

DWELLING MIX REPORT

FOR DEVELOPMENT AT LONGVIEW,
BALLYVOLANE, CORK

ON BEHALF OF LONGVIEW ESTATES LTD

Large-Scale Residential Development | 248 no. units | Application TP26/44849



PROPERTY

Prepared by H Property, Cork

AUGUST 2026

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1.0 INTRODUCTION

Longview Estates Ltd have appointed H Property to prepare a Dwelling Mix Report which considers the existing composition of dwellings and housing mix surrounding the proposed Large-Scale Residential Development (LRD) at Longview, Ballyvolane. The report will inform the proposed development of 248no. residential units under application TP26/44849.

This report provides details on the following:

- The site context and development description;
- The methodology of the report;
- The relevant socio-economic profiles affecting the need for dwelling types;
- Comparison of the mix of dwellings (by number of bedrooms) in the catchment area and proposed development against the targeted mix as per the Cork City Development Plan 2022-2028.

The report also reviews market demand information from Savills (the scheme selling agents). Savills as selling agents for this, and other schemes locally have a significant volume of accurate real time information on market demands in this locale given that is not typical of other parts of the City Region given historic patterns of under investment / delivery of housing in recent decades.

1.1 H PROPERTY – ABOUT

H Property is a Cork-based estate agency specialising in residential, commercial and new home sales across Cork City and County.

Founded by Philip Hosford, H Property is built on over 25 years' experience in the property sector across Ireland and the UK, offering a professional, straightforward and results-driven service to clients including new home sales in Cork and elsewhere.

At H Property, we believe that property transactions should be handled with clarity, transparency and direct communication.

H Property provides a full range of property services including:

- Residential property sales
- Commercial sales and lettings
- New home developments
- Property valuations

We work with a wide range of clients including private vendors, developers, investors and occupiers.

2.0 SITE CONTEXT AND DEVELOPMENT DESCRIPTION

2.1 SITE CONTEXT

The subject site comprises approximately 7.62 ha and is located at Laherdane, and adjacent townlands, Ballyvolane, Cork.

In summary, the proposed development will provide 248 no. residential units in a mix of 2, 3 and 4 bed houses and 1 and 2 bed apartments. A creche is to be provided to the northeast of the site and c.14,407 sqm of public open space is provided throughout.

The proposal is a fully standalone application to the permitted / part constructed Longview Development adjacent the site (ABP-306325-20 as amended by CCC Reg. Ref. 23/42409 / ABP318904-24 and CCC Reg. Ref. 25/43863). This permitted development is currently under construction and will provide a total of 753 no. residential units across six neighborhoods once completed.

This consent has had an extension of duration issued as of 5th August 2026 until 24th August 2030 with a mix of housing comprising;

- a) 6% 1 Bed
- b) 24% 2 Bed
- c) 57% 3 Bed
- d) 12% 4 Bed

A market review of current sales and planning consents locally is also carried out as part of this report in the following sections.

Since the original adjoining consent, other schemes have been permitted and constructed locally that have connected to services delivered by the scheme and taken in charge by Irish Water. Many of these, where they contain new homes, differ from the recommended City Council Housing Mix.

These include:

- a) Coppingers Fields (as expanded) – Constructed Housing
- b) Danesfort – Constructed Housing – Council Affordable Housing – 4% 1 Bed, 20% 2 Bed, 60% 3 Bed, 15% 4 Bed.
- c) Glenbribe – Constructed Housing (Kilbarry) – Council Affordable Housing – 7% 2 Bed, 93% 3 Bed
- d) Whites Cross LRD – Permitted Housing (The proposed Large Scale Residential Development (LRD) for 114 no. units includes 45 no. 1 bed units (39.5%), 43 no. 2 bed units (37.7%), and 26 no. 3 bed units (22.8%).
- e) Glencar Primary Care Centre – Immediately west of the site and connected to Ballyhooley Rd Transport Corridor by a new pedestrian crossing.

