BD

A Chara,

Re: Permission for a Large-Scale Residential Development (LRD) at this c. 1.0 ha site of the former DELL EMC premises, Innishmore, Ballincollig, Cork. The proposed development will consist of the demolition of the existing former 2 no. storey DELL EMC building (c. 3882 sq m) and ancillary plant area, with associated site clearance works. The proposed development will provide for the 130 no. residential units, arranged in 3 no. blocks in a development ranging in height from 3 to 6 no. storeys. The development will comprise a mix of 108 no. apartments (total apartment blocks area - c. 10, 657 sqm), arranged in 2 no. blocks, providing a unit mix of 52 no. 1-bed and 56 no. 2-bed apartment units. In addition, the proposed development will provide 22 no. duplex units (total duplex block area - c. 2, 159 sqm), arranged in 1 no. block, providing a unit mix of 4 no. 1-bed, 9 no. 2-bed, and 9 no. 3 beds. Vehicular, cyclist and pedestrian access to the proposed development will be via 2 no. entrances from Innishmore Lawn (to the north east) and Mechterstadt Road (to the south west) and the development will include for pedestrian and cyclist permeability. Additionally, pedestrian access points are provided to the west of the subject site and to the south, off Mechterstadt Road. The development will also include the provision of private, communal and public open space (including all balconies); car parking at ground floor level and undercroft; bicycle parking; internal roads and pathways; bin stores; hard and soft landscaping; boundary treatments; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; retaining walls; changes in level; services provision and related ducting, piping and cabling; electric vehicle charging points; attenuation tanks; SUDS; signage; 1 no. ESB substation; wayfinding structures; public realm works including public lighting; and all site development and excavation works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the Cork City Development Plan 2022-2028. The Application may also be inspected online at the following website set up by the applicant: LRD Website: www.westcitylrd.ie Site of the Former DELL EMC premises, Innishmore, Ballincollig, Cork Planning ref.: 26/44538

This is a response to a request for further information (RFI).

I refer to the above named application for planning permission ref. 26/44538 and Cork City Council's request for further information.

Please find our response hereunder, nomenclature as per the above mentioned RFI.

1.

(i) the omission of the 6th storey element;

The proposed development has been revised to omit the upper floor on the western block of apartments as requested. This has resulted in an overall reduction of apartments by 6 no., giving a total revised number of units in the scheme of 124 no.

• the set back of the resulting 5th storey (reflective of that of the current 6th storey) so as to achieve a shoulder height of 4 storeys onto Mechterstadt Road and to improve the visual relationship of the development to the Westview development to the north of the site and in the wider visual envelope/streetscape.

In response to the Planning Authority's request, the proposed development has been revised to incorporate a setback at fifth floor level, consistent with the previously proposed treatment of the sixth storey.

As illustrated on the submitted revised drawings, the uppermost level has been set back from the principal elevation onto Mechterstadt Road. This adjustment effectively establishes a shoulder height of four storeys along the street frontage.

It is proposed that this design amendment achieves the following:

- Reduction in perceived massing
- Improved streetscape integration
- Enhanced visual relationship with adjoining development
- Articulation of the building form

Accordingly, it is proposed that the revised design satisfactorily addresses the Planning Authority's concerns in respect of building height, scale, and visual impact.

The omission of this uppermost floor has provided the opportunity to revise the Fire Safety strategy in the building. As a result of this review, an additional escape stairs has been incorporated to the North Elevation of each apartment building, and minor amendments internally to accommodate smoke control and escape distances.



Image 1.1 – *Extract from revised contextual drawings indicating amendments made to the overall height of the development.*

- (ii) **the omission of the type 1C apartments and balconies with the potential for increased daylight and space to the circulation spaces and an increase in the number of bedrooms to the type 1D apartments.**

We note the Council's request to omit this apartment type. The revised layout submitted as part of this response has been developed in direct response to the need to increase the daylight and sunlight performance to these apartments. As an extension of this request, a wider review of the design strategy has been undertaken with a view to increase the quality of daylight in all apartments in the scheme.

Apartment type 1C and 1D are proposed to remain as 1 bedroom apartments, but the envelope of the scheme has been adjusted on the internal courtyard side to accommodate the increased daylight to main habitable living areas. As a result, these apartment types are now among the highest performing apartment types for quality of daylight and sunlight performance, as indicated on the revised report by BPC Engineers included separately as part of this submission.

More broadly, the design strategy review of internal layouts has led to the revisions of the typical floor plan, and have improved the daylight performance of apartments across the entire scheme. Living areas are now generally proud of shaded areas or recessed balcony locations, which contribute largely to the increased quality of light within all apartments. These changes are reflected on submitted revised floor plans.

