



Cork City Council

Planning Application Form Large-scale Residential Development (LRD)

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- This section will not be published on the internet as part of the planning file.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 this section needs to be submitted**

1. Applicant Details

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	

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

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	☐
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3. Person responsible for preparation of Drawings and Plans:

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

4. Contact details of Company: Where Applicant is a Company registered under the Companies Acts (1963 to 2017)

Applicant Address:	21 Lavitts Quay, Cork. T12 HYT9
Registered Address of Company:	21 Lavitts Quay, Cork. T12 HYT9
Eircode	T12 HYT9
Contact No.	021-4275008
Mobile No.	None Provided
Email Address	info@ocallaghanproperties.com

5. Owner (required where applicant is not the owner):

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, Charleville, Co. Cork	City Hall, Cork City
Eircode	T23 X02N	P31 D825	None Provided	None Provided
Contact No.	021 4530000	021 482 6340	063 3300	021 4924000
Mobile No.	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.



City Hall, Cork,
T12 T99
Email: LRD@corkcity.ie

Cork City Council

Planning Application Form

Large-scale Residential Development (LRD)

Please note the following information before completing this application.

- This Planning Application form is for a Large-scale Residential Development (LRD) only. It is a combination of the standard planning application for a section 34 planning application and supplementary questions and information required for an LRD.
- Please read the information provided on LRDs on Cork City Council's website [Large-scale Residential Developments \(LRD\) - Cork City Council](#)
- 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.

1. Applicant(s) name(s)

Castle Peak Properties Ltd.

2. Where Applicant is a Company (registered under the Companies Acts 1963 to 2017) please supply the following:

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

3. Name of Person/Agent acting on behalf of the Applicant:

Órla Casey, Tom Phillips + Associates

4. Person responsible for preparation of Drawings and Plans:

Name	Brendan Dwyer
Firm/Company	Meitheal Architects

**5. Address, Location, or Townland of the proposed Large-scale Residential Development:
(as may best identify the land 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)

6. Description of the proposed Large-scale Residential Development:

Brief description of nature and extent of development, including uses	<i>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.</i> <i>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.</i> <i>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;</i>
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	<i>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.</i>
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7. Legal Interest of Applicant in the Land or Structure:

Please indicate 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.	Letters of consent provided by D.M.C Trust Partnership and OBR (Ballincollig) Developments Ltd., Lidl Ireland GmbH, Cork City Council these are appended as Appendix A.

8. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	Ref: LRD83-25
Meeting date(s):	22nd July 2025
(B) LRD Opinion Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number:	19th November 2025
Meeting date(s):	
Date that the LRD Opinion was issued:	17th December 2025

9. Website Address

Website address where the LRD application is available for inspection:	www.westcitylrd.ie
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10. Site Area:

Area of site to which the application relates in hectares	1.0 ha
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11. Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	<i>ZO 01 Sustainable Residential Neighbourhoods</i>
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Existing use(s) of the site and proposed use(s) of the site:	Former Dell EMC Offices, proposed residential use.
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12. Site History

Details regarding the 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.: _N/A_____		

13. Where the application includes an existing building or buildings:

Gross floor space of any existing building(s) in m²	3913.7 m ²
Gross floor space of proposed works in m²	13222.2 m 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 m ²

14. 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 (or previous use where retention permission is sought)	Former DELL EMC Office
Proposed use (or use it is proposed to retain)	Residential
Nature and extent of any such proposed use (or use it is proposed to retain)	Demolition of existing former DELL EMC Office and construction of a large scale residential development to provide 130 no. units and all associated site development above and below ground

15. Social and Affordable Housing

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?	Yes ☒	No ☐
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 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, letter of consent enclosed from land	

	owners. Please refer to Appendix A accordingly
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16. Development Details

Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	Yes ☐	No ☒
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	Yes ☐	No ☒
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	Yes ☐	No ☒
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?	Yes ☐	No ☒
Does the proposed development require the preparation of an Environmental Impact Statement?	Yes ☐	No ☒
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)?	Yes ☐	No ☒
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	Yes ☐	No ☒
Do the Major Accident Regulations apply to the proposed development?	Yes ☐	No ☒
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)?	Yes ☐	No ☒
Does the application relate to a development in a Strategic Development Zone?	Yes ☐	No ☒
Does the proposed development involve the demolition of any habitable house?	Yes ☐	No ☒

17. Details of Proposed Units

Apartments		
Unit Types	No. of Units	Gross floor space in m ²
Studio	-	-
1-bed	56	2,966.1
2-bed	65	5,321.7
3-bed	9	1,117.4
4-bed	-	-
Total	130	9,405.2