2.2 DEVELOPMENT DESCRIPTION

The proposed scheme provides for a Large-scale Residential Development (LRD) comprising 248 no. residential units in a mix of 2, 3 and 4 bed houses and 1 and 2 bed apartments.

248 RESIDENTIAL UNITS	7.62 ha SITE AREA	14,407 SQM PUBLIC OPEN SPACE (c.)	72% 2 / 3 BED HOMES (RFI STAGE)
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The principal housing statistics for the proposed development are shown in the table below.

Table 1: Key Statistics for the Proposed Development – As Submitted

Unit Type	Quantity	Percentage
1 Bed	33	12.6
2 Bed	59	22.5
3 Bed	136	51.9
4 Bed	34	13

Table 1a: Key Statistics for the Proposed Development – RFI Stage

Unit Type	Quantity	Percentage
1 Bed	33	13
2 Bed	60	24
3 Bed	119	48
4 Bed	36	15

13% 1 BED	24% 2 BED	48% 3 BED	15% 4 BED
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The houses range from 2 – 4 beds (80.8sqm – 133.2 sqm) providing for different family sizes. Each house is provided with a rear garden and adequate storage in line with the required space standards. Car parking is provided within the curtilage of each dwelling.

It is important to note that the overall Longview site surrounds the Whites Cross LRD. There is no related ownership but it connects to public infrastructure that has been developed by Longview. However, the overall to the east of the Ballyhooley Rd has the potential to be considered one from a character viewpoint given the degree of connectivity that is being encouraged by Cork City Council through active Travel Measures.

When one looks at the original Longview consent, in concert with what is now permitted and proposed (the Whites Cross LRD & Lahardane1LRD – Table 2 below) the overall mix is similar or less than what has been established in the area to date with low occupancy (1-2 bed properties being located in higher density transport locations such as the Ballyhooley Rd.

Table 2: Key Statistics for the Proposed Development (and Others)

Unit Type	Mix / Lahardane LRD1 RFI	Mix / Lahardane LRD1 + Whites Cross LRD	Mix / Lahardane LRD1 & Longview SHD & Whites Cross LRD	CCDP / Subject to Market Report
1 Bed	13	22	11	40
2 Bed	24	28	26	40
3 Bed	48	40	52	38
4 Bed	15	10	11	15

DUPLEX UNITS

The proposed scheme includes 14 no. duplex units located within Character Area 1 at the north of the site. These duplexes are within Blocks C, D, and E and all consist of 2 bed units. The duplex units are two story's that are designed with balconies at ground and first floor level that provide an additional housing style for different household types while also integrating the variety of densities, such as the proposed apartments, throughout the scheme.

APARTMENT UNITS

There are 54 no. apartment units being proposed to the north of the site within Character Area 1. The apartments consist of 1 and 2 bed units to provide an additional dwelling type to accommodate smaller household sizes within Cork City. These apartments range in size from 48 sqm, 56.4 sqm, and 50 sqm in area for 1 bed units and 70.6 sqm, 75 sqm and 95.6 sqm in area for 2 bed units. The ground floor consists of active frontage through own door units with upper floors having access to balconies. The apartments range from 3 and 4 story's with a setback at the top floor in Blocks A and B to integrate the higher density apartments within the housing scheme effectively. Overall, 50% of the apartment units will be dual aspect.

3.0 PLANNING POLICY CONTEXT

In the Cork City Development Plan 2022-2028 (CCDP), the site is zoned Z 07 – New Residential Neighborhoods (Map 04).

The Zoning Objective Z02 seeks to 'To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.'

Objective 11.2 (Dwelling Size Mix) and Table 11.9 of the CDP sets out unit mix requirements to be adhered to. Variation No 3 to the City Development Plan has amended the text contained in Chapter 11 of the City Plan.

