



Comhairle Cathrach Chorcaí Cork City Council

Application for Planning Permission

Confidential Contact Information (To be completed for all applications)

- The applicant(s) address **must** be submitted on this page.
- This section will not be published on the internet as part of the planning file.
- **Only one copy of Section 1 of the application form needs to be submitted**

1.1.Applicant: (from Question 5 of the Application Form)

Applicant 1		Applicant 2	
Address (Required)	Castle Peak Properties Ltd, 21 Lavitt's Quay, Cork City,	Address (Required)	N/A
Eircode	T12 HYT9	Eircode	
Contact No.	021-4275008	Contact No.	
Mobile No.	None Provided	Mobile No.	
Email Address	info@ocallaghanproperties.com	Email Address	

1.2. Person/Agent acting on behalf of the Applicant (if any): (From Question 7 of the Application Form)

(From Question 7 of the Application Form)			
Name:	Órla Casey, Tom Phillips + Associates		
Address:	Tom Phillips + Associates, Mathew House, Father Mathew Street, Cork City		
Eircode	T12 TN56		
Contact No.	021 2066596		
Mobile No.	0877120170		
Email Address	teamstephen@tpa.ie		
Should all correspondence be sent to the above address? Tick ☒ appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)			
YES	☒	NO	☐

**1.3. Person responsible for preparation of Drawings and Plans:
(From Question 8 of the Application Form)**

Name:	Brendan Dwyer, Meitheal Architects
Address:	One South Mall, Cork
Eircode	T12 CCN3
Contact No.	021 422 6090
Mobile No.	None available
Email Address	Brendan.dwyer@mthl.ie

**1.4. Contact details of Company: Where Applicant is a Company registered under the Companies Acts (1963 to 2017)
(From Question 6 of the Application Form)**

Applicant Address:	21 Lavitts Quay, Cork.
Registered Address of Company:	21 Lavitts Quay, Cork.
Eircode	T12 HYT9
Contact No.	021 427 5008
Mobile No.	None Provided
Email Address	info@ocallaghanproperties.com

**1.5. Owner (required where applicant is not the owner):
(From Question 10 of the Application Form)**

Name:	DMC Trust Partnership	OBR (Ballincollig) Developments Ltd	Lidl Ireland GmbH	Cork City Council
Address:	Breffni Court 2A Watercourse Road Cork	Unit 1 Joyce House Ballincollig Co Cork	RDC Charleville, Pike Cross Ballyhea, Co. Cork	City Hall Cork City
Eircode	T23 X02N	P31 D825	None Provided	None Provided
Contact No.	021 4530000	0214826340	063 3300	021 4924000
Email Address	None provided	None provided	None provided	None provided

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application. These details will not be made available to any third party with the exception of An Bord Pleanála for the purpose of administering the appeal.

PLANNING APPLICATION FORM

COMHAIRLE CATHRACH CHORCAÍ

CORK CITY COUNCIL

Fón/Tel: 021-4966222
Líonra/Web: www.corkcity.ie
R-Phost/E-mail: planning@corkcity.ie

Development Management
Community, Culture & Placemaking,
City Hall,
Cork.

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION:

Please ensure that each section of this application form is fully completed and signed. The applicant should enter n/a (not applicable) where appropriate.

Please ensure that all necessary documentation is attached to your application form.

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application. However, if it is not supplied, the planning authority may not be able to reach a decision on whether or not to grant permission on the basis of the information available to it. Therefore failure to supply this information could delay the decision on an application or lead to a refusal of permission.

Applicants should therefore contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protections policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>.

We request that you read these as they contain important information about how we process personal data.

