



Mr. John Crean
Longview Estates Ltd.
Unit 74
Penrose Wharf
Penrose Quay
Cork
T23 HF51
(via email)

6th October 2026

Dear John,

Re: RFI Response Application TP 26/44849

MHL has prepared, and provided inputs, to a series of reports with respect to Engineering, Services and Transportation matters for application TP 26/44849.

We note that the proposal has been reduced in scale and that the amended description provides for an application that seeks to provide for a Large Scale Residential Development (LRD) at a site of c. 7.62ha located at Lahardane and Ballincolly, Ballyhooley Road, Cork City.

The development will provide for the construction of 248 no. residential units (total GFA c. 24,711.2 sqm), comprising:

- i. 2 no. 4 storey apartment buildings (Blocks A & B) comprising no. apartments (33 no. 1 bedroom & 21 no. 2 bedroom);
- ii. 3 no. 2-storey apartment buildings (Blocks C, D & E) comprising 14 no. 2-bedroom duplex apartments;
- iii. 180 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (36 no. 4-bedroom, 119 no. 3-bedroom, 25 no. 2-bedroom); and
- iv. A proposed creche (c. 452.7m²)

This amendment is of a reduced impact and we have provided revised drawings, Engineering Design Report, and Public Lighting Report to address the changes that occur as a result of the design alterations.

Various other previously submitted reports are effected, as follows, by the amendment.

- CEMP - No relevant change other than to change a reference from 262 Homes to 248 Homes and an image





- DIA –No relevant change other than to change a reference from 262 Homes to 248 Homes and an image
- FRA – No change.
- RSA - No relevant change other than to change a reference from 262 Homes to 248 Homes and an image
- TTA - No relevant change other than to change a reference from 262 Homes to 248 Homes and an image

Having regard to the above, minor changes have been made to the submitted proposal and the main change is a reduction in the overall numbers of homes proposed from 262 to 248.

Yours sincerely

Shane Moriarty BEng MIEI
MHL Consulting Engineers