



RESPONSE TO RFI

LONGVIEW NEIGHBOURHOOD 7 LRD

Ballyvolane, Cork
– September 2026

RESPONSE TO RFI

A Request for Further Information was issued on 19/08/2026. This document will explain how the various architectural queries are to be answered.

4. Level Details

"No site Survey showing existing levels across the site have been submitted. No indication of the extent of cut and fill proposed is indicated on site sections or elevations. There are few level details on proposed site plan – only FFL no adjacent levels to show topography."

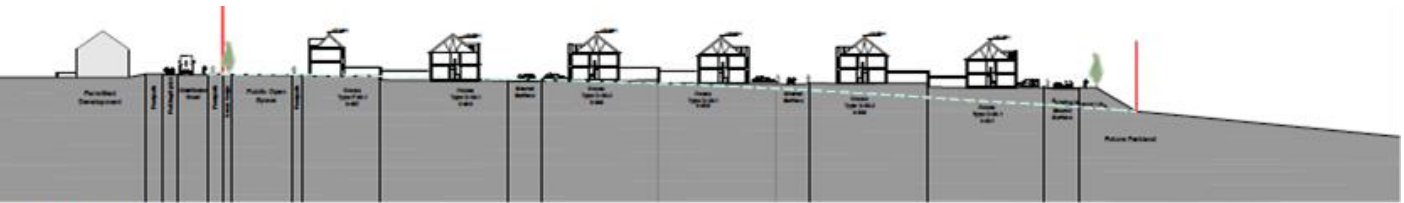
In order to aid in the assessment of this application please submit:

- a. A site survey showing existing levels across the site, and*
- b. Updated site sections and elevations to show existing and proposed levels, including full extent of all cut and fill"*

Existing Site Layout plans have now been included with this submission. Drawings no: 2326 - 112 & 2326 – 113 show the site survey including contours and spot heights. The Site Sections (2326 – 300) and the Site Elevations (2326 – 400) now include a line showing the existing ground level in blue. For further details on the quantum of cut & fill please refer to MHLs drawings and documents.