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority: Cork City Council

2. Location of Proposed Development:

Postal Address or Townland or Location (as may best identify the land or structure in question)	Site of the Former DELL EMC premises, Innishmore, Ballincollig, Cork
Ordnance Survey Map Ref No (and the Grid Reference where available) ☐	Map Sheet = 6380-18 (ITM 558107, 570809)

3. Type of planning permission (please tick appropriate box):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission: N/A

Outline Permission Register Reference Number: _____

Date of Grant of Outline Permission: ____/____/____

5. Name of Applicant:

Name(s)	Castle Peak Properties Ltd.
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6. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017):

Name(s) of company director(s)	John Deane, Aidan Lucey, Brian O'Callaghan
Company Registration No.	574223

7. Name of Person/Agent acting on behalf of the Applicant (if any):

Name	Órla Casey (Tom Phillips + Associates)
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8. Name of Person responsible for preparation of Drawings and Plans:

Name	Brendan Dwyer
Firm / Company	Meitheal Architects

9. Description of Proposed Development:

Brief description of nature and extent of development⁴	Castle Peak Properties Ltd intend to apply for planning 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 Mechtersadt 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 Mechtersadt 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.
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other ✓	
Where legal interest is 'Other', please expand further on your interest in the land or structure	Letters of consent provided by D.M.C Trust Partnership and OBR (Ballincollig) Developments Ltd., Lidl Ireland GmbH, Cork City Council	
If you are not the legal owner , please state the name of the owner and supply a letter from the owner consenting to the making of this application.	(Owner's Address to be supplied at question 1.5 of this form) Please refer to Appendix A for all letters of consent	

11. Site Area:

Area of site to which the application relates in hectares	1.0 ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	3913.7
Gross floor space of proposed works in m ²	13222.2
Gross floor space of work to be retained in m ² (if appropriate)	
Gross floor space of any demolition in m ² (if appropriate)	3913.7

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in m ²
<i>Residential Development</i>	<i>13,222.2</i>

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	-	-	-	-	-	-	
Apartments	-	56	65	9	-	-	130
Number of car-parking spaces to be provided	Existing: Existing car park to be demolished		Proposed: 68			Total: 68	

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Former Dell EMC premises
Proposed use (or use it is proposed to retain)	Residential Development
Nature and extent of any such proposed use (or use it is proposed to retain)	Existing office to be demolished. 130 no. new apartments and duplexes to be constructed with all associated development above and below ground.

16. Social and Affordable Housing

Please tick appropriate box	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies? ⁷	✓	
If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) Details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated	Please refer to the enclosed Part V package.	

on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) Details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act. If the answer to the above question is "yes" but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000⁸, please submit a copy of the Certificate of Exemption under section 97 (or, where an application has been made but has not yet been decided, please submit a copy of the application). If the answer to the above question is "no" by virtue of section 96(14) of the Planning and Development Act 2000⁹, please submit details indicating the basis on which section 96(14) is considered to apply to the development.		
Date the lands subject of the application were purchased by the applicant?	Not purchased, please refer to the enclosed letter of consent	

17. Development Details

Please tick appropriate box	<i>Yes</i>	<i>No</i>
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		✓
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994 ¹⁰		✓

Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?		
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Integrated Pollution Control Licence issued by the Environmental Protection Agency (EPA)?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development which comprises or is for the purpose of an activity requiring an Industrial Emissions Directive Licence issued by the Environmental Protection Agency (EPA)?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any habitable house ¹² ?		✓

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [☐] No [☒]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [☐] No [☒]

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [☒] No [☐]

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: 18/6067 Date: 03/08/2018

Reference No.: 12/5971 Date: 17/09/2012

Reference No.: 07/7445 Date: 01/05/2007

Reference No.: 06/8598 Date: 04/07/2006

Reference No.: 04/5908 Date: 30/07/2004

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended.

Is the application for the same development or for development of the same description as an application for permission for development which is the subject of an appeal to An Bord Pleanála?

Yes [☐] No [☒]

An Bord Pleanála Reference No.: _____

19. Pre-application Consultation**Has a pre-application consultation taken place in relation to the proposed development ¹⁴?**Yes [☒] No [☐]

If yes, please give details:

Reference No. (if any): Ref: LRD83-25

Date(s) of consultation: 22nd July 2025 (S247) 18th November 2025 (S32B)

Persons involved: Staff from Cork City Council Planning, Engineering, Parks, Architects and Drainage depts. Please refer to enclosed Planning Report prepared by Tom Phillips + Associates for further information.