Objective 11.2 now states that;

“With regard to apartment developments, SPPR 1 of the ‘Planning and Design Standards for Apartments 2025’ applies and there are no restrictions on unit mix apart from in specific circumstances outlined. All other planning applications for residential developments or mixed-use developments comprising more than 50 dwellings will be required to comply with the target dwelling size mix specified in Tables 11.3-11.9, apart from in exceptional circumstances.

Applications for 10-50 dwellings should seek to provide a dwelling size mix that benefits from the flexibility provided by the dwelling size target ranges provided for the respective subarea.

Purpose-Built Student Accommodation schemes will be exempt from dwelling size mix targets. Where there is a target for student accommodation, and it can be demonstrated that this demand has been provided for within the area, then this demand can be reassigned to other dwelling sizes according to the relative target proportions.

Where a clear justification can be provided on the basis of market evidence that demand/need for a specific dwelling size deviates from the target range and it can be demonstrated that an alternative and suitably tailored dwelling size mix for a particular location assists in achieving a balanced community, then flexibility will be provided”.

With regard to One Bed provisions, Section 3.39 of the City Plan states that “The Housing Strategy / HNDA sets out that student accommodation is likely to provide accommodation for the majority of the 1-person household market forecasted for Cork City (forecast at 580 of the 711 units per annum)”. Note, a recent consent by Cork City Council under TP 25/ 44053 allowed for 45 no. 1 bed apartment and 43 no. 2 bed apartment. These will have a significant impact on demand for

3.1 METHODOLOGY

The methodology to assess the existing mix of dwellings in the area was assessed by defining the catchment area, selecting the Census 2022 boundary data within the catchment, and assessing the Census 2022 tabular data within the catchment area along with review of market data.

The Cork City and County Joint Housing Strategy and Housing Need Demand Assessment was published in November 2021 and provides an overview of existing and future housing requirements across both local authority areas. This Assessment relies on the 2016 census, the Residential Property Price Register (PPR), and detail from the Residential Tenancies Board (RTB).

The Northeast Suburbs are identified as playing a major role in accommodating housing growth in Cork City with a suitable mix of housing types and tenures.

Policy Objective PO1 requires a Statement of Housing Mix detailing the proposed housing mix and why it is considered appropriate in meeting the needs of an area to be submitted with planning applications for multiple housing units. This Assessment does not include detail on the dwelling size mix demand as the 2016 census data did not include data on the number of bedrooms in households and therefore a forecast could not be completed.

The Housing Strategy therefore provides an incomplete assessment of the housing supply and demand in the Cork City and County Area. Information on the number of bedrooms in the existing housing stock was collected as a part of the 2022 census.

The 2022 CSO census information for the following Electoral Divisions (EDs) has been assessed to provide an overview of the local demographics: Rathcooney ED, St. Mary's East, The Glen B, The Glen A, and Mayfield.

The locations of these EDs in relation to the site are shown in the figure below.

Figure 1 EDs assessed for local demographic overview



This identified area (above) had a population of 19,871 in the 2022 census.

The population is relatively stable with between 5.2% and 7.6% of the population in each group from 0-4 to 60-64. There is a slight constriction seen with just 5.2% aged 0-4 compared to 7.5% aged 15-19.

The census demographics point to a relatively mature and settled population. Within the census it confirms that 62.9% of households in the area own their homes, either outright or with a mortgage/loan. 22.% of households rent their homes from the local authority with just 9.6% renting from private landlords.

The majority of families are identified as within the 'adult' family cycle stage, with 34% of families in this stage. This is consistent with, among other factors, a relatively high proportion of adult children remaining within the family home and reflects a trend evident nationally.

Nationally, there was a 14% increase in adults living at home with their parents compared to the 2016 census. A 2021 CSO Pulse Survey found that 88% of adults living with a parent would prefer to live apart and 50% of parents living with an adult child would prefer if they lived separately.

This highlights how the trend of adult children living at home with their parents is not the preferred option for most and likely points to the lack of affordable alternatives.

