

Principal Planning Officer
Planning Department
Cork City Council
City Hall
Anglesea Street
Cork
T12 T997

Friday 5th May 2026
[By Hand.]

RESPONSE TO REQUEST FOR FURTHER INFORMATION

Cork City Council Reg. Ref. 26/44538

Requested Date: 16th April 2026

Dear Sir/Madam

RE: PERMISSION FOR A LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) AT THE SITE OF THE FORMER DELL EMC PREMISES, INNISHMORE, BALLINCOLLIG, CORK

1.0 INTRODUCTION

1.1 Response to a Request for Further Information

Tom Phillips + Associates¹, Town Planning Consultants, has been retained by the Applicant, Castle Peak Properties² to submit this Response to a *Request for Further Information* (RFI) dated 16th April 2026. The RFI relates to the subject planning application, which comprises permission for the demolition of the existing former two-storey Dell EMC building and the construction of 130 no. residential units, arranged in three blocks ranging from three to six storeys. The development comprises 108 no. apartments and 22 no. duplexes, along with car and cycle parking, private and open spaces, and all other associated site works at the site of the former Dell EMC premises, Innishmore, Ballincollig, Cork.

We attached at Appendix A Cork City Council's Request for Further Information in respect of Application Reg. Ref. 26/44538.

¹ Mathew House, Father Mathew Street, Cork City

² 21 Lavitt's Quay, Cork, T12 HYT9

1.2 Overview of Proposed Scheme as Originally Proposed and RFI Scheme

As per the *Statutory Notices*, the Applicant has sought planning permission for the following development:

“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 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”

1.2.1 Summary of Proposed Changes to the Scheme in Response to RFI

In response to the Request for Further Information, a number of amendments to the proposed development are proposed, including, inter alia, the following:

- The upper floor of the western apartment block has been omitted, resulting in a reduction of 6 no. apartment units and a revised total of 124 no. units. The overall gross floor area of the proposed development is now c. 12,8022 sq m.
- A setback has been introduced at the fifth-floor level, consistent with the treatment previously proposed for the sixth storey.
- The Fire Safety Strategy has been revised following the omission of the upper floor. This has resulted in the reconfiguration and incorporation of an additional escape stair



on the north elevation of each apartment building, together with minor internal amendments to address smoke-control and escape-distance requirements.

- The proposed car parking provision has also been revised in response to the RFI. The proposed development now provides a total of 76 no. parking spaces, representing an increase of 8 no. spaces and a parking ratio of 0.61 spaces per unit.

For an in-depth overview of the changes as part of this Response to Further Information, please refer to the enclosed documentation prepared by Meitheal Architects.

1.3 Format of this Response

This Report is formatted as follows:

Section 1 sets out the **introduction and context** of the RFI Response.

Section 2 sets out a summary of the **Applicant's response** to items No. 1 to No. 7 of the RFI.

Section 3 **concludes** the RFI response.

In addition, the following documents are appended:

Appendix A: *Request for Further Information*, dated 16th April 2026 (Reg. Ref. 26/44538).

1.4 Checklist of Documentation Enclosed

The following documentation is provided with this 'Response to Request for Further Information' response:

Reports/Documents

The following Reports and Documents are submitted as part of this Response to Request for Further Information.

- *Response to Request for Further Information*, dated Friday, 5th June 2026, prepared by Tom Philips + Associates (this document);
- *Architectural Design Statement, Appendix 01 - Schedule of Accommodations - Further Information Response*, prepared by Meitheal Architects;
- *Compliance Statement Apartment Design Standards 2025*, prepared by Meitheal Architects;
- *Architectural Response Document*, prepared by Meitheal Architects;
- *Daylight & Sunlight Assessment*, prepared by BPC Engineers.

Drawings

An Architectural Drawing Pack is submitted with the Response to Request for Further Information prepared by Meitheal Architects.

The following drawings are enclosed.

