



All existing trees, hedgerow and screening to be retained and enhanced

Northern Boundary Buffer Planting

1 Approximate Position of Site Notice at Entrance

2 Approximate Position of Site Notice at Entrance

3 Approximate Position of Site Notice at Entrance

All existing trees, hedgerow and screening to be retained and enhanced

Future Connection to adjacent site

Future Connection to adjacent site

All existing trees, hedgerow and screening to be retained and enhanced

Walking, Cycling & Vehicular Connection to Adjacent Site

Future Connection to adjacent site

SITE LAYOUT PLAN

SCALE 1:500

LEGEND: SITE BOUNDARY

- PLANNING BOUNDARY
- OTHER LANDS CONTROLLED BY APPLICANT AND LANDOWNER
- R.O.W. EXISTING IN APPLICANTS NAME

LEGEND: SURFACES

- Roadway - Tar
- Roadway - Shared Surface
- Parking / Parking Court
- Visitor Parking
- Disabled Parking
- Footpath - 1800mm min.
- Cycle Lane - 1750mm 2-Lane
- Raised Junction Table

LEGEND: SITE FURNITURE

- Street Light
- Active Play Area Equipment
- Multi-use Games Area

LEGEND: LANDSCAPE

- Green Buffer
- Active Open Space
- Passive Open Space
- Private Rear Gardens
- Proposed Tree
- Proposed Hedgerows

LEGEND: UNITS

- House Type A1 x 03
- House Type B1 x 21
- House Type B2 x 02
- House Type C1 x 41
- House Type C2 x 07
- House Type C5 x 42
- House Type C8a x 14
- House Type D1 x 16
- Duplex Type E1 x 03
- Duplex Type E2 x 03

- Playground
- Bin Store
- Bicycle parking
- Commercial x 4 units / Overhead Apartments x 20
- Creche / Overhead Apartments x (See Above)

Note:
FOR FULL LANDSCAPE DESIGN, INCLUDING DRAWING AND REPORTS, REFER TO ACCOMPANYING SUBMITTAL PRODUCED BY BRADY SHIPMAN MARTIN

Reference Drawings:

- 10277-PL-001 Site Layout Analysis Plan
- 10277-PL-002 Topographical Survey(Existing Site Features)
- 10277-PL-003 Site Layout Plan
- 10277-PL-005 Site Layout Plan (with future adj. Residential)
- 10277-PL-006 Site Layout Plan - Neighbourhood plan
- 10277-PL-007 Site Layout Plan - Movement Plan
- 10277-PL-008 Site Layout Plan - Occupancy Plan
- 10277-PL-009 Site Layout Plan - Part V allocation plan
- 10277-PL-010 Site Layout Plan - Construction phasing plan
- 10277-PL-011 Site Layout Plan - Developable Land
- 10277-PL-012 Site Separation distances
- 10277-PL-013 Site Layout Plan - Public Open Space
- 10277-PL-014 Site Layout Plan - Taking in Charge
- 10277-PL-030 Site entrance GA / Interface to public road
- 10277-PL-033 Site Layout Plan - Boundary treatment plan
- 10277-PL-034 Site Layout Plan - Boundary detail GA's

Notes:

- Refer to drawings and reports for the following:
- Public Lighting Layout - Horizon Engineering Ltd
- Works to Public Road - MHL Ltd
- Separation Distances between Units - Refer to Drawing No: 10277-PL-012

01	17.05.24	ISSUED FOR PLANNING	MF	DOS
Rev.	Date	Amendment Details	Drawn	Chk'd



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Client: **RUDEN HOMES LTD**

Project: **RESIDENTIAL DEVELOPMENT COURTSTOWN, LITTLE ISLAND Co. DUBLIN**

Drawing Title: **SITE LAYOUT PLAN**

Scale at:	Drawn:	Approved:	Date:
1:500@A0	MF	DOS	17.05.24

Job No:	Drawing No:	Rev:
10277	10277-PL-003	A

Issue Status: Preliminary Approval Construction Tender Planning

TOTAL RESIDENTIAL UNITS = 172
(4 Commercial Units & Creche Facility)