Within the census it shows that 13.1% of families (and 8.3% of persons) were identified as within the 'retired' family cycle stage with another 8.1% of families (5.2% of persons) within an 'older couple' family cycle stage. These families are likely living in homes that exceed their needs and may be in a position to down-size into more appropriately sized homes for their needs as they age.

The average household size for this area was 2.9 no. persons in the 2022 census. This is higher than the average household size (AHS) of 2.49, and also higher than the 2.63 recorded for the North East generally in the City Development Plan.

The majority of households (29%) were 2 person households, followed by 3 person households (19.6%) and 1 person households (19.1%). Despite the high proportion of 1 and 2 person households, the catchment area is dominated by larger houses with 76.1% of homes having 3 or more bedrooms. Only 2.3% of households in the area have one bedroom.

26.5% of persons lived in 4 person households with 16.1% living in 5 person households. Considering the dominant family cycle stage in the area, it is likely that these larger households include families with adult children living at home with their parents.

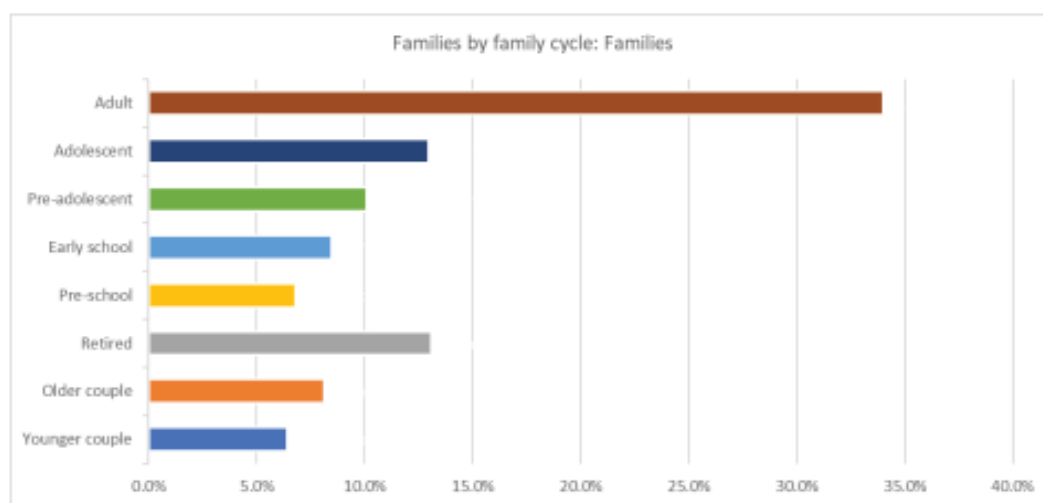
The high proportion of adults living at home with their parents is not surprising considering the existing housing stock in the area.

Within the area, it is confirmed that 94.1% of the households are houses and bungalows with just 5.5.% flats and apartments. The figures below provide a visual representation of the demographics discussed above

Figure 2: Population



Figure 3: Family Cycle



Between 2016 and 2022, the number of families within the “Pre-school” and “Early school” life cycle stages decreased by -1.7% and -9%, respectively. Whilst the number of families within the “Retired” and “Younger couple” life cycle stages increased by 53.5% and 8%, respectively.

The large proportion of childless families in 2022, along with the increases recorded between 2016 and 2022 in the number of childless families are indicative of an area where smaller dwelling units are appropriate as the size of families are decreasing.

The progressive aging of the existing area suggests that existing public services and facilities, such as schools, would benefit from new housing and new family formations at all levels.

As of 2022, there were approx. 5,300 family units within the catchment area.

In reviewing the recorded mix against the City Average and other areas in the City with a profile that arguably reflects decades of investment in housing (i.e. Ballincollig), there are particular observations to be drawn (see Table 1 following).

