

02 | SITE ANALYSIS

SITE ANALYSIS

DESCRIPTION

The Study Area comprises a collection of existing green-field sites located approximately 1 kilometre to the north of the Blarney historic core.

A rich woodland area adjoins the western edge of the Study Area which falls steeply down towards the attractive River Martin Pedestrian and Cycle Amenity.

The Western and Southern edges are typified by a rolling landscape with single storey bungalows on the lower elevations and with two storey dwellings at higher elevations.

The following pages will analyse the Study Area in more detail.



SITE ANALYSIS

CONNECTIVITY

Blarney is an attractive urban settlement, in a beautiful landscape setting and this Study Area examines the opportunities presented by the expansion and consolidation of the village.

The River Martin Pedestrian and Cycle Route provides a direct and attractive link between the Study Area and the historic core of Blarney - which is approximately a 10 minute walk to the south.

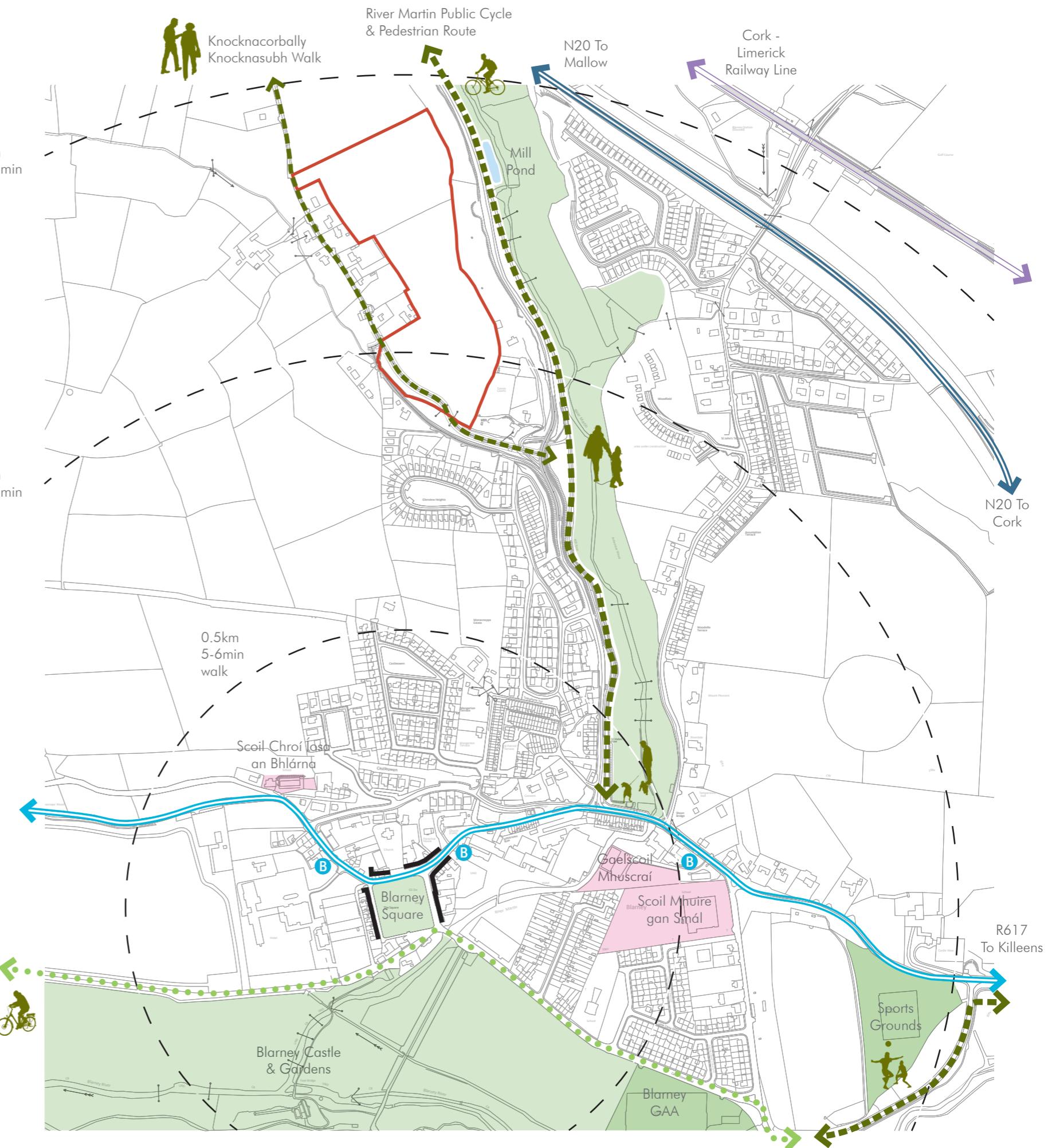
A strong east-west vehicular route with regular bus connections terminates the River Martin Route from progressing further south towards the Blarney Castle and Gardens -which are located further south of the village.

Gaelscoil Mhuscraí and Scoil Mhuire gan Smál (currently undergoing construction) are located within close proximity of the terminus of the River Martin walkway. To the south-east lie the established Blarney GAA Grounds and playgrounds.

