



CORK COUNTY COUNCIL LANDS 2093m²

Figured dimensions only are to be used. All dimensions to be checked onsite. Differences between drawings and between drawings and specification or bills of quantities to be reported to Engenuiti Consulting Engineers.

AREA 1 DEVELOPABLE LAND AREA 29,350.08m²

LINK ROAD & BUFFER AREA 7,440.30m²

TOTAL AREA WITHIN PLANNING BOUNDARY 65,454m²

UNDERGROUND LV SUPPLY TO BE BROUGHT OVER GROUND AT NEW STEEL POLE BY ESB UNTIL ADJACENT DEVELOPMENT COMMENCES

Existing overhead lines to be rerouted underground

ESB EXCLUSION 970m²

Proposed underground cable to ESB Standard details to be agreed with ESB

PLANNING BOUNDARY IN RED

TOTAL AREA DEVELOPABLE LAND AREA 51,622.12m²

AREA 2 DEVELOPABLE LAND AREA 22,272.04m²

Harbour Point & Courtstown Business Park

OTHER LANDS CONTROLLED BY APPLICANT AND LANDOWNER IN BLUE

DEVELOPABLE LANDS

SCALE 1:500

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

LEGEND: SITE BOUNDARY

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

LEGEND: DEVELOPABLE LANDS

- ESB EXCLUSION AREA
- DISTRIBUTOR ROAD / BUFFER AREA
- ROAD JUNCTION AREA
- DEVELOPABLE LANDS
- NEW AREA

Note: Refer to drawings and reports for the following:-

Public Lighting Layout - Horizon Engineering Ltd

Works to Public Road - MHL Ltd

Rev.	Date	Amendment Details	Drawn	Chkd	Appd
A	22.05.24	ISSUED FOR PLANNING	SO	DOS	DOS



Address: Unit 5, Woodpoint Business Centre, Ballyrobertia, Co. Wick. Telephone: 023 242 7537 Email: info@engenuiti.ie Website: www.engenuiti.ie

Client: Architecture

RUDEN HOMES LTD Planning

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

Engineering

Landscape

Interiors

Drawing Title: SITE LAYOUT PLAN DEVELOPABLE LAND

Scale at: 1:500@A0

Drawn: SO

Approved: DOS

Date: 22.05.24

Job No: 10277

Drawing No: 10277-PL-011

Rev: A

- 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-004 Site Layout Plan (with future adj. Commercial)
 - 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
 - 10277PL-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

Issue Status: Information Preliminary Approval Construction Tender Approval Planning