In summary;

- There are less Younger, Preschool, Early School and Pre Adolescent sections of the population.
- There is a far higher proportion of Adult population
- The older portions of the population reflect the general pattern.

The majority of families are identified as within the 'adult' family cycle stage, with 34% of families in this stage. This points to a large proportion of adults living at home with their parents which is reflective of the trend seen nationwide as the housing crisis continues. Nationally, there was a 14% increase in adults living at home with their parents compared to the 2016 census. A 2021 CSO Pulse Survey found that 88% of adults living with a parent would prefer to live apart and 50% of parents living with an adult child would prefer if they lived separately.

Of local family units close to 1 in 3 (28%) did not have children whereas 59% had 1-3 Children (52% were 1-2 Children). This would support, and reflect, the high demand for 2-3 Bed homes. Of note, is the Rathcooney area into which the new development is directly occurring. This demonstrates a high number of families with no children proportionally (27%) only surpassed by the Glen A&B combined (30+%).

Table 3: Composition of family unit by life cycle stage for the catchment area and Cork City (Source: CSO, 2023)

Family Life Cycle Stage	Catchment	Ballincollig	Cork City
Younger couple	8.4%	10.4%	12.9%
Pre-school	8.6%	10.2%	8.1%
Early school	8.8%	11.2%	9.2%
Pre-adolescent	10.6%	13.5%	10.3%
Adolescent	10.5%	11.3%	10.7%
Adult	34%	25.3%	28.3%
Older couple	8%	7.5%	8.4%
Retired	11.1%	10.6%	12.1%
All family units	100%	100%	100%

Table 4: Catchment / Population / Family Mix (Source: CSO, 2023)

Family / Child Composition	15 and Over	Under 15	Child +&- 15	No Child
1 Child	1039	512	0	0
2 Child	639	561	232	0
3 Child	159	217	250	0
4 Child	39	44	76	0
5+ Child	3	8	42	0
No Child	0	0	0	1459
Total	1879	1342	600	1459
Overall	5280			

4.0 MARKET REVIEW & PURCHASER DATA

The overall Ballyvolane / North East is an "exceptional area" from a planning consideration as it has not been a significant location for housing provision over recent decades due to various servicing constraints. In this respect, the area has been significantly under provided for all forms of housing and accommodation.

The construction of services (foul and surface water) by the Longview consent has created the baseline conditions to delivery a wide range of housing including apartment consents and house (other use consents); both by private and public sector needs. The Longview site has delivered housing to Private, Council and the AHB sector so is providing a wide range of tenures within its holding and has extensive information on the needs /asks of Council and AHB's.

Within the area, in general higher density, apartment scheme consents have been permitted (directed) to areas close to the main roads in the area (i.e. the Ballyhooley Rd). Other areas have generally been developed for housing. The application site in this instance is removed from the main transport corridors (Ballyhooley Rd)

Longview Estates Ltd has actively delivered close to 400 homes on the Longview site to date and has extensive market interaction with purchasers and potential purchasers. Real-time market data provided by Savills, as selling agents for Longview, has been reviewed by H Property and considered in the context of H Property's experience of the Cork residential and new homes market. The data indicates that there remains a high volume of demand for 2 and 3 bedroom properties, with a particular preference for 3 bedroom properties where viewed as affordable.

These 3 Bed properties in particular allow for a high degree of purchaser flexibility when it comes to family formation and future expansion; i.e. purchasers are factoring in the cost of future needs / expansion and home availability when acquiring properties.

Overall, there is a very low demand for 1 Bed properties (less than 1%), higher for 2 Bed (14%), higher again for 3 Bed (65%) and less for 4 Bed (20%), and 5 Bed (1%). This data is obtained from a respondent survey of approx. 2500+. In summary, demand for 2 / 3 Bed homes is in the region of 79%, skewed heavily towards 3 Bed properties for private purchasers (i.e. Not affordable sales).

