

Development Management,
Community, Culture & Placemaking,
Cork City Council,
City Hall,
Cork,
T12 T997

Friday, 20th February, 2026

[By Hand]

Dear Sir/Madam

RE: PROPOSED PART V PROVISION ASSOCIATED WITH THE PROPOSED LRD APPLICATION AT THE SITE OF THE FORMER DELL EMC PREMISES INNISHMORE, BALLINCOLLIG, CORK

In relation to the above application, we enclose information relating to Part V of the Planning and Development Act 2000 outlining our proposal to meet the requirement to provide 20% social housing to the local authority on the development.

Castle Peak Properties Ltd. has submitted a planning application to Cork City Council for a proposed Large-Scale Residential Development at the former DELL EMC site in Innishmore, Ballincollig, Cork. The proposal seeks to deliver a high-quality, well-designed residential community that responds directly to national, regional and local planning policy, while making a meaningful contribution to the housing needs of Cork City and its wider area.

The development site currently contains an existing two-storey building, formerly occupied by DELL, which is proposed for demolition. In its place, the scheme will provide 130 no. residential units, comprising a mix of apartments and duplex homes. The layout has been carefully designed to ensure efficient use of the site while achieving a high standard of residential amenity and strong integration with the surrounding neighbourhood.

The formal Part V agreement with Cork City Council will be only reached prior to submission of the commencement notice for the permitted development of the site and will be based on site values at that time. As such, please note the contents of this proposal are indicative.

The submission is intended to provide a reasonable estimate of the costs and values of the proposed units based on construction costs and values prevailing at the time of the making of the planning application. The financial data provided is commensurate with this stage of the Part V process and should be read accordingly.

Please refer to the enclosed Design Statement, prepared by Meitheal Architects for further information in relation to the units, in addition to the accompanying Housing Quality Assessment.

Should you have any further queries in relation to this, please do not hesitate to contact us.

Kind regards

A handwritten signature in blue ink, appearing to read 'Órla Casey'.

Órla Casey
Associate
Tom Phillips + Associates



Appendix A: Costings of Part V Units

	One Bed
Number of Units	████
Average NIA per unit (Sq.m)	████
Construction Costs (€/per unit)	██████
Other Costs (€/per unit)	██████
Profit on Costs (€/per unit)	██████
Site (Existing Use Value) (€/per unit)	██████
VAT (€/per unit)	██████
Totals (€/per unit)	██████
Total Part V Cost Including VAT	██████

	2 Bed + 1-UD
Number of Units	████
Average NIA per unit (Sq.m)	████
Construction Costs (€/per unit)	██████
Other Costs (€/per unit)	██████
Profit on Costs (€/per unit)	██████
Site (Existing Use Value) (€/per unit)	██████
VAT (€/per unit)	██████
Totals (€/per unit)	██████
Total Part V Cost Including VAT	██████

Total Combined Part V Cost	██████
-----------------------------------	--------



Appendix B: Drawings and Associated Statistics Regarding Part V Units (please refer to submitted schedule of accommodation should further information be required)



Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c.18.00%

Legend	
—	Application Site Boundary
 	Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	54.3	1	1
Apt-08	AP-1B	54.3	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	54.3	1	1
Apt-43	AP-1D	44.8	1	1
Apt-44	AP-1C	49.3	1	1
Apt-45	AP-1D	44.8	1	1
Apt-46	AP-1C	49.3	1	1
Apt-51	AP-1B	54.3	1	1
Apt-52	AP-1B	54.3	1	1
Apt-65	AP-1B	54.3	1	1
Apt-67	AP-1D	44.8	1	1
Apt-68	AP-1C	49.3	1	1
Apt-69	AP-1D	44.8	1	1
Apt-70	AP-1C	49.3	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	54.3	1	1
Apt-76	AP-1B	54.3	1	1
Apt-91	AP-1D	44.8	1	1
Apt-92	AP-1C	49.3	1	1
Apt-93	AP-1D	44.8	1	1
Apt-94	AP-1C	49.3	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	44.8	1	1
Apt-108	AP-1C	49.3	1	1
				26

