



Development Management
Planning & Integrated Development Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork City
T12 T997

7th October 2026

By Hand

Dear Sir / Madam

Re: Response to Request for Further Information dated 19th August 2026

Longview Estates – TP 26/44849 (LRD 47-25)

1.0 Response to RFI

Below is a response to the Council's Request for Further Information.

2.0 Request for an EIAR

We understand that the Council request for an RFI in relation to an EIAR is based on the view that the site comes within the scope of Class 13.

2.1 EIAR Threshold

With respect to the question of whether Class 13 applies in the first instance, we submit that the site is not an extension to the permitted development. The site is a stand alone site, separate to the built development of the existing consent.

Commission notice regarding application of the Environmental Impact Assessment Directive (Directive 2011/92/EU of the European Parliament and of the Council, as amended by Directive 2014/52/EU) to changes and extension of projects - Annex I.24 and Annex II.13(a), including

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Directors: John Crean, Liam de Barra, Ben Mortlock

main concepts and principles related to these (2021/C 486/01), to do with a Belgian Nuclear Power Plant stated that;

“Where construction works or interventions, that involve alterations to the physical aspects of the original projects listed in Annex I or II of the Environmental Impact Assessment Directive, meet the requirements of Annex I point 24 or Annex II point 13(a) thereof, they constitute ‘projects’ within the meaning of the EIA Directive and be subject either to a screening or and EIA.

The current application, while connecting to infrastructure already built, does not involve an alteration to the physical aspects of the defined threshold; i.e. 500 dwellings. While the Council question is understandable, Class 13 would apply should we be, say, proposing to amend the existing surrounding consent by replacing, for example, 100 homes, with 400 homes (if that were possible). That maybe an applicable interpretation of Class 13. However, in the interests of delivering housing in an expedient manner, to meet community needs, we are proposing to reduce the numbers of homes to less than the relevant threshold.

The original “zoning” of the site was a “school” zone; when the original consent was issued. The boundaries to that zoning were altered by the City Development Plan 2022 which saw the zoning change to “residential”. In that respect, the site was never presented or considered for housing as before but was envisaged as being accessed and serviced from the surrounding areas, roads etc.

However, in order to respond to the above question and having regard to the other requests for alterations, in particular changes to respond to Item 8 of the RFI, we must amend the layout to reduce the numbers of housing proposed to 248 No. Homes. This brings the overall site numbers to below the Class 13 Threshold identified in this instance. This change has seen, in certain locations, a terrace of housing being altered to accommodate the provision of smaller semi detached homes in the centre, a solution that maintains the building line but reduces numbers and allows for road realignments and footpath changes as requested by RFI Provision No 8.

The EIAR Screening and Statement of Consistency has been amended to accommodate same change in numbers and layout and a response letter is also attached in relation to the AA Screening. All advise that the proposal can be screened out for EIAR and AA and that the RFI proposal is consistent with the Development Plan.

2.3 Functional and Legal Interdependence

The site is functionally and legally independent of the existing adjacent permission.

This application is separate to the existing adjacent consents. It has a separate “red line”, duration and legal basis. It is not needed to deliver the existing consent and can be constructed separate to it. Nor is it a modification to the existing consent under construction. If it were, it would be governed by its timelines and provisions.

It will connect to constructed roads which, while not taken in charge (are defined as public, operational and accessible by reference to the fact that there are constructed, completed and occupied housing nearby). Note, the site notices are located, in places, facing this new public road.

In general terms, similar issues were also considered by way of an ABP / PAC ruling on a site in Middleton (An Coimisiún Pleanála - Case reference: LH04.318403 / Planning Authority Case Reference: 235707); which is an extension to a built / under construction, area. In that case the “new” scheme used the adjoining schemes services and access (having no independent access to the road network of its own). At appeal, APC found that EIAR did not apply as either an extension of a permitted scheme or on a cumulative basis.

Notwithstanding this, we have amended the layout to provide for 248 No homes within the same footprint as proposed, in a manner that we believe, addresses all other Council requests. The reduction in numbers can be associated with the design alterations as, in locations, footpaths have had to be increased and a road access marginally moved. This in turn prompted the use of different house types in places; and change which also improved the mix to one that is closer to the desired standard of the Council. The mix in the RFI is supported by the enclosed Housing Report by HProperty.

