



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

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

PHASE 2 RESIDENTIAL DEVELOPMENT

"This section has been included in the red line to facilitate connection into existing Uisce Éireann public infrastructure services. Please refer to engineering report and drawings for further details."

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 - Occupation 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 entrance GA / interface to public road
- 10277-PL-030 Site Layout Plan - Boundary treatment plan
- 10277-PL-033 Site Layout Plan - Boundary detail GA's

- LEGEND: SITE BOUNDARY**
- PLANNING BOUNDARY
  - OTHER LANDS CONTROLLED BY APPLICANT AND LANDOWNER
  - R.O.W. EXISTING IN APPLICANTS NAME
  - LANDS OWNED BY CORK COUNTY COUNCIL

**FUTURE ADJOINING RESIDENTIAL LANDS**  
SCALE 1:500

- 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: UNITS** (Legend refers to Red line area only)
- 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
  - Commercial x 4 units / Overhead Apartments x 20
  - Creche / Overhead Apartments x (See Above)

- LEGEND: LANDSCAPE**
- Green Buffer
  - Active Open Space
  - Passive Open Space
  - Private Rear Gardens
  - Proposed Tree
  - Proposed Hedgrows

| 01   | 25.05.24 | ISSUED FOR PLANNING | MF    | DOS  | PLN  |
|------|----------|---------------------|-------|------|------|
| Rev. | Date     | Amendment Details   | Drawn | Chkd | Appr |

**Engenuiti**

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Client: **RUDEN HOMES LTD**

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

Drawing Title: **SITE LAYOUT PLAN FUTURE ADJOINING RESIDENTIAL LANDS**

Scale at: 1:500@A0 Draw: MF Approved: DOS Date: 20.05.24

Job No: 10277 Drawing No: 10277-PL-005 Rev: A

House Status: Information Preliminary Approval Construction Tender Planning

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