20. Services**Proposed Source of Water Supply**Existing connection [☐] New connection [☒]Public Mains [☐] Group Water Scheme [☐] Private Well [☐]

Other (please specify):

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/TreatmentExisting [☐] New [☒]Public Sewer [☐] Conventional septic tank system [☐]Other on-site treatment system [☐] Please specify

Proposed Surface Water DisposalPublic Sewer/Drain [☒] Soakpit [☐]Watercourse [☐] Other [☐] Please specify

21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	The Echo
Date of publication	19/2/2026
Date on which site notice was erected	19/2/2026

22. Application Fee

<i>Fee Payable</i>	€16,900
<i>Basis of Calculation</i>	130 no. Units x €130 fee per unit = €16,900

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Act 2000, as amended, and the Regulations made thereunder:

<i>Signed (Applicant or Agent as appropriate)</i>	Órla Casey (Tom Phillips + Associates)
	
<i>Date</i>	20/02/2026

NB Please ensure that, where appropriate, the attached **Supplementary Application Form** is also fully completed.

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements.

Privacy & Data Protection:

Personal information is collected by Cork City Council to enable the Planning Authority to process your application for planning permission. Legally the Planning Authority can process this information as it has been obtained with your consent and it is necessary in order to comply with statutory/legal obligations.

The protection of your personal data is a key priority for the Council and your data will be processed in line with the Council's Privacy Policy which is available at <https://www.corkcity.ie>

Should you have any questions about the Council's Privacy Policy or the information that Cork City Council hold about you, please contact the Council by email to dataprotection@corkcity.ie or write to the Data Protection Officer, Cork City Council, City Hall, Cork, Ireland.

The planning process is an open and public one.

In that context, all planning applications and supporting documentation submitted will be available publicly to view online and at the Planning Authority offices.

The Planning Authority publish weekly lists of planning applications received as well as weekly lists of planning decisions. This information is placed on Cork City Council's website in accordance with the policy of the Planning Authority.

SUPPLEMENTARY APPLICATION FORM

Please answer all questions fully

1. Is this application in respect of a redevelopment to the family home: Yes [] No [☒]

N.B – The *family home* above must be your permanent private residence.
Your response will determine the level of Development Contribution payable.

2. If the response to *Question 1* is Yes and if the Applicant's address supplied at *Question 1.1* is not the location of the proposed development, please clarify why this is the case:

n/a

3. Schedule of Floor Areas and Uses

- (a) A schedule of proposed floor areas and uses shall be provided with all applications.
- (b) Where a change of use is proposed, a Schedule of existing/permitted uses and floor areas shall be provided.
- (c) For Residential/Apartment development, a Schedule of floor areas of each unit shall be provided.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate.



Signed: _____

Date: 20/2/2026

(Applicant or Agent as appropriate)

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

ALL Planning Applications

- ☐ The relevant page of newspaper that contains notice of your application
- ☐ A copy of the site notice
- ☐ 6 copies of site location map¹⁶
- ☐ 6 copies of site or layout plan¹⁶⁺¹⁷
- ☐ 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- ☐ The appropriate Planning Fee

Where the applicant is not the legal owner of the land or structure in question:

- ☐ The written consent of the owner to make the application

Where the application is for residential development that is subject to Part V of the 2000 Act:

- ☐ Details of the manner in which it is proposed to comply with section 96 of Part V of the Act including, for example,

(i) details of such part of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and

(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.

Or

☐ A certificate of exemption from the requirements of Part V

Or

☐ A copy of the application submitted for a certificate of exemption.

Where the application is for residential development that is not subject to Part V of the 2000 Act by virtue of section 96(13) of the Act:

☐ Information setting out the basis on which section 96(13) is considered to apply to the development.

Where the disposal of wastewater for the proposed development is other than to a public sewer:

☐ Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

☐ Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

Applications that refer to a material change of use or retention of such a material change of use:

- ☐ Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

Where an application requires an Environmental Impact Statement:

- ☐ An Environmental Impact Statement

Applications that are exempt from planning fees:

- ☐ Proof of eligibility for exemption¹⁸

Directions For Completing This Form.

1. Grid reference in terms of the Irish Transverse Mercator.
2. “The applicant” means the person seeking the planning permission, not an agent acting on his or her behalf.
3. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.
6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.
7. Part V of the Planning and Development Act 2000 as amended applies where –
 - the land is zoned for residential use or for a mixture of residential and other uses;
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing; and
 - the proposed development is not exempt from Part V.
8. Under section 97 of the Planning and Development Act 2000 as amended, applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.