Architecture				
Drawing No.	Title	Scale	Size	
231064-MA-ZZ-00-DR-A-1007	Proposed Site Layout Plan (Parking Provision)	1:200	A1	
231064-MA-ZZ-00-DR-A-1013	Proposed Lower Ground Floor Plan - Site Plan	1:200	A1	
231064-MA-ZZ-00-DR-A-1020	Lower Ground Floor Plan (Part V) - Site Plan	1:200	A1	
231064-MA-ZZ-00-DR-A-1026	Contextual Elevation - Site Section A & South Elevation	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1027	Contextual Elevation - Site Sections B & C	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1028	Contextual Elevation - East Elevation	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1029	Contextual Street Elevation _ Site Section D	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1030	Contextual Street Elevation _ Site Section E	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1031	Contextual Street Elevation _ West Elevation	1:500/1:200	AO	
231064-MA-ZZ-00-DR-A-1101	Lower Ground Floor Plan - Apartment GA's	1:200	A1	
231064-MA-ZZ-00-DR-A-1201	Proposed Apartment East + South Elevations	1:200	A1	
231064-MA-ZZ-00-DR-A-1202	Proposed Apartment West + North Elevations	1:200	A1	
231064-MA-ZZ-00-DR-A-1203	Proposed Apartment East + West Courtyard Elevations	1:200	A1	
231064-MA-ZZ-00-DR-A-1301	Proposed Apartment Sections	1:200	A1	
231064-MA-ZZ-01-DR-A-1014	Proposed Upper Ground Floor Plan - Site Plan	1:200	A1	
231064-MA-ZZ-01-DR-A-1021	Upper Ground Floor Plan (Part V) - Site Plan	1:200	A1	
231064-MA-ZZ-01-DR-A-1102	Upper Ground Floor Plan - Apartment GA's	1:200	A1	
231064-MA-ZZ-02-DR-A-1022	First Floor Plan (Part V) - Site Plan	1:200	A1	
231064-MA-ZZ-02-DR-A-1103	First Floor Plan - Apartment GA's	1:200	A1	
231064-MA-ZZ-03-DR-A-1023	Second Floor Plan (Part V) - Site Plan	1:200	A1	



231064-MA-ZZ-03-DR-A-1104	Second Floor Plan - Apartemnt GA's	1:200	A1
231064-MA-ZZ-04-DR-A-1024	Third Floor Plan (Part V) - Site Plan	1:200	A1
231064-MA-ZZ-04-DR-A-1105	Third Floor Plan - Apartment GA's	1:200	A1
231064-MA-ZZ-05-DR-A-1106	Fourth Floor Plan - Apartment GA's	1:200	A1
231064-MA-ZZ-05-DR-A-1109	Dual Aspect Apartments	1:200	A1

2.0 RESPONSE TO FURTHER INFORMATION REQUEST

2.1 Item No. 1 (i): Height

Item No. 1 states:

“1. (i) The omission of the 6th storey element”.

2.1.1 Applicant Response

In response to, and in accordance with, Item No. 1(i), the Applicant has omitted the 6th storey from the proposed development. Please refer to the enclosed documentation prepared by Meitheal Architects, which outlines the revisions made to the scheme to reflect this change.

Accordingly, we submit that item No. 1 (i) has been addressed in full.

2.2 Item No. 1 (ii): Height

Item No. 1 (ii) states:

“(ii) 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”.

2.2.1 Applicant Response

In response to Item No. 1 (ii) the Applicant has redesigned the scheme, setting back the 5th floor to ensure that a shoulder height of 4 storeys onto Mechterstadht road.

The accompanying Architectural Response Document prepared by Meitheal Architects outlines that the proposed revisions reduce the building's overall massing, improve its integration with the surrounding streetscape, and enhance its relationship with adjoining development. The removal of the uppermost floor has also enabled updates to the fire safety strategy, including the provision of an additional escape stair and associated internal amendments. Accordingly, the revised design addresses the Planning Authority's concerns regarding building height, scale, and visual impact.

Please refer to the enclosed Contextual Street Elevation / Site Sections Drawings, Ref. 231064-MA-ZZ-00-DR-A-1026-P05, Ref. 231064-MA-ZZ-00-DR-A-1029-P05, and Ref. 231064-MA-ZZ-00-DR-A-1031-P05.

Additionally, please refer to the enclosed Proposed Apartment East & South Elevations Drawing, Ref. 231064-MA-ZZ-00-DR-A-1201-P19, and Proposed Apartment West & North Elevations Drawing, Ref. 231064-MA-ZZ-00-DR-A-1202-P11.

Accordingly, we submit that item No. 1 (ii) has been addressed in full.

2.3 Item No. 1 (iii): Height

Item No. 1 (iii) states:

“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”.

2.3.1 Applicant Response

In response to Item No. 1(iii), Meitheal Architects has prepared an architectural submission comprising an Architectural Response Document, a Compliance Statement in respect of the Apartment Design Standards 2025, a revised Housing Quality Assessment, and a suite of architectural drawings. These documents outline the proposed apartment typologies and demonstrate their quality and compliance with the relevant standards.