3.0 Updated Documentation

On foot of the design changes and in response to the RFI we include:

- a) Updated Architectural Drawings and Report References
- b) Updated Engineering Drawings (Incl. Public Lighting Changes); minor changes to lighting, drainage and roads layout drawings to reflect changes stemming from Item 8 of the RFI.
- c) Updated Landscaping Drawing to reflect changes stemming from Item 6 and 8 of the RFI.
- d) Updated Statement of Consistency and Community Impact Assessment
- e) Revised Part V proposal (approved / reviewed by Housing)
- f) Updated EIA Screening
- g) Letter from MHL Consulting Engineers in relation to changes that effect engineering matters along with an updated Engineering Design Report.
- h) Additional Photomontages from Agreed viewpoints and update to existing where needed.
- i) Letter from Daylight Sunlight Consultants advising no material change
- j) Letter from Ecology Consultants advising no material change to AA Screening / EcIA
- k) Housing Mix Report by HProperty.

All other reports require no alterations; i.e. examples such as the Quality Audit, CEMP, OWMP, Noise, Archaeology, MMP, FRA, TTA, Climate Statements have / experience no material impact for reporting whether the proposal is 262 homes or 248 homes.

Table 3.1 Table of Responses – Summary

RFI Request	Response
Updated Documentation	Updated Information as per Items a) – k) above.
Housing Mix	Minor revisions to housing mix stemming from a reduction in house numbers as part of the resolution of design questions and roads / transportation questions. Housing Report

	also provided from HProperty to address mix having regard to Variation No3 of the CCDP.
Visual Impact	Additional Photomontages are provided. The Montages address agreed viewpoints primarily from the west of the site.
Level Details	Refer to WA Dwg 2326-112 and WA Dwg 2326-113 & Architectural Drawings which show existing ground level on sections / also repeated on original Engineering Drawings submitted. Cut and Fill details previously provided in Engineering Report, drawing now provided to assist.
Unit Type Plan	Flipping Corrected. Type Plans corrected.
Boundary Details – Western Boundary Links	Marked and detailed on Landscape Plan
Boundary Details – Landscaping to the west	Future Council Park area and indicative connections marked on Landscape Plan
Residential Amenity -Privacy	Window detail altered
Transportation – 2m wide footpath ask	Done
Transportation – Shared Surface Streets	Detail added.
Transportation – Extend Green area Footpaths at two locations	Done
Transportation – Crossing to the North East	Done. Address to site plan and Engineering Dwg
Transportation – Crossing for the East West Travel Route	Done. Moved and road realigned to suit.
Transportation – 8 no. parking bays	Done. 2 no. spaces retained to serve a house. Condition if needed but will mean that housing delivery for one house required by City Architect will be difficult as users will have to cross the road.

4.0 Housing Mix

The application submission included various provisions with respect to Housing Mix.

- Section 5.2.2 of the Planning Report.
- Section 4.1.5 of the Statement of Consistency, on housing numbers and mix provision.

An additional independent report prepared by HProperty is now included for reference which also supports the mix proposed as being suitable for the area. An amended mix is proposed and the layout has changed slightly to accommodate the RFI request. The mix is set out in the revised HQA.

This HProperty report has reviewed the available data, Savills sales / market information and reviewed neighbouring schemes in both Private and State Assisted sectors and confirmed that the mix proposed is consistent with needs locally with a view to creating balanced community.

The layout and mix has also been reviewed by Cork City Housing department and confirmed as suitable as the basis for a Part V agreement; subject to a condition for 20%. A revised Part V drawing is included and this proposes the Council (this has been confirmed by CCC prior to

submission as the appropriate basis for a Part V Agreement) will use Duplex, Two Bed and Three Bed homes as the basis of Part V compliance (Appendix A).

These include.

- | | | |
|----|--------------------|------------|
| 1. | 7 No. GF Duplex 2B | 856 Sq Ft |
| 2. | 7 No. FF Duplex 2B | 716 Sq Ft |
| 3. | 25 No. 2B Terrace | 913 Sq Ft |
| 4. | 11 No. 3 B Terrace | 1046 Sq Ft |

5.0 Visual Impact

The submission includes additional photomontages from agreed viewpoints; 7 no. views from the west and south of the site an updated view from the south west to illustrate the southern elevation from that location.

