



## MASTERPLAN DOCUMENT

4th of October 2021

RESIDENTIAL DEVELOPMENT AT WATERLOO, BLARNEY  
FOR MC2

 o'mahony pike



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A brown directional sign with a white border and a white arrow pointing right. It features a white silhouette of a person walking. The sign is mounted on a silver metal pole.

River Martin Trail



# 01 | CONTEXT



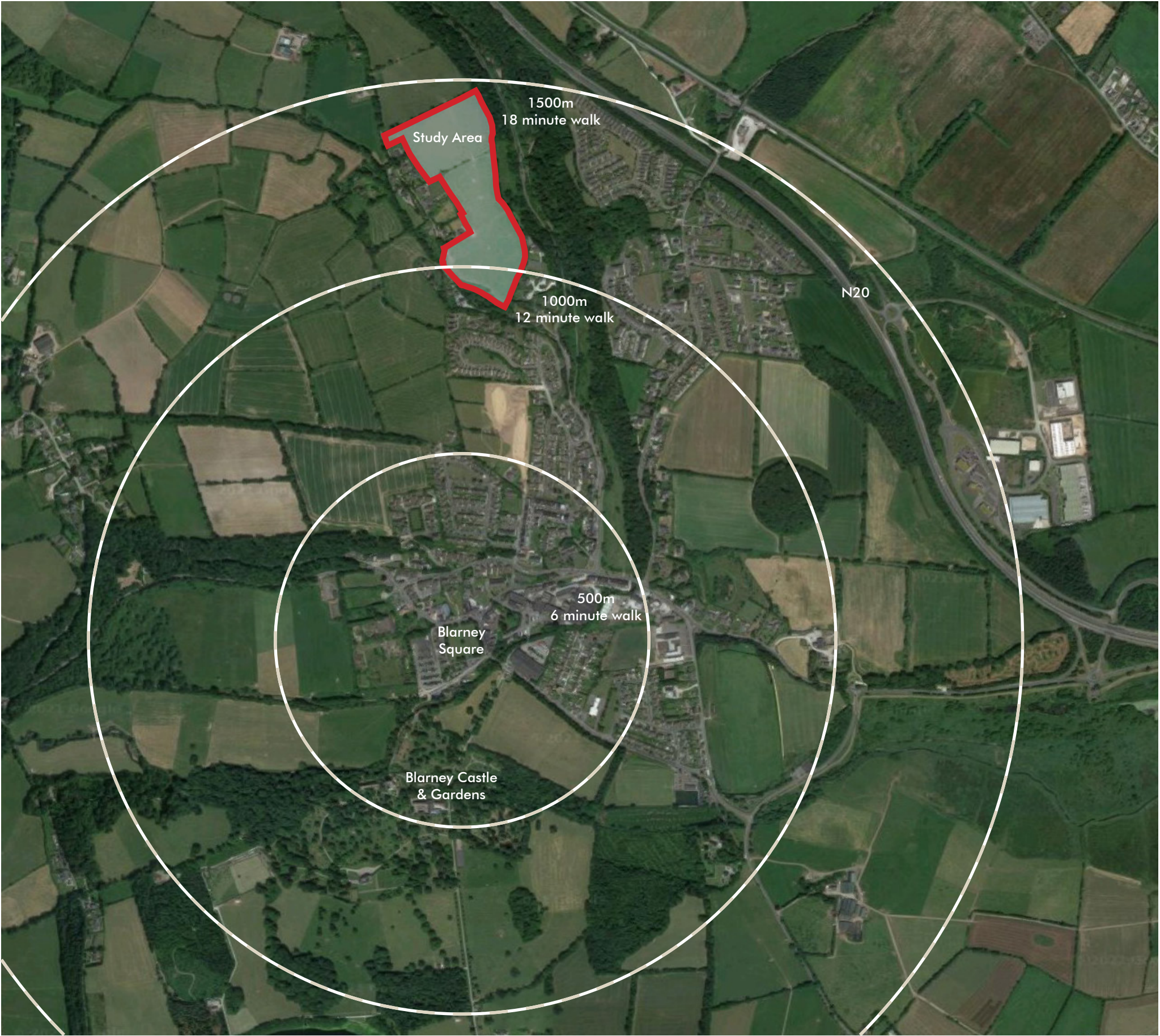
# CONTEXT

## DESCRIPTION

The masterplan comprises an analysis of the 9.2Ha Study Area, as illustrated on the aerial view.

