



Planning Department,
Cork City Hall
Cork,
T12 T997

07th October 2026

Dear Sir / Madam,

Re: RESPONSE TO A REQUEST FOR FURTHER INFORMATION RELATING TO LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) AND ALL ANCILLARY WORKS ON A SITE OF C. 7.62HA LOCATED IN THE TOWNLANDS OF LAHARDANE AND BALLINCOLLY, BALLYVOLANE.

CCC REG. REF.: 26/44849

Tom Phillips + Associates¹ ("TPA"), in association with Wilson Architecture, MHL Engineers, G-NET and CSR Landscaping, has been retained by the Applicant, Longview Estates Ltd² to lodge a Response to the Request for Further Information (RFI) issued by Cork City Council on 19th August 2026 in relation to the above-referenced planning application, described as follows within statutory notices:

"Longview Estates Ltd. intend to apply for planning permission 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 262 no residential units (total GFA c. 25,427.7 sqm), comprising:

- i. 2 no. 4 storey apartment buildings (Blocks A & B) comprising 54 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. 194 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (34 no. 4-bedroom, 136 no. 3-bedroom, 24 no. 2-bedroom); and*
- iv. A proposed creche (c. 452.7m²)*

The development will also include: vehicular access points to the east and north of the proposed site connecting to the constructed distributor road to the adjoining Longview Estates (permitted under ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863); a pedestrian link to the west; all associated car parking, cycle parking and bin storage facilities; associated internal roads, pedestrian and cycle paths; public lighting; public open space (c. 14,362 sqm); communal amenity space; landscaping and boundary treatments; connection to public

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utilities; drainage and surface water management works including attenuation and swales; all ancillary site infrastructure; ESB sub stations and site development and excavation works above and below ground. The proposed development will be constructed in a series of phases, or one continuous phase in accordance with the phasing plans and construction management plans. “

This Response has been prepared in association with the above-mentioned consultants.

The following documents/drawings are enclosed with this Response:

- Cover Letter (This Document), prepared by Tom Phillips + Associates
- Letter in Response to the RFI, prepared by Longview Estates
- Statement of Consistency, prepared by Tom Phillips + Associates
- Community Infrastructure Assessment, prepared by Tom Phillips + Associates
- EIA Screening, prepared by Tom Phillips + Associates
- Updated CGIs and internal views, prepared by GNet
- Full set of updated architectural drawings, prepared by Wilson Architecture
- Architectural Response to RFI, prepared by Wilson Architecture
- Engineering RFI Response Letter; prepared by MHL
- Public Lighting Report, prepared by MHL
- Engineering Design Report, prepared by MHL
- Full set of updated engineering drawings, prepared by MHL
- Landscape Masterplan, connectivity drawings and section, prepared by CSR Landscaping
- Dwelling Mix Report, prepared by H Property

Refer to the submitted reports and drawings for details on the response to the RFI.

In order to fully respond to the Items raised in the RFI, it has been necessary to reduce the number of units proposed to 248 no. homes. This is detailed more fully in the Letter in Response to the RFI, prepared by Longview Estates.

It is respectfully submitted that the enclosed revised assessments, supporting technical documentation and updated drawings comprehensively address the matters raised by the Planning Authority within the Further Information request.



The proposed amendments and additional information demonstrate appropriateness of the development as amended at RFI stage and compliance with all relevant policies and guidance.

Having regard to the information now submitted, it is considered that all concerns raised by the Planning Authority have been satisfactorily addressed and that the proposed development represents an appropriate and sustainable form of development at this location. Accordingly, it is respectfully requested that the enclosed Further Information submission be accepted and that a favourable decision be issued in respect of the proposed development. The granting of permission will enable the implementation of a much-needed housing in an area where it has long been planned for.

We trust that the Planning Authority will find the enclosed information to be in order and remain available to provide any further clarification that may assist in the assessment of the application.

Please do not hesitate to contact me with any queries that may arise in relation to this submission.

Yours sincerely,

Ciara Lester
Senio Planner
Tom Phillips + Associates
Encl.