These views illustrate the existing built environment and permitted unbuilt schemes (or part thereof). The visual appearance of the western and southern elevations to the site have changed marginally due to a change, in places, from terraced to semi detached houses. The massing however remains the same.

The proposal creates additional housing in an area's that were previously zoned as a school campus site (for two no schools, one Primary and one Secondary).

The RFI makes reference to a Visual Impact Assessment (VIA) in the context of an EIAR being prepared. No EIAR is required so no VIA is now submitted. However, with respect to VIA, the viewpoint locations now requested reflect views and locations originally provided and considered under the original Longview consent (ABP 306325-20). The RFI views from the west are broadly consistent with the views No 5 and No 8 of the original VIA. In both cases these views, and other similar views, expressed that the impact of the development from a VIA perspective would "neutral" in the long term as planting grew in. That assessment was made at a time when the housing site now in planning was the future location of a Secondary and Primary School which had the capacity to make a visual impact in excess of the now proposed housing in terms of height, scale and massing.

The proposed housing will maintain a neutral impact in the long term due to the low scale of the homes proposed and the use of a palette of finishes and roof treatments that reflect the existing housing under way.

6.0 Level Details

A Cut and Fill Drawing is provided.

Original Ground Levels were identified on Engineering Sections originally submitted. Road Levels of the existing distributor road levels were also identified and a survey drawing is submitted with the current response.

The original ground levels have been also included on the Architectural Drawings / Sections.

7.0 Unit Type

The Unit Type Plans have been modified to address the request regarding the “mirroring” of units on drawings.

All other drawing changes have been made to address the RFI request.

A revised Floor Areas / Schedule is provided as Appendix B.

8.0 Boundary Details

The extent of the Boundary Details as requested was identified on the Landscape Report submitted. For clarity the detail is now included on the amended landscape plan along with details of the boundary “access points” to the adjoining parkland.

The layout of the park land to the west is also identified now in more detail to show the relationship to the proposed housing and the Park area.

The proposed active travel connection and link as requested by Tony Lynch is also shown on the relevant drawing along with potential connections from that to the site.

9.0 Transportation

All changes requested under this Item 8 of the RFI have been addressed (where possible). These have necessitated some alterations to layout and density so as to allow for delivery.

The request for the removal of the 8 car parking bays is noted. These, spaces were not proposed solely as visitor spaces. They were proposed so as to serve the houses that are set back off the road with no immediate frontage or opportunity for “on curtilage” car parking.

The houses that were set back off the distributor road were intended to address the need of the City Architect to have a frontage facing the distributor road. Houses do not sell without immediate access to car parking; AHB’s for example, and the Council will not accept houses without car parking.

We understand that the issue may be the allocation of spaces. We are omitting the 8 no. spaces proposed and replacing them with 2 No. spaces to serve the amended layout. These spaces are omitted from the proposed taking in charge drawing as they will be sold with House No. 57; a three bed property.

They will have a separate folio / Tailte Eireann identification so can be transferred and treated as if they are private property serving the identified house.

Retaining the spaces on the northern side of the access road also minimises risk issues of persons crossing the road to the car parking spaces; which would occur whether the spaces are private or public.

If the Council retains a concern, we invite them to move spaces by way of a condition, from the northern to southern side of the access route, however, we submit that on balance the solution now proposed is an effective compromise and a workable solution for the delivery of homes.

9.1 Mobility Management Plan

A MMP was submitted with the Planning Application. This referred to the proposal for 262 No Homes and other uses. There is no material change to this MMP as a result of the proposal being reduced in scale to 248 homes.

9.2 Quality Audit

A QA was submitted with the Planning Application. This referred to the proposal for 262 No Homes and other uses. There is no material change to this MMP as a result of the proposal being reduced in scale to 248 homes.

10.0 Associated Changes

The revised crossing and footpath provisions, and associated mix alterations now propose an overall number of 248 Homes.

The Nett Development Area, originally provided a Density of 41.3 Ha.