The demand for affordable 3 Bed Homes in the area can also be seen / justified by Cork City Council's sales of Affordable Homes in Danesfort and Glenbride.

- a) Danesfort - Constructed Housing - Council Affordable Housing - 4% 1 no. Bed, 20% 2 no. Bed, 60% 3 no. Bed, 15% no. 4 Bed.
- b) Glenbride - Constructed Housing (Kilbarry) - Council Affordable Housing -7% 2 no. Bed, 93% 3 no. Bed
- c) Cluid Housing (State funded / Council funded) - Supported / Acquired the delivery of 92 no. 3/4 Bed properties and 45 no. 2 Bed properties in the Longview site. They have acquired no 1 no. Bed properties. These are present in the scheme but are not yet built.

Available data from purchasers also indicates that, in the adjoining Longview scheme, a significant number of pre existing families are moving to the area. This data suggests that 76% of purchasers are pre existing families or couples; almost equally split.

This indicates a need for housing of a scale and form that meets this need (i.e. 2 Bed housing is not immediately suitable for existing families' moving from rental situations).

Couple and 1-2 Children

The presence of established family occupancy & new family formation occupancy, as is occurring locally, also contributes to;

- A more balanced form of community formation in an area of new build.
- A greater potential for demand fulfillment for existing services across age groups, i.e. pre school, primary, and secondary schools with declining numbers can all benefit from immediate use of pre existing capacity.

This supports a need to provide for 2-3 Bed homes. This demand, for larger properties, is in line with the average household size for this area. This was 2.9 no. persons in the 2022 census.

At 2.9, this is higher than the average household size (AHS) of 2.49, and also higher than the 2.63 recorded for the North East in the City Development Plan.

4.1 EXISTING MIX

The mix proposed in this instance is not dissimilar to the mix allowed by the City Council in extending the Duration of ACP-306325-20 (5th August 2026) - Table 5; the Longview consent. In that case, 72% of homes were 2/3 Bed.

The current, RFI amended application, has 72% of homes as 2/3 Bed. A reduction from the 73% originally proposed with a decrease in 3 Bed Homes and an increase in 2 and 4 Bed homes. Of the 119 3 bed Homes now proposed, 11 are allocated to Part V requirements while all 2 Bed homes are allocated to Part V. All Part V homes are sold at a discounted price to the Council.

In max terms, the max 2/3 bed mix is 40% + 38% = 78%.

Table 5: Original Longview Consent

Unit Type	Min	Max	Target	Original 753	EoD Mix	Application Mix	RFI Mix
Studios	0%	15%	10%				
1-Bedroom	15%	25%	20%	6%	20	13	13
2-Bedroom	25%	40%	34%	24%	24%	23	24
3-Bedroom	18%	38%	28%	57%	48%	52	48
4-Bedroom	5%	15%	8%	12%	7%	13	15
Max / Mix	63	133	100%				
Range	-33%	+33%					

I have previously set out that in the general Ballyhooley Rd area, schemes are providing a similar volume of two to three bed homes.

- 1) Longview SHD – 2/3 Bed Mix / 81% (57% 3B)
- 2) Laherdane LRD1 – 2/3 Bed Mix / 74% (52% 3B)
- 3) Whites Cross LRD & Laherdane LRD1 & Longview / 77% (38% 3B)
- 4) Longview SHD EoD – 2/3 Bed Mix / 72% (48% 3B)

The mix is consistent with the mix of homes demanded (sought by the market) by both private purchasers and AHB's on site at present with the primary demand being for 2 and 3 bed homes. The RFI design represents a reduction in three bed homes and an increase in 2 and 4 Bed homes.

Council Affordable Housing sites sold / being sold in the local area (Danesfort / Glenbride) have promoted higher proportions of 3 Bed Properties, and it could be inferred that there is an additional unmet demand for 3 Beds that could be met.