In response to the Council's request to omit this apartment type, Apartment Types 1C and 1D have been reviewed and redesigned. While these units have been retained as one-bedroom apartments, amendments have been made to their layout and position within the building envelope to improve daylight access to the principal living spaces.

The enclosed architectural drawings and updated Daylight & Sunlight Assessment prepared by BPC Engineers demonstrate the revisions made to the apartment layouts and building envelope. These amendments have improved daylight and sunlight performance throughout the scheme, including within Apartment Types 1C and 1D. The submitted documentation outlines the enhanced performance achieved and the corresponding updates incorporated into the floor plans.

Accordingly, we submit that item No. 1 (iii) has been addressed in full.

2.4 Item No. 2: Car Parking

Item No. 2 states:

“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”.

2.4.1 Applicant Response

In response to Item No. 2 the Applicant has enacted a number of changes on site to achieve the car parking ration 0.6 spaces per 1 unit. These are outlined in the architectural pack enclosed prepared by Meitheal Architects.

The enclosed revised Lower Ground Floor Plan (Drawing Ref. 231064-MA-ZZ-00-DR-A-1013) prepared by Meitheal Architects demonstrates the omission of 1 no. apartment unit within the eastern block. Together with the removal of 5 no. apartments from the uppermost floor, the total number of units has been reduced from 130 to 124. The resulting additional space has been reallocated to car parking, increasing the overall provision to 76 no. spaces.



The proposed development's car parking provision can now be outlined as follows:

- Duplex (communal): 13
- Apartment (communal): 57
- Visitor Parking: 02
- Accessible: 04

This results in a total car parking provision of 76 no. spaces, equating to a car parking ratio of 0.61 spaces per unit. For further information, please refer to the enclosed Proposed Site Layout Plan (Parking Provision) (Drawing Ref. 231064-MA-ZZ-00-DR-A-1007-P07) and the Architectural Response Document prepared by Meitheal Architects.

Accordingly, we submit that item No. 2 has been addressed in full.

2.5 Item No. 3 (i): Daylight and Sunlight

Item No. 3(i) states:

“(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)”.

2.5.1 Applicant Response

In response to Item No. 3 (i) BPC Engineers have prepared a revised Daylight & Sunlight Assessment.

Please refer to the enclosed document, accordingly, we submit that item No. 3 (i) has been addressed in full.

2.6 Item No. 3 (ii): Daylight and Sunlight

Item No. 3 (ii) states:

“(ii) Please also note that where a proposal may not 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”.

2.6.1 Applicant Response

In response to Item No. 3 (ii), BPC Engineers have prepared a revised Daylight & Sunlight Assessment, which outlines mitigation measures in the instances where a room may not meet the requirements.

Page 42 of the enclosed report outlines the results of the daylight assessments and identifies the need for mitigation measures. This is summarised as follows. The daylight assessment demonstrates a high standard of residential amenity, with 95% of habitable rooms meeting or exceeding the BRE recommended standards for internal daylight provision. While a limited number of rooms do not fully satisfy all BRE criteria, these instances are minor in extent and have been clearly identified within the assessment. The affected units benefit from a range of mitigating design measures, including generous glazing, good levels of outlook, access to private amenity space, and strong overall daylight performance across the development. Given that the BRE guidelines are advisory in nature, and having regard to the overall quality of accommodation provided and the wider planning benefits of the scheme, the limited departures from the BRE recommendations are considered acceptable.

The report concludes with the followings statement.

“In terms of internal daylight levels within the proposed development, the results show that 95% of all rooms meet or exceed the BRE’s minimum recommendations for internal daylight provision in dwellings. Therefore, we believe the proposed development performs at a high level for a scheme of this scale and aligns to national policy to ensure high quality sustainable development.

In order to maximise available light, glazing to all habitable rooms is in excess of 20%. The design team have developed the proposed building using the principles of the BREs “Site Layout Planning for Daylight and Sunlight, A guide to good practice”.

In terms of the amenity spaces provided the results show the open spaces that receive greater than 2 hours of sunlight on March 21st. The cumulative area of the spaces exceeds the recommended criteria for sunlight. It should be noted that the amenity area is in excess of the required area for such a scheme.

Overall, the development has been designed with due consideration for sunlight and daylight and meets the recommendations as set out in the BRE Guide – BR 209 “Site Layout Planning for Daylight and Sunlight, A guide to good practice (2022).”