The current nett density with design changes requested by the Council is at 39.7 Ha per Ha (40 Ha). The amended scheme makes changes to address the Council's RFI. This includes a minor alteration in nett development area to exclude distributor cycle ways on distributor roads.

Design changes have also resulted in additional areas being removed from delivery area, i.e. as in Figure 1 below; housing and cycle way being moved north.

Figure 1: Example Area Impacted by road realignment – Central Green Area and Cycle Way extension – Reduction in housing area deliverable



An area, such as this, if included in calculations, would result in approximately 700 m² of ground being impacted, which if included in the calculations would move the Nett Density to 40.2 Ha.

Overall, the changes sought by the RFI move the density of the proposal to in and around 40 Per Ha with the response being made on the basis of the scheme now being at 39.7 Per Ha (40 Per Ha when rounded¹) but in all cases, the site exceeds existing permitted local densities (33.5 per Ha in Neighbourhood 5 adjoining) and provides a range of densities across the site.

¹ Note, rounding up is also used when calculating Part V liability

10.1 Engineering Reports

There were a series of Engineering Reports submitted with the planning application.

Minor changes were made to the *Engineering Design Report* to respond to the density question and reflect the additional cut and fill drawings. All other reports have no material change as their findings are not impacted by the change from 262 no. homes to 248 no. homes.

With respect to other reports, these are not being resubmitted in response to RFI; the following is a summary of correspondence received from MHL Consulting Engineers with respect to the report changes.

- CEMP - No relevant change other than to change a reference from 262 Homes to 248 Homes and a site plan / image
- DIA –No relevant change other than to change a reference from 262 Homes to 248 Homes and a site plan / image
- FRA – No change. No reference to Mix / House Nos.
- Public Lighting Report – Minor updates to layout to accommodate minor path / road realignments.
- RSA - No relevant change other than to change a reference from 262 Homes to 248 Homes and a site plan / image
- TTA - No relevant change other than to change a reference from 262 Homes to 248 Homes and an image

11.0 Conclusion

We trust that the amended scheme addresses the Council's request.

We respectfully submit that the proposed alterations do not warrant a readvertisement. The proposed development has already been subject to a consultation phase whereby no submissions (other than statutory) were received with respect to a 262 Home proposal.

In this respect, the further information and revised plans, does not we submit, contain significant additional data, including information in relation to effects on the environment; i.e. the proposal if readvertised, will still refer to the original 262 no homes given the recommended wordings for statutory notices.

The Council has, in the past received files that provide much new information that do not get readvertised, i.e. TP 25/44048, TP25/43605, TP 24/43414, TP 24/43209² for example.

² As far as we can ascertain

In addition, the Council has also, in the past, received files that have reduced the numbers of homes proposed and changed layouts, i.e. TP 17/37565, and have not requested readvertisement.

We appreciate that the Council may consider that the change in numbers as a matter that warrants a readvertisement. We would submit that *prima facie* an increase in numbers certainly would, but not a decrease in numbers.

The case law on readvertising, such as *Kinsella V. Dundalk TC* ([2004] IEHC 373), advises that the decision is case by case discretionary one of the Planning Authority, and decision must be a rational³ one. We suggest that it is irrational to seek a readvertisement when a scheme reduces in scale. In addition to this, the RFI makes reference changes “materially” changing the proposal. The Regulations do not make reference to a “Material” change, only a “Significant” change.

The question is whether the information submitted is of such “significance” in the given context, that it is rational to ask for a readvertisement.

We submit that the information provided is sufficient for the Council to accept that it is rational to form the view that no readvertisement is needed. We would maintain that one can reasonably form the view that no readvertisement is needed as:

- The impact is no greater and,
- It visually will not present in a materially dissimilar manner and,
- The scheme is reduced in size.

We trust that this is of assistance to the Council in determining this application.

Yours sincerely



John Crean

BA Hons MRUP Dip EIA Mgmt Dip IoD MRTPI MIPI MIOD

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³ The Council should not act “irrationally”

Appendix A – Part V

John Crean

From: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Sent: 07 September 2026 12:47
To: John Crean
Cc: Orla Burke
Subject: RE: Planning Application - Ballyvolane

Be Vigilant: This email originated from outside your organisation, think twice before you click on any links or files attached.