- 5) Danesfort – 2/3 Bed Mix / 78% (58% 3B)
- 6) Glenbride – 2/3 Bed Mix / 86% (80% 3B)

Providing for a mix of tenures on site is important; also an important part of housing policy.

In real terms, 2Bed properties are of higher demand in Affordable Housing Schemes supported by the Council for affordability reasons. Where a mix of tenures is occurring, market demand has to be taken into account so as to ensure that scheme's can apply for a range of funding sources and so that the state is not placed / obliged to take an excessive role in market supports for housing.

Image 1: Starter Home Purchase Scheme – Details of Local Application

Starter Home Purchase Scheme (formerly known as Affordable Housing Scheme)



Starter Home Supports
Help to get you moving in

Funded by the Government of Ireland,
under the Starter Homes Programme.

The **Starter Home Purchase Scheme** (formerly known as the *Local Authority Affordable Purchase Scheme*) provides newly built homes, available at a reduced price for first-time and other eligible buyers who cannot afford to purchase a home at its open market value with a **maximum mortgage and 10% deposit** in locations across Cork City. The homes are subject to a **minimum purchase price** which is specific to each scheme.

Cork City Council will publicly advertise, via print and broadcast media, Starter Home Purchase Schemes when available, for the benefit of interested parties.

These advertisements will direct interested parties to the appropriate website/online platform from where they will be able to access the respective documentation (application forms, housing specifications, eligibility criteria, minimum purchase prices, etc.).

Please carefully read through the **Frequently Asked Questions** and **Related Documentation** sections below in preparation for an application.

Affordable Housing Application

Image 2: Starter Home Purchase Scheme – Details of Local Application

Affordable Housing Application

Welcome to Cork City Council Affordable Housing Scheme - Glenbride, Kilnap,
Cork

Applications open on the 3rd June, 12 noon

IMPORTANT NOTICE:
Your submission will **ONLY** be awarded a date and timestamp when you submit a **COMPLETE** application.

If you have not provided all the [required support documentation](#), you will be contacted by the Administrator to request the outstanding information. It is the **responsibility of each applicant** to ensure that they have familiarised themselves with the [eligibility criteria](#) for this scheme and provided all the information [required](#).

[Tips on how to complete your application](#)

1. Applicants should ensure that they have completed the Registration process for this particular scheme before attempting to log in. Please click on 'Register Now' to complete your registration. ***NB: Registration is still required even if you have already registered on a previous scheme as every portal is separate and requires a new registration.**
2. Each section must be completed. All uploaded documents should be in PDF format or an image file (e.g. JPEG or PNG), max file size 5MB.
3. If you cannot complete the form in a single sitting, then click **Save for Later** and return to the form by logging in at a later time/date.
4. On completion, click **Submit**. Please be aware that once submitted you will not be able to change the data provided unless it is queried by the Administrator.
5. You will receive a **confirmation email** following submission of your application. If you do not receive a confirmation email your application has not been received by Cork City Council and you should contact [Technical Support](#).
6. Applicants are **required** to respond to queries raised by the Administrator through the portal in a timely manner. Applicants who do not respond to queries raised will be deemed to be no longer interested in the scheme and their application will be closed.
7. While the system does timeout, it is good practice that you logout when finished your application to ensure other users of your device cannot access your personal data.
8. **Do Not Email Documents to the Council.** For GDPR and security reasons all documents **must be uploaded via the portal**. Any emails with documentation attached are not being monitored and may not be received by the Affordable Housing Team.

Overall, these permitted and under construction/completed applications will provide 156 no. 1 bed units (11%), 371 no. 2 bed units (26%), 713 no. 3 bed units (50%), and 187 no. 4 bed units (13%).

5.0 CONCLUSION

This Dwelling Mix Report has been prepared to report on the proposed development of 248 no homes at Ballyvolane, Cork.

The proposal is a mixed use scheme with a range of densities and unit types across a range of house types and sizes ranging from 1 bed to 4 beds.