Lower Ground Floor Plan (Part V)

1:500



Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P06
Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P05
Issue for Planning Submission	DOM	DOM	MD	20/01/2026	P04
Issue for 32B Submission	DOM	DOM	MD	06/10/2025	P03
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Castle Peak Properties Limited

Project: Residential Development, West City, Ballincollig, Cork

Site: former DELL EMC premises, Innishmore, Ballincollig, Cork

Title: Lower Ground Floor Plan (Part V) - Site Plan

meitheal architects

RIA

Practice Member

Practice Accredited in Conservation

PSDP Accredited

G3

P

Project Architect: POT

A3 Sheet Scale:

© This drawing is a copy right no part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system of any nature without the written permission of the architect as copyright holder except as agreed for use on the project for which the document was originally issued.

Drawing Series 10000 - General

Project	Orig.	Volume	Level	Type	Role	Number	Rev.

231064-MA-ZZ-00-DR-A-1020-P06

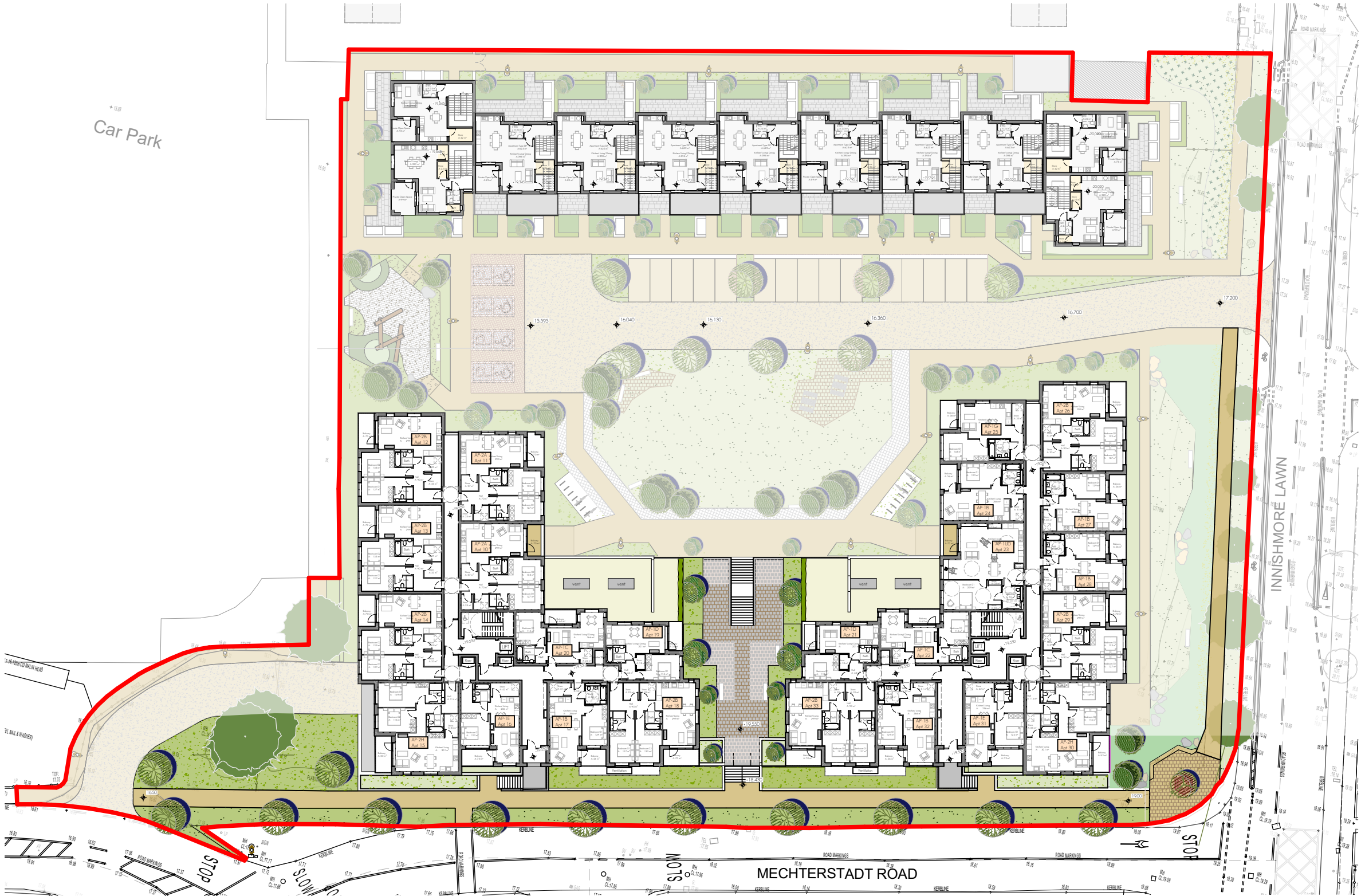
S:\2023 MA\231064\Working drawings\1000 - Site Drawings\231064-DES-030.plnWednesday 18 February 2026