Thanks for the update John.

My understanding is that a 20% provision will apply as the Transitional Arrangement Period allowing for 10% has now expired.

Removal of 2no. 3 beds is acceptable.

Thanks & regards,

[Kieran O'Keeffe]
Administrative Officer | Housing Delivery & Regeneration

+353 21 492 4583
kieran_okeeffe@corkcity.ie
Housing Directorate, Cork City Council, Floor 2, Civic Offices, Anglesea Street, Cork City T12 T997



From: John Crean <john.crean@temporis.ie>
Sent: Tuesday 1 September 2026 13:41
To: Kieran O'Keeffe <kieran_okeeffe@corkcity.ie>
Cc: Orla Burke <orla_burke@corkcity.ie>
Subject: RE: Planning Application - Ballyvolane

[EXTERNAL EMAIL] This email originated from outside Cork City Council. Do not follow guidance, click links or attachments unless you recognise the sender and know the content is safe.

Kieran

Hope you are well.

Just an update. Planning issued an RFI on this file (TP 26/44849).

In order to respond to the RFI we are going to drop a number of houses in the scheme to bring it below 250 Homes (currently 248); was 262.

Longview, N7, Cork
House Type Part V - Type C or D .001 & .002 & E.001-003
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	66.5
No. of Units	7
Total No. of Units on-site	248
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€157,406
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€12,968
Sub Total	€170,373

Attributable Development Costs @ 25.5% of Construction Cost [3]	€43,445
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€213,818

Profit on Construction Costs (but not attributable development costs)@15%	€25,556
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House & Land Cost -(ex VAT)	€239,374
VAT @ 13.5%	€32,315
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€271,690

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,518
Vat on Land	€205
Overall House Cost, with VAT and EUV of land	€273,412

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Construcito Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Developmebt Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type E2 / E3 Three Bed Terrace
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	95
No. of Units	11
Total No. of Units on-site	2480
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€224,865
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€18,525
Sub Total	€243,390

Attributable Development Costs @ 25.5% of Construction Cost [3]	€62,064
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€305,454

Profit on Construction Costs (but not attributable development costs)@15%	€36,509
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House & Land Cost -(ex VAT)	€341,963
VAT @ 13.5%	€46,165
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€388,128

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€152
Vat on Land	€20
Overall House Cost, with VAT and EUV of land	€388,300

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type G 2 / 3 Three Bed Terrace
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	80.8
No. of Units	25
Total No. of Units on-site	248
Site Area	7.62

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€191,254
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€15,756
Sub Total	€207,010

Attributable Development Costs @ 25.5% of Construction Cost [3]	€52,787
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€259,797

Profit on Construction Costs (but not attributable development costs)@15%	€31,051
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House & Land Cost -(ex VAT)	€290,848
VAT @ 13.5%	€39,265
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€330,113

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,518
Vat on Land	€205
Overall House Cost, with VAT and EUV of land	€331,836

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Constructo Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Development Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Longview, N7, Cork
House Type Part V - Type C or D .003 & .004 & E.004-006
Part V Cost & Methodology - House Cost Summaries

House Cost Summaries

Unit Size	79.5
No. of Units	7
Total No. of Units on-site	248
Site Area	7.6

Assumed Costs

Construction Cost (per sq.m)	€2,367
Site Work Cost (per sq.m)	€195
Existing Use Value (per ha)	€49,400

Construction Costs (excluding construction profit)

Estimated Construction Cost per unit [1]@ €2367 per sq.m	€188,177
Estimated Site Works & Servicing Cost per unit [2] @ €195 per sq.m	€15,503
Sub Total	€203,679

Attributable Development Costs @ 25.5% of Construction Cost [3]	€51,938
Design Team Fees	
Legal & Estate Agent Fees	
Marketing Costs	
Sub-total ex- VAT	€255,617

Profit on Construction Costs (but not attributable development costs)@15%	€30,552
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House & Land Cost -(ex VAT)	€286,169
VAT @ 13.5%	€38,633
Total Cost (inc. VAT) but excluding Development Contributions / LA Bonds[5]	€324,802

Site Cost per unit (existing use value - EUV [4]) Site Area/Units	€1,514
Vat on Land	€204
Overall House Cost, with VAT and EUV of land	€326,520

[1] This is based on current per sq ft prices from contractors at 2024 and KSN Construcito Costs 2024 Report with higher range figure of €2500 p sq. m.