A creche is also proposed.

Having regard to the demographic information reviewed, the existing housing profile within the identified catchment, current and recent purchaser demand and the market evidence available from adjoining and competing developments, it is H Property's opinion that there is clear market demand for the proposed concentration of two- and three-bedroom homes, with particularly strong demand evident for three-bedroom accommodation.

In our opinion, the proposed dwelling mix appropriately reflects the current profile of demand within the Ballyvolane/North East Cork market while providing a range of dwelling sizes capable of accommodating first-time buyers, existing households and future family formation

APPENDIX A

SAVILLS LETTER | 17TH SEPTEMBER 2026 | REF: CKK240458

17th September 2026
Our Ref: CKK240458



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Re: Planning Application, Neighbourhood 7, Longview, Ballyvolane.

Dear Mr Crean

Further to the above application, recently lodged with Cork City Council Planning Department, I confirm we have briefed H Property, who have been commissioned to prepare an independent market report, on sales patterns encountered.

Savills have advised on our local data which has informed the design mix submitted, and as revised in response to the Council Request for Further Information. They have advised that they will review that information, with respect to occupier preferences locally within this area of Ballyvolane. They will also consider same having regard to their market knowledge and experience in new home sales locally and within the wider region so as to report on the proposal.

In summary, the area, has historically been under invested in and the demand that we are seeing for new homes is such that all house types, but in particular, 3 and 2 Bed Homes are much sought after and preferred by new buyers. The Longview development to date has seen the strongest demand for 3 bed units.

We believe that the data to hand, which I understand will be reflected in the independent report, will support the range and mix of homes provided and shown across market demand currently experienced by Savills across other New Homes market developments in Cork. It is our experience in a wide range of sites locally, that the mix is justified and will support the needs of the local, and new communities, seeking accommodation in this area.

The homes proposed are likely to be very popular with private owner-occupiers, including first-time buyers, due to their affordability and the availability of Government buyer incentives such as Help to Buy and the First Home Scheme. They may also appeal to trade-down purchasers seeking to downsize to an energy efficient home within the locality while also allowing for family formation and growth over time given the larger family size (than average) recorded by CSO for the area.

This is increasingly relevant where house / home supply that allow for expansion is limited and the smaller site sizes and house formats, to comply with density needs, have limited space for on-site extension. In this respect, a strong supply of 3 Bed homes is important in our view. 3 bed homes continue to be noted as the most in demand house type with potential buyers in Cork currently. All proposed 2 Bed homes can, and will, appeal to individual buyers and smaller family units but additional 3 Bed homes are warranted given the

Directors and Leadership Group: Mark Reynolds (Managing), Ray Hanley (Chairperson), Peter Callender (Company Secretary), Alan Baldwin, Tom Barrett, Larry Brennan, Gavin Butler, James Butler, Paul Campbell, Gavin Clarke, Darran Conwell, Orla Coyle, Darragh Cronin, Andrew Cunningham, Roy Deller, Shane Duffy, Niall Guerin, Hugh Holt, Richard Johnson, Samantha Kedward, Will Kehoe, Brian Kinivan, Jarlath Lynn, David McClure, Kevin McMahon, Neal Morrison, Ruth Morrison, Ebba Mowat, Ken Mulligan, Sarah Murray, Clarie Neary, Roland O'Connell, Carol O'Donovan, Karl O'Donovan, Michael O'Donovan, Fergus O'Farrell, Peter O'Meara, Isobel O'Regan, Dominick O'Sullivan, John Ring, Andrew Smyth, Kevin Sweeney, John Swarbrick, Ben Turtle, Paul Wilson

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pattern of existing sales, the demand for 3 Bed home and the strong pipeline delivery of all house types in the general area.

I trust the above is in order, but should you have any questions, please don't hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Elizabeth Hegarty".

Elizabeth Hegarty
Divisional Director
Head of New Homes Cork
Savills Ireland

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