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Studio	N/A		
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

Houses			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m ²
Terrace	N/A		
Semi-detached			
Detached			
Duplex			
Total			

Total number of residential units in proposed development	130
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Number of car-parking spaces to be provided		
Existing	Proposed	Total
Existing carpark and associated facilities to be demolished/cleared	68	68

Number of bicycle-parking spaces to be provided		
Existing	Proposed	Total
Existing carpark and associated facilities to be demolished/cleared	248	248

LRD Floor Space	Gross Floor Space in m²
(a) State the cumulative gross floor space of residential accommodation, in m ² :	11,390.4 sqm
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g Parking	1,348.3 sqm
(ii) e.g. Childcare	132.3 sqm
(iii) Other	189.5 sqm
(c) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	N/A
Class of Development	Gross Floor Space in m²
(i)	N/A
(ii)	N/A
(iii)	N/A
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	11,390.4 sqm
	Percentage
(e) Express (a) as a percentage of (d):	100%
(f) Express (c) as a percentage of (d):	0%
(e) plus (f)	100%

Additional / Supporting documents	Enclosed		
Website address and notification of the fact that the application is an LRD included in the site notice and newspaper notice	Yes ☒	No ☐	
Site location map sufficient to identify the land, at appropriate scale.	Yes ☒	No ☐	
Layout plan of the proposed development, at appropriate scale.	Yes ☒	No ☐	
Statement of consistency with the Development Plan	Yes ☒	No ☐	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response included to the issues set out in the LRD Opinion.	Yes ☒	No ☐	N/A ☐

Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes ☒	No ☐	N/A ☐
Design	Enclosed		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes ☒	No ☐	N/A ☐
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes ☒	No ☐	
Water Services:	Enclosed		
Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes ☒	No ☐	
A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes ☒	No ☐	
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes ☒	No ☐	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes ☒	No ☐	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes ☒	No ☐	
Traffic and Transport:	Enclosed		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes ☒	No ☐	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes ☒	No ☐	N/A ☐
Taking in Charge:	Enclosed		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes ☒	No ☐	
Maps, Plans and Drawings:	Enclosed		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes ☒	No ☐	Please refer to rear of

			Planning Report
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18. Large-scale Residential Development Details:

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes ☒	No ☐
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes ☒	No ☐
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes ☒	No ☐
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes ☒	No ☐
(e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes ☐	No ☒
(f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.	Yes ☐	No ☒
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If “Yes”, give details of the specified information accompanying this application.	Yes ☒ Please refer to Statement of Response to CCC Opinion for full details	No ☐

19. Services

Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [] Watercourse [] Other [] Please specify

20. Details of Public Notice

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

21. Application Fee

Fee payable	€16,900
Basis of Calculation (see appendix 1)	
130 no. Units x €130 fee per unit = €16,900	

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. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

Declaration:	
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 and Development Act 2000, as amended, and the Regulations made thereunder.	
Signature of person authorised to operate on behalf of the Prospective Applicant:	
	
Date:	20/2/2026

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

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 protection 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.

Cork City Council Official Use Only:	
Planning Reference:	
Cork City Council Stamp:	

Appendix 1 Large-Scale Development Application Fees

Planning And Development (Large-Scale Residential Development Fees) Regulations 2021

Class of Development	Amount of Fee	Amount of Fee for Retention Permission
14. The provision of a large-scale residential development:		
(b) Basic fee structure: Each Housing Unit Note: In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.	€130 per housing unit	€390 per housing unit
(c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development.	€7.20 per square metre to a maximum of €32,400	€15 per square metre to a maximum of €65,000
(d) Submission of an EIS/NIS Fee Structure:		
Submission of EIS	€10,000	€10,000

Submission of NIS	€10,000	€10,000
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The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large-scale residential development shall be €80,000

Full details of fees and exemptions see Planning & Development Regulations, 2001, as amended

Cheques etc. should be made payable to Cork City Council

Gross floor space is to be taken as the total floor space on each floor measured in the inside of the external walls