[2] Based on an assumption of 41.5% of construction units costs. Informed by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. Site Developmebt Works and Indirect Site Costs (Scaffolding, site security, building contingency of c. 3.8% for unforeseen items).

[3] Based on an assumption of 25.5% of construction unit costs. Information by report prepared on behalf of the Irish Home Builders Association, May 2012, prepared by Walsh Associates. (Marketing costs, legal & Sale fee, site and building finance costs, allowance for assigned certifier (excludes Financial Contributions / LA Bonds and Part V Contribution)).

[4] Based on assumption of €49400 per ha for agricultural land, or submitted existing use value for brownfield land

[5] Development Contributions will be as levied by the Planning Authority, plus VAT

Appendix B – Architects Area Schedule

Development Summary

Rev E

WILSON ARCHITECTURE
OMM | W

Project: Longview, Ballyvolane

Number: 2326 - 704

Date: 01/10/2026

SITE DATA

Description	Area Site	Building Footprint	Plot Ratio	Site Coverage	No. of Units	Density
Developable Site Area	62400.0 m ²					
Total Site Area (Area within Red Line Boundary)	76160.3 m ²					
Public Open Area	14407.0 m ²			23.09%		
Communal Open Area	480.7 m ²					
Area 01	8285.3 m ²	1961.0 m ²	0.70	23.67%	68	82.0 per Ha
Area 02	28506.1 m ²	3061.5 m ²	0.43	10.74%	100	35.1 per Ha
Area 03	26001.1 m ²	2551.9 m ²	0.34	9.81%	80	30.8 per Ha
Total		7574.4 m ²	0.43	12.1%	248	39.7 per Ha

BUILDING DATA

Site Area:	Unit Type					Total No. of Units
	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	
Area 01	33	33	0	0	0	68
Area 02	0	17	83	24	0	124
Area 03	0	8	36	12	0	56
Total	33	60	119	36	0	
Unit Mix (%)	13.3%	24.1%	47.9%	14.5%	0.0%	
Total						248 Units

UNIT TYPE DATA

Type	Description	Net Area	Character Area			Overall Site	%	Cumulative Area
			Area 01	Area 02	Area 03			
Type A	4-Bed End Terrace	139.2 m ²	0	3	9	12	4.8%	1598.4 m ²
Type B	4-Bed End Terrace	139.2 m ²	0	13	11	24	9.7%	3196.8 m ²
Type C	3-Bed Semi-Detached	102.6 m ²	0	51	40	91	36.7%	9354.8 m ²
Type E	3-Bed Terrace	95.0 m ²	0	15	11	26	10.5%	2470.0 m ²
Type F	3-Bed Mews End Terrace	106.4 m ²	0	1	1	2	0.8%	212.8 m ²
Type G	2-Bed Terrace	80.8 m ²	0	17	8	25	10.1%	2020.0 m ²
Type K-01	2-Bed Duplex	79.3 m ²	7	0	0	7	2.8%	556.5 m ²
Type K-02	2-Bed Duplex	66.5 m ²	7	0	0	7	2.8%	465.5 m ²
Type J-01	1-Bed Apartment	48.0 m ²	17	0	0	17	6.9%	816.0 m ²
Type J-02	2-Bed Apartment	70.6 m ²	13	0	0	13	5.2%	917.8 m ²
Type J-03	1-Bed Apartment	56.4 m ²	1	0	0	1	0.4%	56.4 m ²
Type J-04	2-Bed Apartment	95.6 m ²	1	0	0	1	0.4%	95.6 m ²
Type J-05	1-Bed Apartment	30.0 m ²	15	0	0	15	6.0%	750.0 m ²
Type J-06	2-Bed Apartment	75.0 m ²	7	0	0	7	2.8%	525.0 m ²
			68	100	80	248		23035.6 m ²

PERCENTAGE OF UNIT TYPES

	House	Duplex	Apts
Area 01	0	14	54
Area 02	100	0	0
Area 03	80	0	0
	180	14	54
	72.98%	5.63%	21.77%