Section C-C



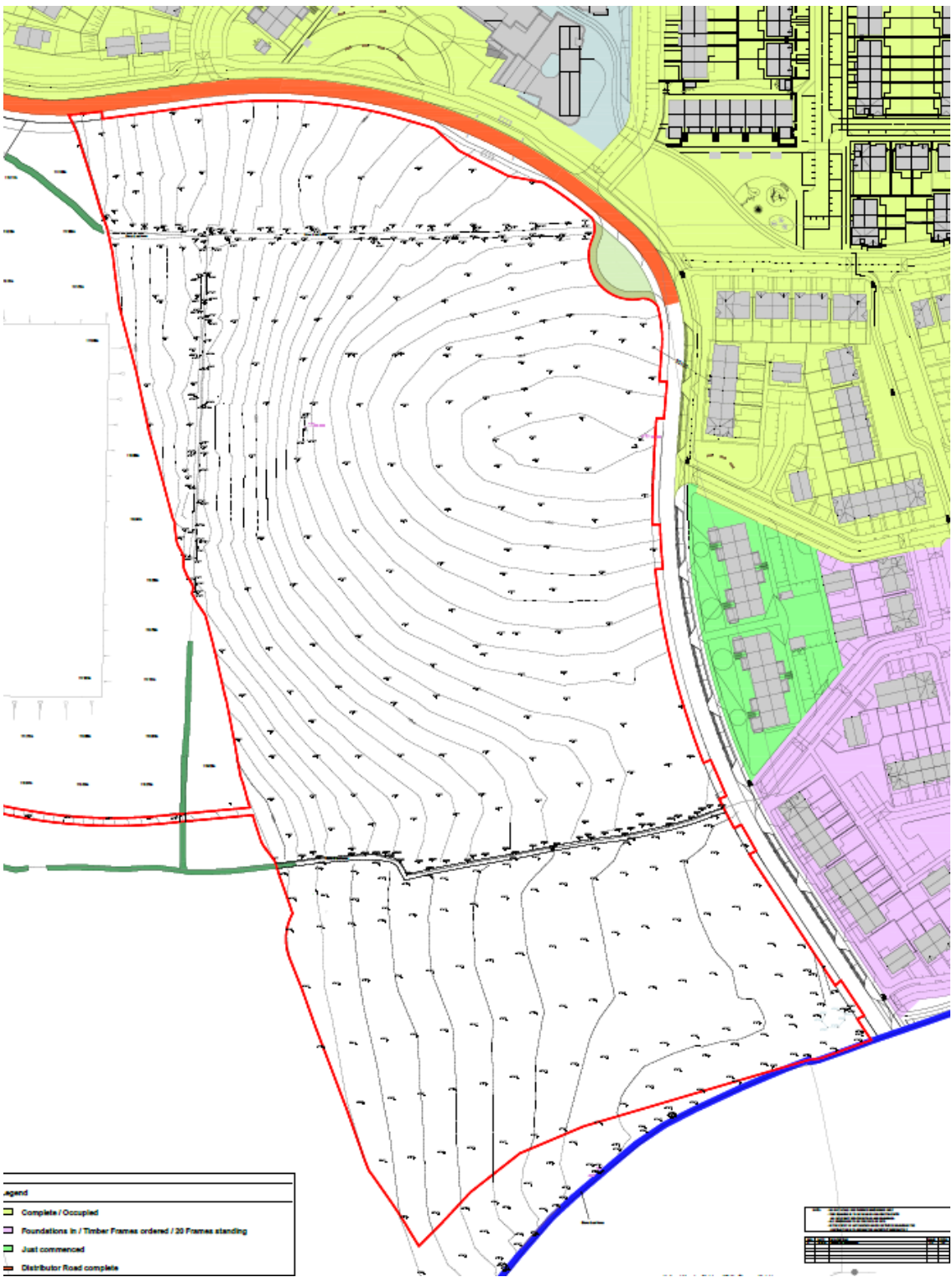
Section E-E

Clips from drawing 2326 – 300 showing existing groundline in blue



Site Elevation 04

Clip from drawing 2326 – 400 showing existing groundline in blue



Clip from drawing 2326 – 112 showing current conditions on site

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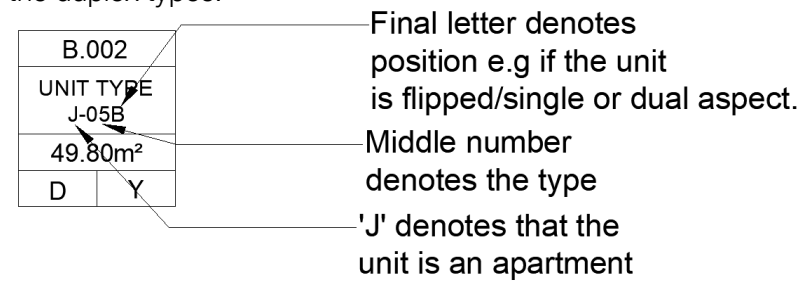
5. Unit Type Plan

"Some errors and omissions have been noted in the unit type plans submitted. For example, in Drawing ref no.s 2326-A-200 and 2326-B-201, the floor plans 'flipped' rendering the text illegible."

Apartment and Duplex drawings have been reviewed, and any mirrored text has been corrected.

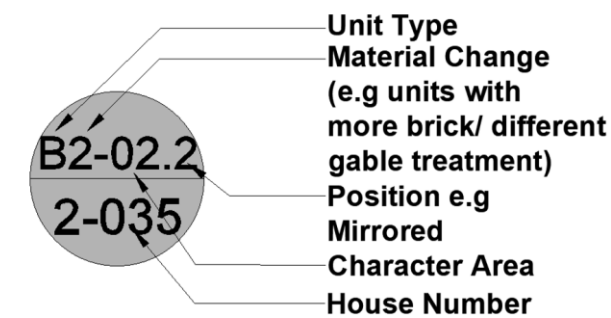
"Also, unit plans for the apartments, for instance type J-06 on drawing 2326-500 does not match Unit Type J-06 as shown on drawing 2326-A-200"

Unit types have been reviewed, and new unit numbers have been assigned to better describe the variations between them. Each number has its own unit type in drawing 2326-500. Same system has been applied to the duplex types.



"Similiarly, the site plans show that house type B1-02 has a different footprint orientation for unit no.s 2-008 and 2-009 but only one version of the floor plan and elevations has been submitted (Drawing no.s 2326-B2-002-200 and 2326-B2-002-400)."

New housetype numbers have been created to better reflect the various situations occurring across the site. Each new housetype has a corresponding set of plans and elevations.