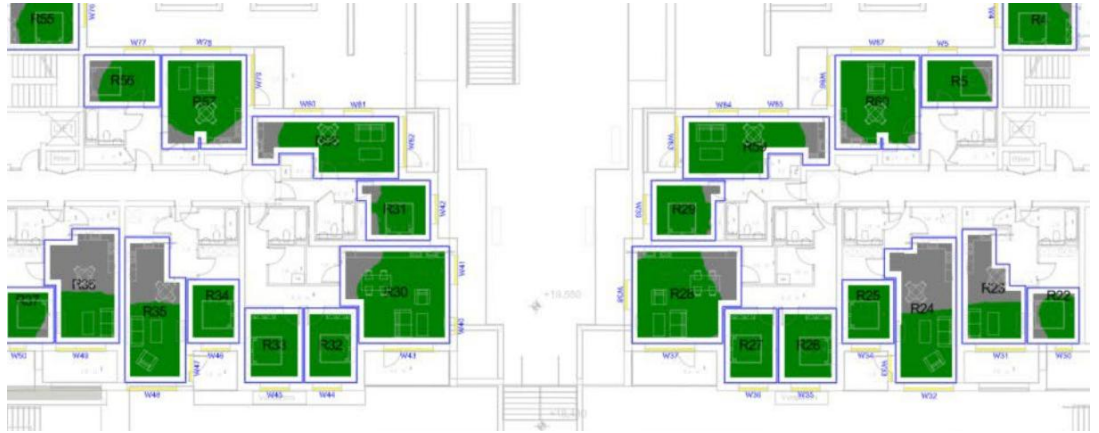


Image 1.2 – Extract from revised Daylight & Sunlight Assessment carried out by BPC Engineers indicating typical floor plan of central apartments which have been revised to dual aspect and perform amongst the highest in terms of daylight & sunlight analysis.

- 2. It is also considered that the car parking ratio is excessively low and that a ratio of 1 space per 0.6 units is more appropriate on site. Please submit revised drawings and details in this regard noting the reduction in unit numbers as per Item 1.**

Please see enclosed revised Lower Ground Floor Plan, drawing number 1109 which indicates the omission of the apartment in the south east corner of the eastern block. In addition to the omission of 5 no. apartments on the upper most floor, and 1 no. apartment on the Lower Ground Floor, the revised number of proposed units is 124 no., which is 6 no. less than the original 130 no.

The addition space in the enclosed carpark has been allocated to parking, which has increased to 57 no. internal car parking spaces (increased from 49 no.), and 19 no. external car parking spaces, providing a total of 76 no. spaces total, an increase of 8 no. spaces. This equates to a ratio of 0.61 spaces per unit. We trust this satisfies the quantum requested.

We note that the wording of the requested further information proposes a ratio of 1 space per 0.6 units, however we are assuming that this ratio has been proposed in error, and that the inverse is requested in keeping with the discussions and opinions received from Cork City Council during this application process. We are happy to submit any further information should clarification on this matter be required.