Blarney is an attractive urban settlement, in a beautiful landscape setting. Blarney Castle and Gardens are located to the south of the village, which is focused around a generous public square. The historic village core is characterised by good quality vernacular architecture and generous public realm.

The village has expanded to its north and east over time, and this masterplan examines the opportunities presented by the further consolidation of existing suburban development to the north of Blarney.

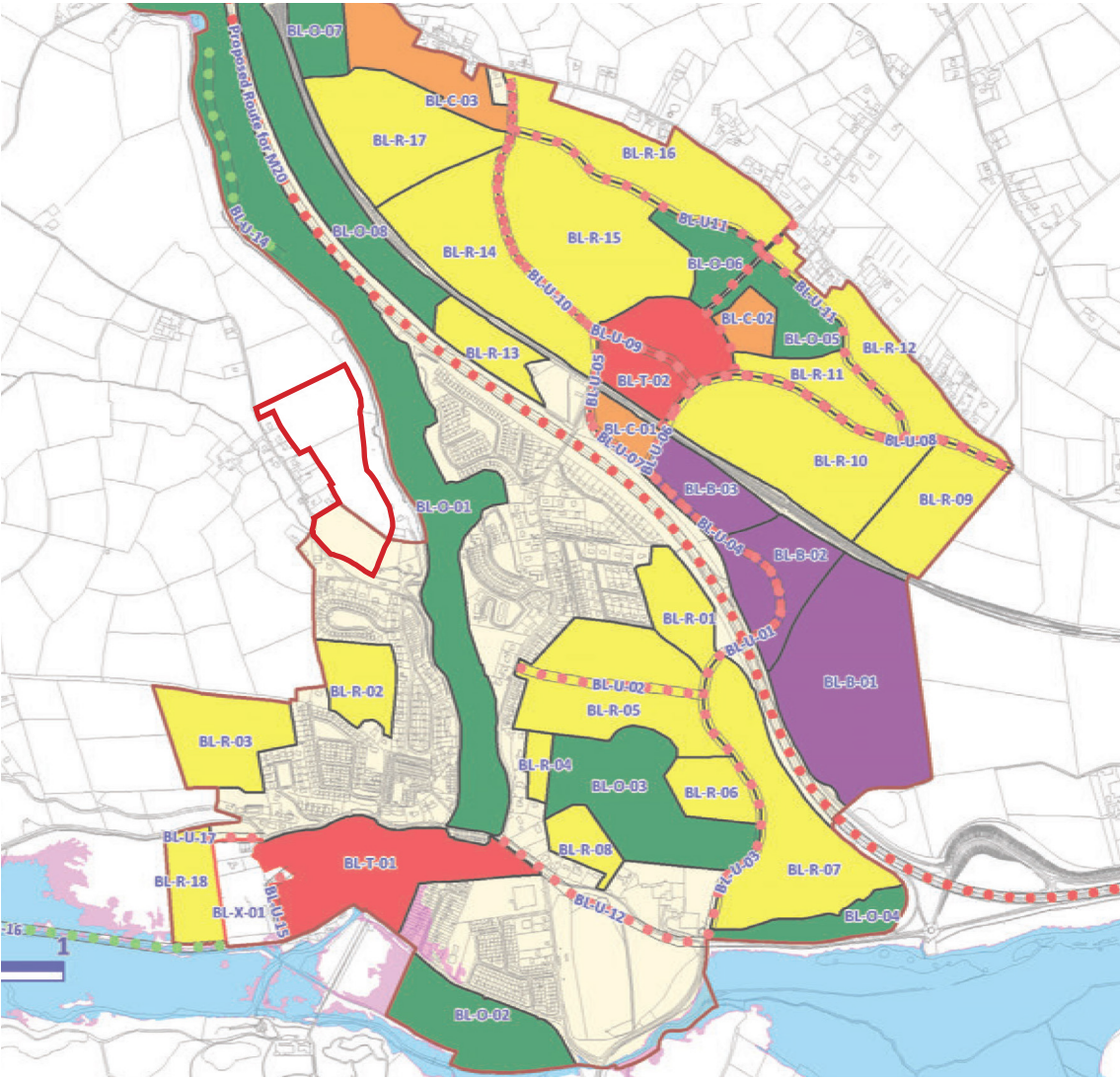




# CONTEXT

## ZONING

The Study Area comprises several fields in a single ownership and subject to Zoned and Unzoned Lands.



Extract from Blarney LAP, with Study Area outlined in red

- Unzoned Greenfield Lands with Existing Woodland
- Unzoned Greenfield Lands
- Zoned Lands
- BL-O-01 Open Space Lands