Accordingly, the assessment confirms that the proposed development will provide a high standard of residential amenity for future occupants, with excellent levels of daylight and sunlight achieved throughout the scheme and within the associated amenity spaces.

For further information please refer to enclosed documentation.

Accordingly, we submit that item No. 3 (ii) has been addressed in full.

2.7 Item No. 3 (iii): Daylight and Sunlight

Item No. 3 (iii) states:

“It is noted that the corresponding room diagrams within the submitted Daylight and Sunlight Assessment are 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 of P.42 of the Assessment”.

2.7.1 Applicant Response

In response to Item No. 3(iii), please refer to the enclosed Daylight & Sunlight Assessment prepared by BPC Engineers. Appendices A and B of the assessment contain the proposed illuminance contours and shadow images. These images have been enhanced and enlarged to improve visibility and clarity.

We trust that the quality of the images has been significantly improved. In addition, a digital copy of the assessment has been provided to ensure that the Council has all available means at its disposal to fully assess the submission. Should there be any issues with the quality or legibility of the images, please contact us immediately so that the matter can be resolved.

Additionally, the typo on page 42 of the assessment has been corrected.

Accordingly, we submit that item No. 3 (iii) has been addressed in full.

2.8 Item No. 4: Part V

Item No. 4 states:

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

2.8.1 Applicant Response

In response to Item No. 4, the Applicant has submitted revised Part V proposals for the development. The updated proposals provide for a total of 25 no. Part V units, of which comprise one- and two-bedroom apartments. The location and distribution of these units throughout the scheme are illustrated on the enclosed Part V drawings prepared by Meitheal Architects.

Additionally, please refer to the enclosed Daylight & Sunlight Assessment prepared by BPC Engineers, which provides further details regarding the enhanced daylight performance achieved within the proposed units.

Please refer to the following drawings: Lower Ground Floor Plan (Part V) – Site Plan (Drawing Ref. 231064-MA-ZZ-00-DR-A-1020-P07), Upper Ground Floor Plan (Part V) – Site Plan (Drawing Ref. 231064-MA-ZZ-01-DR-A-1021-P07), First Floor Plan (Part V) – Site Plan (Drawing Ref. 231064-MA-ZZ-02-DR-A-1022-P06), Second Floor Plan (Part V) – Site Plan (Drawing Ref. 231064-MA-ZZ-03-DR-A-1023-P06), and Third Floor Plan (Part V) – Site Plan (Drawing Ref. 231064-MA-ZZ-04-DR-A-1024-P06).

We would like to highlight that the Applicant is happy to agree and finalise the Part V arrangements through a suitably worded condition and compliance.

Accordingly, we submit that item No. 4 has been addressed in full.

2.9 Item No. 5: Section Drawings

Item No. 5 states:

“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 19 a of the Opinion”.

2.9.1 Applicant Response

In response to Item No. 5, please refer to Drawings 231064-MA-ZZ-00-DR-A-1029 and 231064-MA-ZZ-00-DR-A-1030 (Site Sections D and E, respectively), prepared by Meitheal Architects, which provide the requested information.

Accordingly, we submit that item No. 5 has been addressed in full.

2.10 Item No. 6: Schedule of Accommodation

Item No. 6 states:

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

2.10.1 Applicant Response

In response to Item No. 6, please refer to the enclosed Schedule of Accommodation prepared by Meitheal Architects. The document outlines the changes to the key figures of the proposed development following the revisions implemented to the scheme in order to adequately address the Local Authority's request.

Accordingly, we submit that item No. 6 has been addressed in full.

2.11 Item No. 7: Apartment Guidelines

Item No. 7 states:

“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”.

2.11.1 Applicant Response

In response to Item No. 7, Meitheal Architects and BPC Engineers have collaborated to ensure that the proposed development complies with the *Design Standards for Apartments – Guidelines for Planning Authorities (2025)*.

Meitheal Architects has prepared an Apartment Standards Compliance Statement (2025), which outlines the key aspects of the proposed development following the amendments made as part of the Applicant's response to the Council's Request for Further Information. The statement confirms compliance with the Guidelines in respect of housing mix, apartment floor areas, dual-aspect provision, floor-to-ceiling heights, lift and stair cores, internal storage, and private amenity space.

Accordingly, and as requested under Item No. 7, please refer to the enclosed Dual Aspect Apartments drawing (Drawing Ref. 231064-MA-ZZ-05-DR-A-1109-P01), which identifies the location and extent of all dual-aspect units within the proposed development.