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c.18.00%

Legend	
	Application Site Boundary
	Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	543	1	1
Apt-08	AP-1B	543	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	543	1	1
Apt-43	AP-1D	448	1	1
Apt-44	AP-1C	493	1	1
Apt-45	AP-1D	448	1	1
Apt-46	AP-1C	493	1	1
Apt-51	AP-1B	543	1	1
Apt-52	AP-1B	543	1	1
Apt-65	AP-1B	543	1	1
Apt-67	AP-1D	448	1	1
Apt-68	AP-1C	493	1	1
Apt-69	AP-1D	448	1	1
Apt-70	AP-1C	493	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	543	1	1
Apt-76	AP-1B	543	1	1
Apt-91	AP-1D	448	1	1
Apt-92	AP-1C	493	1	1
Apt-93	AP-1D	448	1	1
Apt-94	AP-1C	493	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	448	1	1
Apt-108	AP-1C	493	1	1
				26



Upper Ground Floor Plan (Part V)

1:500



Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P06
Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P05
Issue for Planning Submission	DOM	DOM	MD	20/01/2026	P04
Issue for 32B Submission	DOM	DOM	MD	06/10/2025	P03
Revision Description	drn.	ckd.	apr.	date.	rev.

Client:	Castle Peak Properties Limited	meitheal architects	RIA	Practice Member	Practice Accredited in Conservation	PSDP Accreditation
Project:	Residential Development, West City, Ballincollig, Cork			G3		P
Site:	former DELL EMC premises, Innishmore, Ballincollig,					
Title:	Cork Upper Ground Floor Plan (Part V) - Site Plan					

Project Architect:	POT	Drawing Series	10000 - General
A3 Sheet Scale:		Project	Orig. Volume Level Type Role Number Rev:
			231064-MA-ZZ-01-DR-A-1021-P06

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c. 18.00%

Legend

Application Site Boundary

Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	54.3	1	1
Apt-08	AP-1B	54.3	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	54.3	1	1
Apt-43	AP-1D	44.8	1	1
Apt-44	AP-1C	49.3	1	1
Apt-45	AP-1D	44.8	1	1
Apt-46	AP-1C	49.3	1	1
Apt-51	AP-1B	54.3	1	1
Apt-52	AP-1B	54.3	1	1
Apt-65	AP-1B	54.3	1	1
Apt-67	AP-1D	44.8	1	1
Apt-68	AP-1C	49.3	1	1
Apt-69	AP-1D	44.8	1	1
Apt-70	AP-1C	49.3	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	54.3	1	1
Apt-76	AP-1B	54.3	1	1
Apt-91	AP-1D	44.8	1	1
Apt-92	AP-1C	49.3	1	1
Apt-93	AP-1D	44.8	1	1
Apt-94	AP-1C	49.3	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	44.8	1	1
Apt-108	AP-1C	49.3	1	1
				26

Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P05
Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P04
Issue for Planning Submission	DOM	DOM	MD	20/01/2026	P03
Issue for 32B Submission	DOM	DOM	MD	06/10/2025	P02
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Castle Peak Properties Limited
Project: Residential Development, West City, Ballinacolly, Cork
Site: former DELL EMC premises, Innishmore, Ballinacolly,
Title: Cork
First Floor Plan (Part V) - Site Plan

meitheal
architects

RIAI	Practice Member	Practice Accredited in Conservation G3	PSDP Accreditation P
-------------	--------------------	--	---------------------------------------