"Accordingly, please review all plans and ensure that they are legible and, where mirrored or flipped, that floor plans for every iteration are submitted"

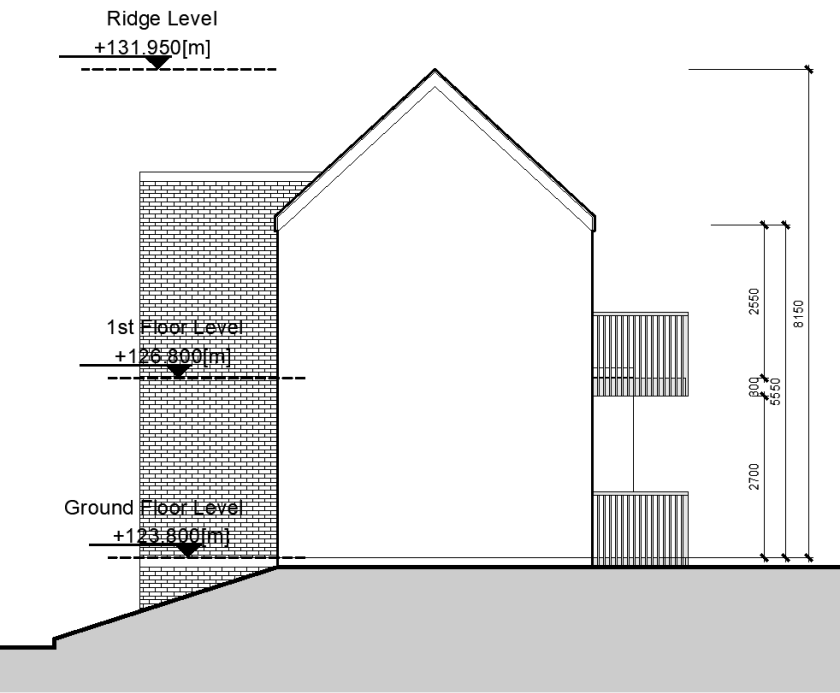
Units have been reviewed and naming system revised to improve legibility and clarity.

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7. Residential Amenity - Privacy

"The window on the western elevation of Block C and eastern elevation of Block D will be intervisible with windows serving apartments in Blocks A and B. Please address, noting that the omission of the windows on Block C and the making obscure of the windows in Block D may sufficiently protect amenity."

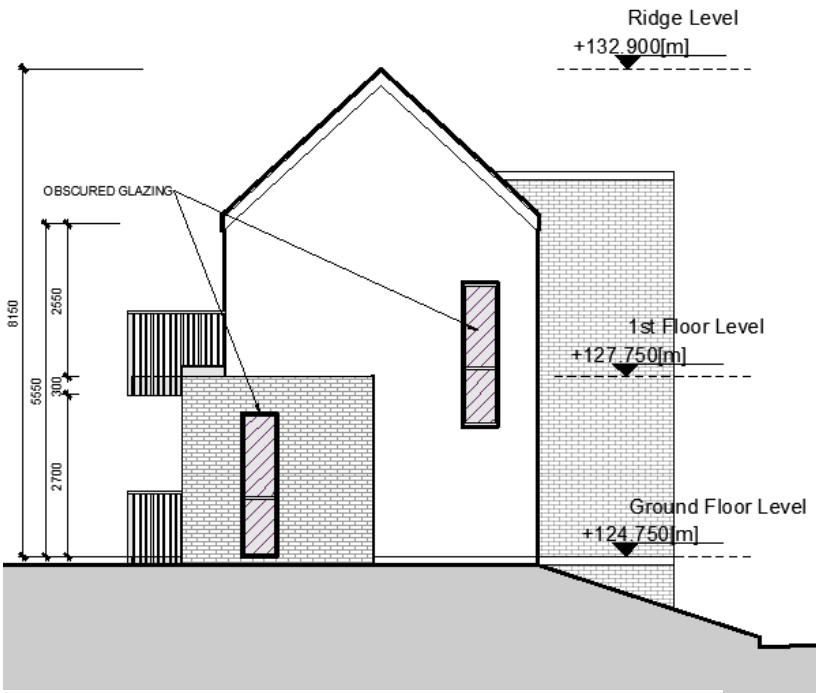
The windows on the western elevation of C have been removed and the windows on the eastern elevation of Block D have been made opaque to improve amenity.



Block C - West Elevation

Scale 1: 100 @A1

Clip from drawing 2326 - C - 200 showing windows removed from Block C



Block D - East Elevation

Scale 1: 100 @A1

Clip from drawing 2326 - D - 200 showing opaque glazing on Block D

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7. Residential Amenity - Privacy

"a. The road network serving the southern section of the proposed development requires revisiting to ensure 2.0-metre-wide footpaths are provided along the access roads connection with Longview Estate Distributor Road:"

Footpaths have been revised to be 2 metres wide.