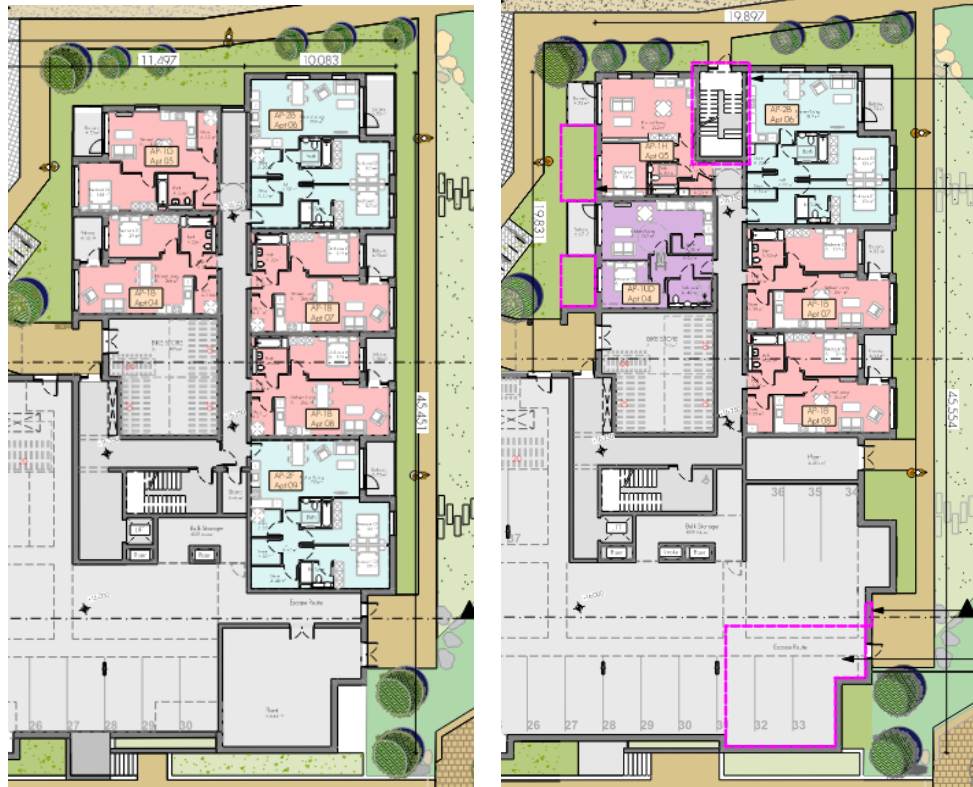


Image 2.1 –

(left) Extract from original submitted Lower Ground Plan drawing ref. 1109

(right) Extract from revised Lower Ground Plan with the omission of the south eastern apartment and increase of car-parking provision.

3.

- (i) **Please submit an updated Daylight and Sunlight assessment having regard to the changes required above and which also provides an assessment of the sunlight quality/APSH should be submitted as per Chapter 3 of BRE Guidance - (Section 3.1)**

Please see enclosed updated Daylight and Sunlight assessment report prepared by BPC Engineers as requested. Please note that due to the amendments proposed after undertaking a review of the quality of living internally, all apartments have a greatly increased quality of daylight as proposed, and 94% of all rooms meet or exceed BRE minimum recommendations.

- (ii) **Please also note that where a proposal may not be able to fully meet all the requirements of the daylight provisions, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out. Full details in this regard should be submitted.**

The submitted Daylight and Sunlight Assessment has been updated to reflect the revised scheme and includes a detailed assessment of sunlight availability to all proposed communal amenity areas, in accordance with BRE guidance. The results confirm that the development achieves strong overall performance in respect of sunlight to open space.

The assessment demonstrates that approximately 77% of the total amenity area receives at least two hours of sunlight on 21st March, thereby exceeding the BRE recommended criterion, which requires that at least 50% of the amenity space achieves this level.

The analysis also confirms that the majority of individual amenity spaces comply with BRE guidance. While one area at podium level (Amenity A5) achieves a lower level of sunlight access, this is offset by the high levels of solar access achieved across the remaining amenity areas, including the principal courtyards, which demonstrate strong performance.

Importantly, the assessment confirms that the cumulative performance of the amenity provision exceeds BRE recommendations and provides a high quality external environment for residents.

- (iii) **It is noted that the corresponding room diagrams within the submitted Daylight & Sunlight Assessment are to a very small scale and rather difficult to read and revised drawings to a larger scale should be submitted as part of the response to this Further Information request. Note there also appears to be a typo error on the last sentence on P. 42 of the Assessment).**

All efforts have been made to enhance the print quality of the revised submission. Should and further clarification be required on this document, please contact the submission team who will facilitate further clarity on this document in a timely manner.

4. A revised Part V proposal should be submitted to address concerns regarding the daylight performance of the units offered.

Please see enclosed as part of this response revised Floor Plan drawings no. 1020 – 1024 inclusive indicating the revised Part V apartments proposed.

Please note that while proposing the Part V units in this further information submission, we have taken in to consideration the significantly increased daylight performance of the new scheme.

As the total number of apartments proposed has decreased from 130 no. to 124 no., we have reduced the proposed number of Part V apartments proportionately from 26 no. to 25 no.

5. **Please submit 2 No. section drawings through the buildings either side of the podium (rather than the central location shown on Drawing 231064-MA-ZZ-00-DR-A-1030-P04- to show the revised scheme - as per Item 19a of the Opinion.**

Please see enclosed drawings 231064-MA-ZZ-00-DR-A-1029 & 1030, Site Sections D and E respectively that illustrate the requested information.

6. **A revised/updated schedule of accommodation including floor area calculations etc should be submitted following the revisions to the scheme.**

Please see included as part of this submission the revised document **231064-Appendix 1 - Schedule of Accommodation - Further Information Response** which includes the floor area calculations as requested.

7. **A revised outline of the performance of the scheme against minimum standards as per the 2025 Apartment Design Guidelines - Note the dual aspect units should be clearly marked up on the floor plan drawings.**

Please see included new drawing reference number

231064-MA-ZZ-05-DR-A-1109-P01 Dual Aspect Apartments

which indicates the dual aspect apartments within the scheme.

Please also see enclosed new document **231064-Compliance Statement Apartment Design 2025-003-A** which reviews the revised scheme in relation to the Apartment Design Standards.

We trust that the above is in order, however should you require clarification on any of this information, please don't hesitate to contact us.

Yours sincerely,

Brendan Dwyer, MRIA