Project Architect: POT © This drawing is a copy right no part of this document may be reproduced without the written permission of the architect as copyright holder except as agreed for use on the project for which the document was originally issued. Drawing Series 10000 - General

Project	Orig.	Volume	Level	Type	Role	Number	Rev.
---------	-------	--------	-------	------	------	--------	------

S:\2023 MA\231064\Working drawings\000 - Site Drawings\231064-DES-030.pln Wednesday 18 February 2026

First Floor Plan (Part V)

1:500



THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.



Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c. 18.00%

Legend

 Application Site Boundary

Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	54.3	1	1
Apt-08	AP-1B	54.3	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	54.3	1	1
Apt-43	AP-1D	44.8	1	1
Apt-44	AP-1C	49.3	1	1
Apt-45	AP-1D	44.8	1	1
Apt-46	AP-1C	49.3	1	1
Apt-51	AP-1B	54.3	1	1
Apt-52	AP-1B	54.3	1	1
Apt-65	AP-1B	54.3	1	1
Apt-67	AP-1D	44.8	1	1
Apt-68	AP-1C	49.3	1	1
Apt-69	AP-1D	44.8	1	1
Apt-70	AP-1C	49.3	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	54.3	1	1
Apt-76	AP-1B	54.3	1	1
Apt-91	AP-1D	44.8	1	1
Apt-92	AP-1C	49.3	1	1
Apt-93	AP-1D	44.8	1	1
Apt-94	AP-1C	49.3	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	44.8	1	1
Apt-108	AP-1C	49.3	1	1
				26

Second Floor Plan (Part V)

1:500



Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P05
Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P04
Issue for Planning Submission	DOM	DOM	MD	20/01/2026	P03
Issue for 32B Submission	DOM	DOM	MD	06/10/2025	P02
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Castle Peak Properties Limited
Project: Residential Development, West City, Ballinacolly, Cork
Site: former DELL EMC premises, Innishmore, Ballinacolly,
Title: Cork
Second Floor Plan (Part V) - Site Plan

meitheal
architects

Project Architect: POT

© This drawing is a copy right no part of this document may retrieval system of any nature without the written permission of the architect as copyright holder except as agreed for use on the project for which the document was originally issued.

Drawing Series 10000 - General

A3 Sheet Scale:

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
---------	-------	--------	-------	------	------	--------	------

231064-MA-ZZ-03-DR-A-1023-P05

S:\2023 MA\231064\Working drawings\000 - Site Drawings\231064-DES-030.pln Wednesday 18 February 2026

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c.18.00%

Legend	
	Application Site Boundary
	Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	54.3	1	1
Apt-08	AP-1B	54.3	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	54.3	1	1
Apt-43	AP-1D	44.8	1	1
Apt-44	AP-1C	49.3	1	1
Apt-45	AP-1D	44.8	1	1
Apt-46	AP-1C	49.3	1	1
Apt-51	AP-1B	54.3	1	1
Apt-52	AP-1B	54.3	1	1
Apt-65	AP-1B	54.3	1	1
Apt-67	AP-1D	44.8	1	1
Apt-68	AP-1C	49.3	1	1
Apt-69	AP-1D	44.8	1	1
Apt-70	AP-1C	49.3	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	54.3	1	1
Apt-76	AP-1B	54.3	1	1
Apt-91	AP-1D	44.8	1	1
Apt-92	AP-1C	49.3	1	1
Apt-93	AP-1D	44.8	1	1
Apt-94	AP-1C	49.3	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	44.8	1	1
Apt-108	AP-1C	49.3	1	1
				26

Third Floor Plan (Part V)

