





















LAND ZONED LI-X-01 HIGH LEVEL DEVELOPMENT FRAMEWORK



Legend

-  Land Zoned LI-X-01 in Cork County Development Plan 2022-2028.
-  Red Line Boundary of Proposed Courtstown Application.
-  Existing trees and hedgerows defining boundaries.
-  Proposed tree lined distributor route with pedestrian/cycle paths servicing Zoned development land.
-  Proposed tree lined main access street with pedestrian and cycle linkages.
-  Proposed secondary access streets, including shared surface, within application site.
-  Potential secondary access streets, including shared surface, within adjacent zoned land.
-  Proposed pedestrian linkages within application site.
-  Potential pedestrian/cycle linkages within adjacent zoned land.
-  Potential future vehicular/pedestrian/cycle linkage to adjacent zoned land.
-  Potential future pedestrian/cycle linkage to adjacent zoned land neighbouring communities and green and blue infrastructure assets.
-  Proposed residential development within LRD planning application site.
-  Potential extents of residential development within adjacent zoned lands.
-  Proposed mixed residential / commercial (RC)/ community (Cr) and supporting infrastructure (P) development within LRD planning application site.
-  Potential extents of mixed residential/commercial (RC)/community (Cr) and supporting infrastructure (P) development within adjacent zoned land.
-  Potential extents of mixed residential/commercial (RC)/community (Cr) and supporting infrastructure (P) development within adjacent zoned land.
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-  Potential extents of mixed residential/commercial (RC)/community (Cr) and supporting infrastructure (P) development within adjacent zoned land.
-  Proposed primary open space/GBI within LRD planning application site.
-  Potential extents strategic open space/GBI within LRD planning application site.

Note 1: Indicative locations only of potential supporting open space within adjacent zoned land. Quantity and layout of open space is subject to coordinated detailed design development with proposed land uses, access and connectivity in accordance with Cork County Council County Development Plan policy and National best practice guidance.

Note 2: This Framework Plan indicates high level principles for the spatial arrangement of development on the land zoned LI-X-01. Actual development capacity, location and layout of land uses, development parcels, access routes and linkages is subject to survey and assessment of baseline conditions, constraints and opportunities and technical design requirements to enable delivery of sustainable development.

Note 3: Potential foot & cycle linkage into adjacent land and wider green and blue infrastructure assets, including Carrigennan loop walk via Clash Road.