9. Under section 96(14) of the Planning and Development Act 2000 as amended, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.
10. The Record of Monuments and Places, under section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, is in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or is the subject of a preservation order or a temporary preservation order, a separate statutory consent is required, under the National Monuments Acts, from the Minister for the Environment, Heritage and Local Government. For information on whether national monuments are in the ownership or guardianship of the Minister for the Environment, Heritage and Local Government or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of the Environment, Heritage and Local Government (1890 20 20 21).
11. An Environmental Impact Statement (EIS) is required for classes of development prescribed by Article 93 and Schedule 5 of the Planning and Development Regulations 2001-2015. In accordance with Article 103 of the Planning and Development Regulations 2001, an EIS may also be required for developments below the prescribed threshold if the planning authority considers that the development is likely to have significant effects on the environment or, where the development would be located on or in an area, site, etc. set out in Article 103(2), it considers that the development would be likely to have significant effects on the environment of that area, site, etc.
12. Demolition of a habitable house requires planning permission.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre-application consultation may only occur under Section 247 of the Planning and Development Act 2000. While it is not mandatory, a pre-planning consultation is recommended. The applicant should contact the planning authority to arrange specific times and locations. In the case of residential development to which Part V of the 2000 Act applies, applicants are advised to avail of the pre-application consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the planning authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the planning authority should be in accordance with the requirements of the Planning and Development Regulations 2001-2015.

17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning and Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.
19. The name and address of the Applicant and Agent (if any) should be included here.

APPENDIX A – LANDOWNER CONSENT

Planning Pack Map



Tailte
Éireann

**CENTRE
COORDINATES:**
ITM 558107,570809

PUBLISHED:
20/03/2025

ORDER NO.:
50455590_1

MAP SERIES:
1:1,000

MAP SHEETS:
6380-18

**mertheal
architects**

OS Ireland Licence No.
CYAL50442274

231064-MA-ZZ-00-DR-A-1032-P01

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www.tailte.ie

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be copied, reproduced or transmitted
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the prior written permission of the
copyright owner.

The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

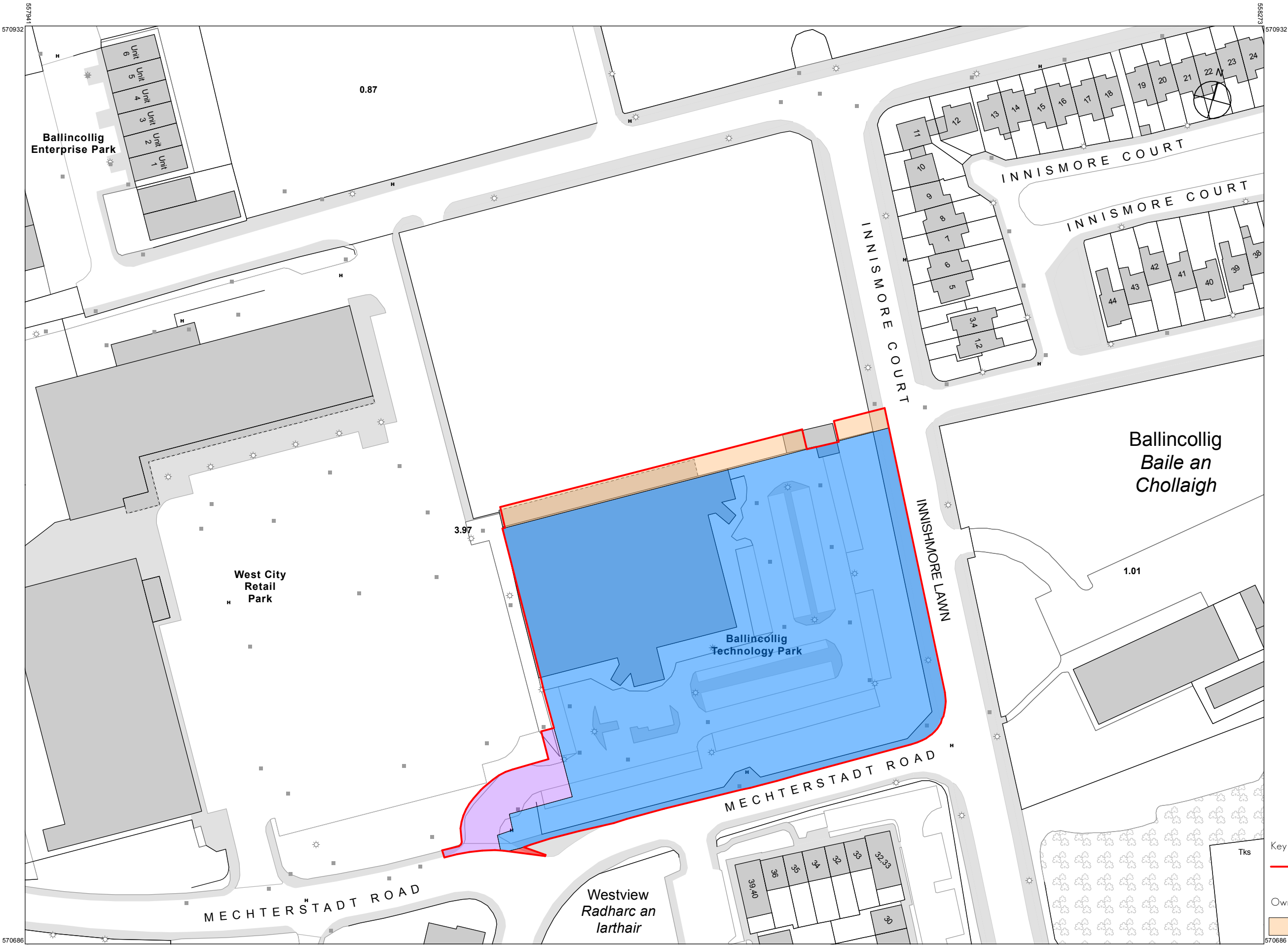
This topographic map
does not show
legal property boundaries,
nor does it show
ownership of physical features.