For further information please refer to the documentation enclosed. Accordingly, we submit that item No. 7 has been addressed in full.

3.0 CONCLUSION

In summary, this planning applications seeks permission for a Large-Scale Residential Development, delivering 124 no. residential units on a strategically located site in Ballincollig.

The proposed residential development aims to deliver much-needed housing within walking distance of a wide range of existing and planned public transport routes. The scheme represents a sustainable form of development in Ballincollig, activating a disused site and enhancing the streetscape and sense of place.

Having regard to the provisions in the *Cork City Development Plan 2022-2028*, including the site's zoning designation and relevant policies and objectives informing the development of the site, it is submitted that the proposal is fully in accordance with the proper planning and sustainable development of the area.

We trust that this detailed Response fully addresses the *Request for Further Information* and we look forward to a favourable decision.

Yours faithfully,

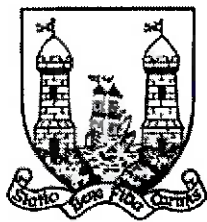


Órla Casey
Associate
Tom Phillips + Associates

Encl.



Appendix A – Cork City Council Request for Further Information dated 16th April 2026



Comhairle Cathrach Chorcaí

Cork City Council

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

16 April 2026

Castle Peak Properties Ltd.
C/O Orla Casey
Mathew House
Father Mathew Street
Cork City
T12TN56

Re: 26/44538

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

At: Site of the Former DELL EMC premises, Innishmore, Ballincollig, Cork

A Chara,

I refer to your application for permission in respect of the above. It is considered that the information submitted with the application is not yet sufficient to enable the Planning Authority to make a decision in this case. Therefore, to enable the Planning Authority give further consideration to your application, you are requested to submit the following information in accordance with Article 33(1) of the Planning & Development Regulations 2001 (as amended):

Please note that having regard to the definition of a tall building within Paragraphs 11.45 – 11.46 of the Cork City Development Plan 2022-2028 and planning policy in relation to same, this location is not considered appropriate for a tall building and would materially contravene the Development Plan in this regard. There are associated concerns in relation to the impact of the height of the proposed development on the character and visual amenities of the streetscape and general area and in terms of the impact on the amount of daylight and sunlight which would be available to both units and amenity spaces. The Daylight & Sunlight Assessment is deficient in terms of the range of assessment (sunlight) and it is noted that certain units/rooms perform very poorly in terms of daylight access (in particular Type C apartments/Part V units). There are also concerns with regard to the positioning of balconies in these units in terms of impacting the privacy and amenity of adjoining units. The parking ratio is also considered to be excessively low notwithstanding the location of the site.

As a result, you are requested to submit revised drawings and details showing:

1. (i) the omission of the 6th storey element;
(ii) 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.
(iii) 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.
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.
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)
(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.

(iv) 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).

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

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.

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

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 note that should further information be submitted that could materially or significantly alter the proposed development, the applicant **will be requested** by the Planning Authority to re-advertise same in accordance with Article 35(1) of the Planning and Development Regulations 2001 (as amended).

Please note that the statutory period for dealing with your application is suspended pending receipt of this information. Please ensure that information is addressed to the undersigned.

Please note that all submission in response to this further information request must be in **quadruplicate**.

Important Note:

It should also be noted that the appropriate period for determining the application will only commence from the date that this request for further information is complied with.

This request for further information is without prejudice to any decision the Council may take, either to refuse permission or to grant permission, with or without conditions.

Please note that your application shall be declared to be withdrawn if all the further information as required above is not submitted within 6 months of the date of this letter.

However, the planning regulations allow the planning Authority to agree an extension of the six-month limit by a further three months. Any request to the planning authority to agree an extension of three months should be made in writing prior to the expiry of the six-month period.

For LRD applications, your application shall be declared to be withdrawn if all of the further information as required above is not submitted within 2 months of the date of this letter.

However, the planning regulations allow the planning authority to agree an extension of the two-month limit for LRD's by a period not exceeding six months, where the request for further information relates to an environmental impact assessment or appropriate assessment or both. Any request to the planning authority to agree an extension of the 2 months for LRD's should be made in writing prior to the expiry of the two-month period.

Is mise, le meas,

A handwritten signature in black ink, appearing to read 'Niamh Fitzgerald', written in a cursive style.

Signed by Niamh Fitzgerald on 16/04/2026

Planning and Integrated Development