



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

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

**OCCUPANCY PLAN**  
SCALE 1:500

4 Bed Houses	40 (23.25%) (5 Detached, 17 Semi-Detached, 18 End of Terrace)
3 Bed Houses	65 (37.79%) (33 Semi-Detached, 7 Mid-Terrace, 25 End of Terrace)
2 Bed Houses	41 (23.84%) (8 Semi-Detached, 29 Mid-Terrace, 10 End of Terrace)
Apartments	26 (15.12%) (3 3-bed, 11 2-bed, 12 1-bed)
<b>Total No of Units -</b>	<b>TOTAL 172 Units</b>
Gross Site Area	= 6.545 Ha / 14.8 Acres Outlined in red
Exclusions:	
Creche	= 0.03 Ha
ESB Wayleave	= 0.97 Ha
Buffer Zone	= 1.42 Ha
C.C.C. Lands	= 0.21 Ha
Net Site Area	= 4.35 Ha
Total Number of Units	= 172
Density	= 39.5 units per Ha
Open Space:	
Active Open Space	= 0.531 Ha = 11.1 %
Passive Open Space	= 0.100 Ha = 2.01 %

**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

County Development Plan Objective: HOU 3-3 ; Housing Mix

a) Secure the development of a mix of house types and sizes throughout the county as a whole to meet the needs of likely future population in accordance with the guidance set out in the joint housing strategy and the guidelines on Sustainable Residential Development in urban areas

b) Require the submission of a statement of housing mix with all applications for multi-unit residential developments in order to facilitate the proper evaluation of the proposal relative to this objective

Source: CORK COUNTY COUNCIL DEVELOPMENT PLAN 2014

**Reference Drawings:**

10277-PL-001	Site Layout Analysis Plan
10277-PL-002	Topographical Survey(Existing Site Features) Site Layout Plan
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

01	17.05.24	ISSUED FOR PLANNING	MF	DOS
Rev.	Date	Amendment Details	Drawn	Chkd



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Client: **RUDEN HOMES LTD** Architecture

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

Drawing Title: **SITE LAYOUT PLAN OCCUPANCY PLAN** Engineering

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

Job No: 10277 Drawing No: 10277-PL-008 Rev: A

Issue Status: Information  Preliminary  Approval  Construction  Tender  Planning