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All rights reserved.

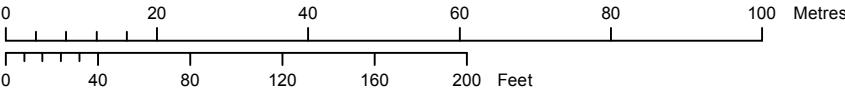
Key
Redline indicates scope of site boundary

Ownership Key

	Dan O'Brien, OBR (Ballincollig) Developments Ltd
	Declan McElhinney D.M.C Trust Partnership
	Lidl Ireland GmbH
	Cork City Council



NOT PRINTED TO SCALE FOR APPLICATION FORM. REFER TO DRAWINGS PACK



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for
'Large Scale Legend'





Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Castle Peak Properties Ltd,
c/o Lucy O'Keeffe,
Planner,
Tom Phillips & Associates,
Town Planning Consultants,
Mathew House,
Father Mathew Street,
Cork.

15th January 2026

WITHOUT PREJUDICE

Re: Consent to include land in Cork City Council control or ownership in a proposed planning application for a Large-Scale Residential Development (LRD) at the site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

Dear Lucy,

I refer to your proposed planning application on behalf of Castle Peak Properties Limited for a large-Scale Residential Development (LRD) at the former DELL EMC premises at Innishmore, Ballincollig, Cork. The proposal includes upgrades to the existing entrance area to include a part of Mechterstadt Road and associated footpath.

I confirm that Cork City Council hereby consent to you making this application for planning permission including the land identified within the red line boundary hatched in red on the attached maps which is in the City Council's control or ownership.

This consent is being issued solely to facilitate this application for planning permission only for the above-mentioned proposed development. Please also note that it is being issued strictly subject and without prejudice to the following:

- (i) Consideration of the said planning application by Cork City Council or on appeal by An Coimisiún Pleanála,
- (ii) Adherence to and compliance with all planning conditions, bonds and planning contributions that may apply to the final grant of permission.

It should also be noted that any disposal of lands owned or interest held by Cork City Council, if relevant, will be subject to agreement on price, terms and conditions, title, approval of the Chief Executive and the approval of the elected Council under section 183 of the Local Government Act, 2001 where required. Subject thereto, any disposal would be subject to the execution of formal contracts and compliance with the conditions thereof including compliance with the conditions of all relevant planning permissions as required.