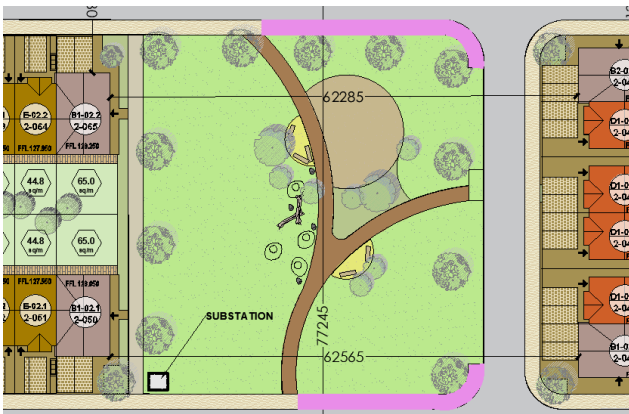
"b. The shared surface streets located with the southern section of the proposed development requires further details with respect to materials and landscaping to ensure the street looks and feels different to traditional residential estate roads. Contrasting materials and additional landscaping build-outs shall be considered for these north – south streets.

Please refer to CSRs drawings/documents for further details on these shared surfaces.

"c. The site layout plan is to be upgraded to include for the following:

(i) Footpath travelling along the northern and southern boundary of the central public open space opposite residential units 076-072 and 023-027;"

These footpaths have been extended as requested.



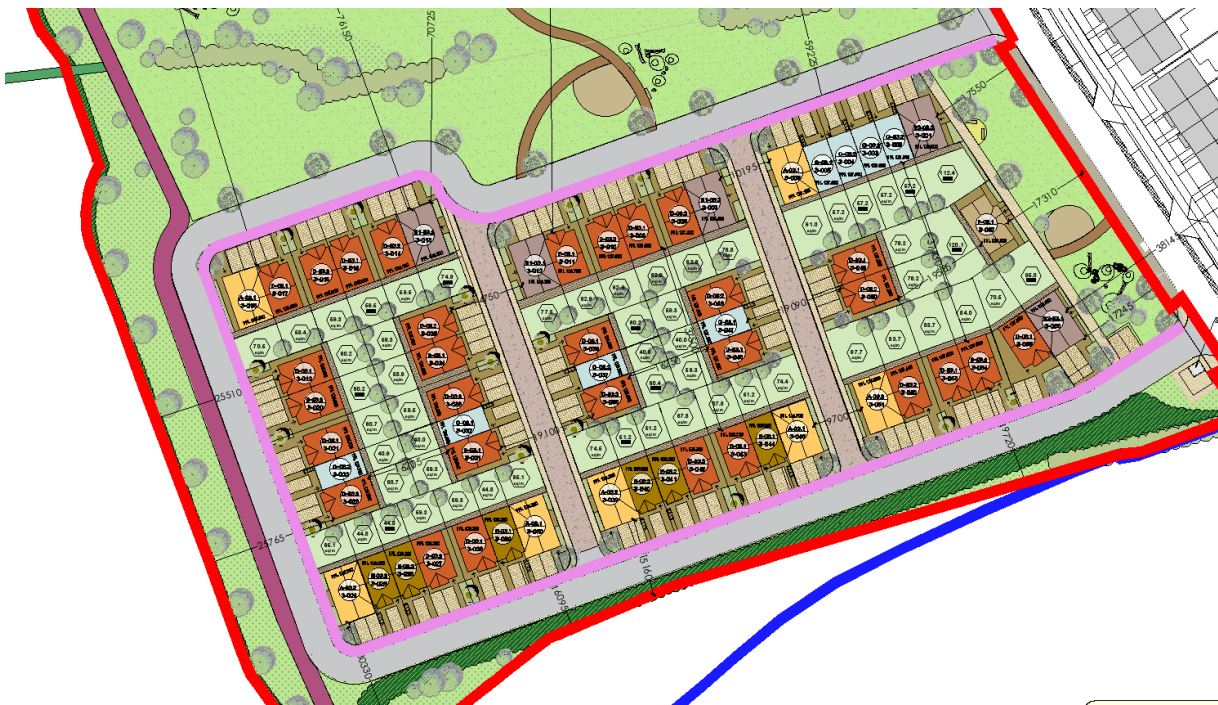
c. (i) Footpaths extended in pink

(ii) The provision of a pedestrian crossing on the internal roadway to the north – east of Block E
(iii) The provision of a pedestrian crossing opposite the east – west active travel route located with the central green area;

These pedestrian crossings have been provided. Please refer to MHLs drawings/documents.

(iv) The removal of the 8 parking bays from within the public open space opposite residential units 001 and 059-062 and their replacement with 5 parking bays to the west of the substation along the southern boundary of the site ;

All but 2 of these parking bays have been removed. The remaining two are to be the designated property of house 3-057.



a. Footpaths extended to 2 metres wide highlighted in pink



c(iv). Parking reduced in southern public open space