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

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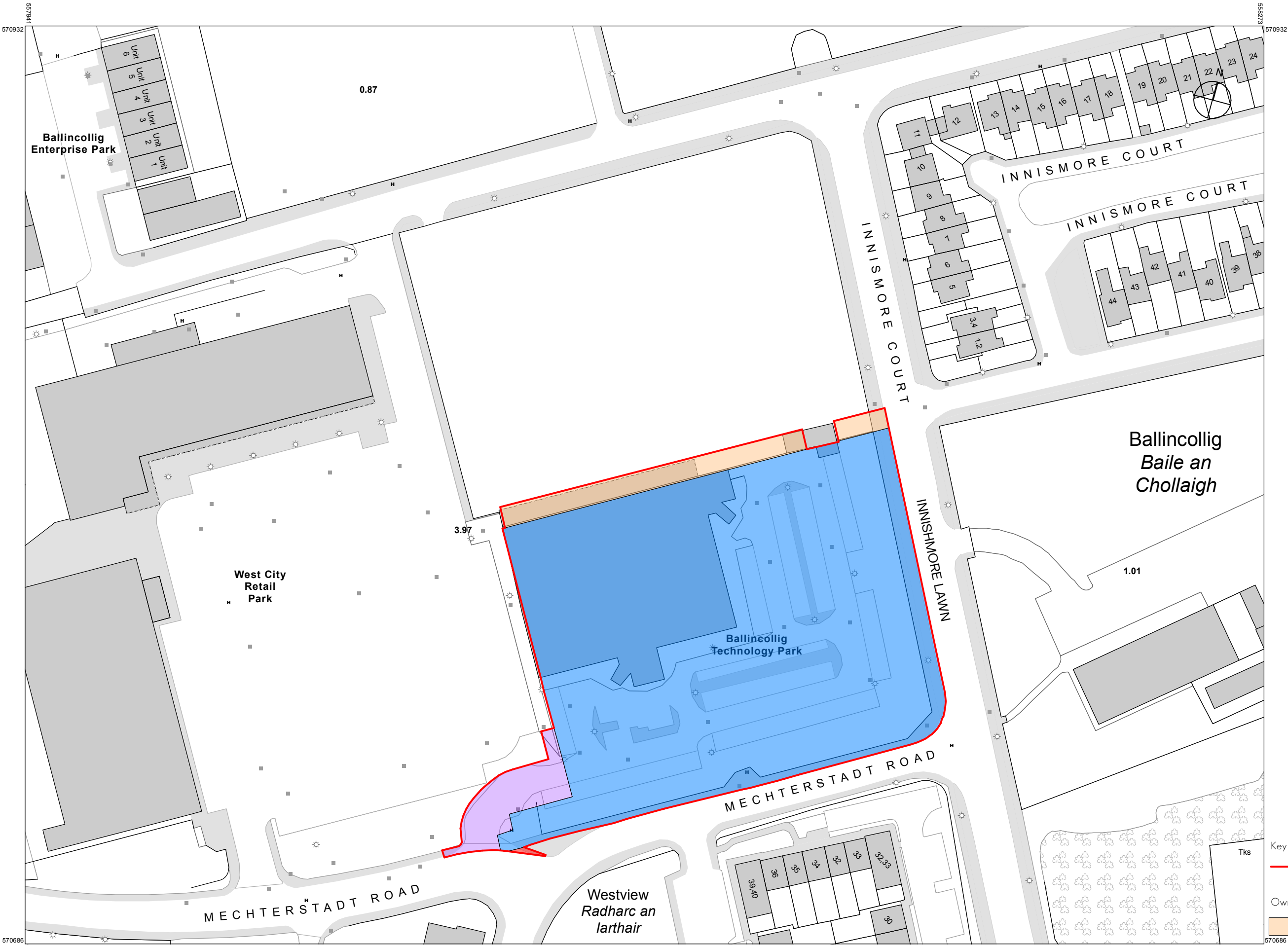
The representation on this map
of a road, track or footpath
is not evidence of the existence
of a right of way.

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

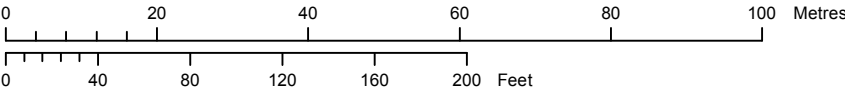
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Key
Redline indicates scope of site boundary

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

A handwritten signature in black ink, appearing to read "James Purcell", written over a horizontal line.

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

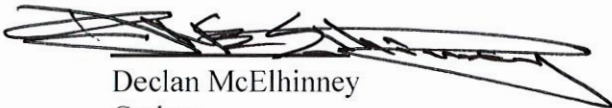
**RE: Consent to engage in preplanning discussions and make a planning application on
land at Mechterstadt Road/ Innishmore Lawn, Innishmore, Ballincollig, Cork**

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