RESIDENTIAL CAR PARKING

House	Apts & Duplex	Residential Parking Ratio	Total
	69	1.01	69
168	0	1.68	168
141	0	1.76	141
309	69	1.5	378

CRÈCHE

CRÈCHE AREAS & CALCULATIONS						
Age Range	Area per Child	Room Area	No. of Child Spaces	Ratio of Staff to Child	Required No. of Staff	Creche Parking
0 - 1 yrs	3.5m ²	0.0m ²	0	1:3	0	
1 - 2 yrs	2.8m ²	56.0m ²	20	1:3	4	
2 - 3 yrs	2.35m ²	70.6m ²	30	1:6	5	
3 - 6 yrs	2.3m ²	73.7m ²	32	1:6	4	
Total			82		13	8

Apartments		
Unit Types	No. of Units	Gross floor space in m ²
1-Bed	33	1622.4 m ²
2-Bed	21	1538.4 m ²
Total	54	3160.8 m ²

Gross Floor Area	
Cumulative Area	23035.6
Apt Ancillary	1222.9
Creche	452.7
Total	24711.2

Houses			
Unit Types	No. of Units	No. of Bedspaces	
Terrace	31	179	4480.0 m ²
Semi-Detached	128	712	14362.8 m ²
Detached	1	5	106.4 m ²
Duplex	14	42	1022.0 m ²
Total	194	938	19981.2 m ²

Appendix C Letters from Consultants Re Modifications



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

Development Management
Planning & Integrated Development Directorate
Cork City Council
City Hall
Anglesea Street
Cork City
T12 T997

29th September 2026

By Hand

Dear Sir / Madam

Re: Response to Request for Further Information dated 19th August 2026 TP 26/44849 (LRD 47-25)

I have reviewed the response for further information prepared by the Longview Estates for the above application, including revised plans and engineering documents, and note that there is a small reduction in the numbers of homes proposed; 262 Homes to 248 Homes.

The reduced development is as follows:

“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 248 no. residential units (total GFA c. 24711.2 sqm incl Creche and ancillary space), 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)*

The reduction in the number of homes will result in a change. However, the changes do not materially change the outcome of the assessment of impacts determined in the AA Screening. Updated AA Screening, ECiA are included but the changes only relate to overall numbers and development description.

The potential impacts of the proposed development have been considered in the context of the European sites potentially affected, their qualifying interests or special conservation interests, and their conservation objectives.

Through an assessment of the source-pathway-receptor model, which considered the zone of influence of effects from the proposed development and the potential in-combination effects with other plans or projects, the following are the main conclusions:



The proposed Neighbourhood 7 Longview, Ballyvolane, Cork, either alone or in-combination with other plans and/or projects, does not have the potential to significantly affect any European site, in light of their conservation objectives. Therefore, a Stage 2 Appropriate Assessment is deemed not to be required.

Yours sincerely

Karen Banks MCIEEM

Development Management
Planning & Integrated Development Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork City
T12 T997

16th September 2026

By Hand

Dear Sir / Madam

Re: Response to Request for Further Information dated 19th August 2026

Longview Estates – TP 26/44849 (LRD 47-25)

I have reviewed the response for further information prepared by the Longview Estates for the above application, including revised plans and note that there is a small reduction in the numbers of homes proposed; 262 No Homes to 248 No Homes.

The changes do not materially change the underlying assessment of impacts determined in the submitted Daylight Sunlight Report.

The changes in layout reduce the density to approx. 40 Per Ha with a higher than minimum level of public open space. The City Development Plan (Section 11.95) notes that achieving densities higher than 40 Per Ha “will result in a degree of reduction in the amount of daylight and sunlight that homes can expect”.

The proposed house types still far exceed the minimum levels of internal lighting and the reduction in the number of homes provides more open space and amenity areas; which are already well lit, in excess of minimums.

Having regard to the above, the amended layout is of the same, an in places, better, design solution than what has been submitted to date.

Yours sincerely

A handwritten signature in purple ink that reads 'John Gleeson'.

John Gleeson
Director
CEng MIEI, CMVP (AEE)