1:500



Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P05
Issue for Planning Submission	DOM	DOM	MD	04/02/2026	P04
Issue for Planning Submission	DOM	DOM	MD	20/01/2026	P03
Issue for 32B Submission	DOM	DOM	MD	06/10/2025	P02
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Castle Peak Properties Limited
Project: Residential Development, West City, Ballincollig, Cork
Site: former DELL EMC premises, Innishmore, Ballincollig, Cork
Title: Third Floor Plan (Part V) - Site Plan

meitheal
architects

RIA	Practice Member	Practice Accredited in Conservation	PSDP Accreditation
	G3		P

Project Architect: POT	© This drawing is a copy right no part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system of any nature without the written permission of the architect or copyright holder except as agreed for use on the project for which the document was originally issued.	Drawing Series 10000 - General
A3 Sheet Scale:	Project Orig. Volume Level Type Role Number Rev:	231064-MA-ZZ-04-DR-A-1024-P05

THIS DRAWING IS FOR PLANNING PERMISSION PURPOSES ONLY. FURTHER DRAWINGS AND STUDIES WILL BE REQUIRED FOR CONSTRUCTION AND TO ENSURE COMPLIANCE WITH RELEVANT BUILDING REGULATIONS AND STANDARDS.

Overall Development Breakdown	
Total Number of Units	130
Total Site Area	1.00 Ha
Developable Area	1.00 Ha
Density	130 Units / ha
Total Open Space	c.18.00%

Legend

Application Site Boundary

Part V Units

Schedule of Units - Part V				
Unit No.	Unit Type	Floor Area	No. Beds	Quantity
Apt-07	AP-1B	54.3	1	1
Apt-08	AP-1B	54.3	1	1
Apt-09	AP-2F	83.5	2	1
Apt-41	AP-1B	54.3	1	1
Apt-43	AP-1D	44.8	1	1
Apt-44	AP-1C	49.3	1	1
Apt-45	AP-1D	44.8	1	1
Apt-46	AP-1C	49.3	1	1
Apt-51	AP-1B	54.3	1	1
Apt-52	AP-1B	54.3	1	1
Apt-65	AP-1B	54.3	1	1
Apt-67	AP-1D	44.8	1	1
Apt-68	AP-1C	49.3	1	1
Apt-69	AP-1D	44.8	1	1
Apt-70	AP-1C	49.3	1	1
Apt-71	AP-1UD	83.5	1-UD	1
Apt-75	AP-1B	54.3	1	1
Apt-76	AP-1B	54.3	1	1
Apt-91	AP-1D	44.8	1	1
Apt-92	AP-1C	49.3	1	1
Apt-93	AP-1D	44.8	1	1
Apt-94	AP-1C	49.3	1	1
Apt-97	AP-1F	47.9	1	1
Apt-98	AP-1F	47.9	1	1
Apt-107	AP-1D	44.8	1	1
Apt-108	AP-1C	49.3	1	1
				26



Fourth Floor Plan (Part V)
1:500



Summary Schedule of Units - Part V		
Unit Type	No. Beds	Quantity
AP-1B	1	8
AP-1C	1	7
AP-1D	1	7
AP-1F	1	2
AP-1UD	1-UD	1
AP-2F	2	1
		26

Issue for Planning Submission

Issue for Planning Submission

Issue for Planning Submission

Issue for 32B Submission

Revision Description

DOM

DOM

DOM

DOM

drn.

DOM

DOM

DOM

DOM

ckd.

MD

MD

MD

MD

apr.

04/02/2026

04/02/2026

20/01/2026

06/10/2025

date.

P05

P04

P03

P02

rev.

Client:

Castle Peak Properties Limited

Project:

Residential Development, West City, Ballincollig, Cork

Site:

former DELL EMC premises, Innishmore, Ballincollig, Cork

Title:

Fourth Floor Plan (Part V) - Site Plan

meitheal

architects

RIA

Practice Member

Practice Accredited in Conservation

PSDP Accreditation

Project Architect:

POT

A3 Sheet Scale:

Drawing Series 10000 - General

Project

Orig.

Volume

Level

Type

Role

Number

Rev:

231064-MA-ZZ-05-DR-A-1025-P05

S:\2023 MA\231064\Working drawings\000 - Site Drawings\231064-DES-030.pln

Wednesday 18 February 2026