We are Cork.

Finally, please note that I have no authority expressed or implied to bind Cork City Council and this letter shall not constitute a note or memorandum for the purposes of the provisions of section 51 of the *Land and Conveyancing Law Reform Act, 2009*.

Sent by email, bears no signature

Anthony Forde
Senior Executive Officer
Planning and Integrated Development
Cork City Council



Planning Department
Cork City Council
City Hall
Anglesea Street
Cork

November 4th 2025

Re: Castle Peak Limited Planning Application (Large Scale Residential LRD) at the site of the former Dell EMC premises, Innishmore, Ballincollig, Cork.

Dear Sirs,

We wish to inform you that Lidl Ireland GmbH hereby grants its consent and support to **Castle Peak Limited** to enable it to make a planning application on foot of the plan approved by Lidl Ireland GmbH for a development at on lands the former Dell EMC premises, Innishmore, Ballincollig, Cork within the ownership of Lidl Ireland GmbH.

Yours faithfully

James Purcell
For and on behalf of
Lidl Ireland GmbH

Lidl Ireland GmbH

RDC Charleville – Pike Cross – Ballyhea – Charleville – Co. Cork – Tel.: +353 (0) 63 3300 – Fax.: +353 (0) 63 33001 – www.lidl.ie
Registered Office: Main Street, Tallaght, Dublin 24, Co. Dublin – Republic of Ireland
VAT Reg. No.: IE9513674T – Company Reg No.: 904141 – Tel.: + 353 (0) 1 421 2000 – www.lidl.ie
Tel.: + 353 (0) 44 93 36500 – Fax: +353 (0) 44 93 36509 – www.lidl.ie
Bank Details: AIB p.l.c., Dublin. BIC: AIBKIE2D, IBAN: IE64 9323 5308 2000 54 (EUR)
AIB p.l.c., Dublin BIC: AIBKIE2D, IBAN: GB50 AIBK 2385 9005 9590 12 (GBP)
Dresdner Bank AG, Heilbronn, BIC: DRESEDEFF620, IBAN: DE44 6208 0012 0701 0722 00 (EUR)



Castle Peak Properties Ltd,
21 Lavitts Quay,
Cork City

18th September 2025

**RE: Consent to engage in preplanning discussions and make a planning application on land at
Mechterstadt Road/ Inishmore Lawn, Innishmore, Ballincollig, Cork**

Dear Sir/ Madam,

I refer to your proposed planning application for a residential development at the above mentioned site comprising the former DELL EMC Premises, at Meshterstadt Road/ Innishmore Lawn, Innishmore, Ballincollig, Cork, which includes land within my ownership.

I hereby give consent for you to enter into preplanning discussions and make a planning application to Cork City Council for developments at the site.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Dan O'Brien'.

Dan O'Brien

 Unit 1, Joyce House,
Barrack Square,
Ballincollig,
Co. Cork, Ireland.

Directors - Dan O'Brien



**D.M.C TRUST PARTNERSHIP,
BREFFNI COURT
2a WATERCOURSE ROAD,
CORK**

**TELEPHONE: 021 4530000
087 2257600**

**FAX: 021 4530556
VAT: 9558304M**

Castle Peak Properties Ltd.
21 Lavitts Quay,
Cork City

4th March 2025

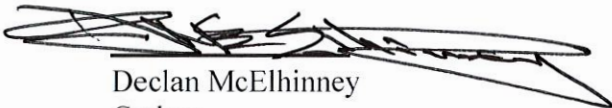
**RE: Consent to engage in preplanning discussions and make a planning application on
land at Mechterstadt Road/ Innishmore Lawn, Innishmore, Ballincollig, Cork**

Dear Joe,

I refer to your proposed planning application for a residential development at the above mentioned site at Mechterstadt Road/ Innishmore Lawn, Innishmore, Ballincollig, Cork, which is within my ownership.

I hereby give my consent for you to enter into pre planning discussions and make a planning application to Cork City Council at the site.

Yours Sincerely,



Declan McElhinney
Carhoo,
Rathpeacon
Co Cork