It is the intention to link Blarney with Tower and Killeens by a greenway. The Clogheenmilcon Route, to the east of Blarney, is part of this greenway, which when complete will link the three settlements to Cork City.

Key:

- Public Amenity
- Recreational Amenity
- Schools
- Bus Route
- Bus Stop
- Pedestrian/Cycle Network
- Proposed Greenway
- N20 Route
- Railway Line



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SITE CONDITIONS



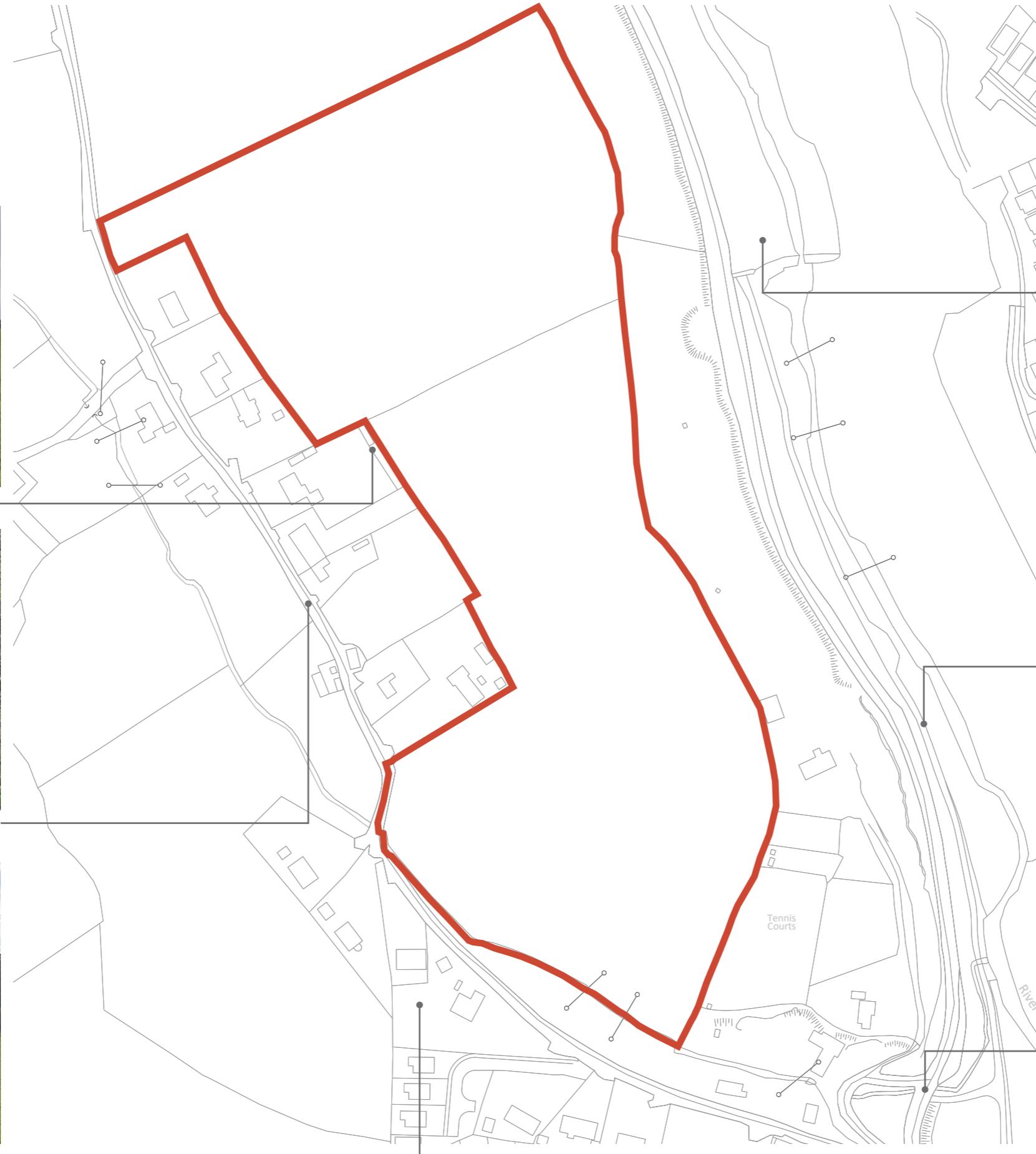
Single storey bungalows screened with existing hedgerows



Existing road to western boundary of subject lands with single storey bungalows on both sides



Existing settlement area on rolling landscape



New addition to River Martin Public Amenity Walk



Existing River Martin Public Pedestrian and Cycle Route



Existing Junction Condition at Waterloo Road

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FLOOD RISK

River Martin and immediate area are impacted by Flood Zones A and B. As shown opposite these flood risk areas are confined solely to the wetland and wooded landscape outside of the Study Area.

The smaller tributary to the south of the Study Area is steeply banked and any potential risk of flooding is contained within the banked area.

Key:
■ Flood Zone A
■ Flood Zone B
■ Existing Stream/Waterway

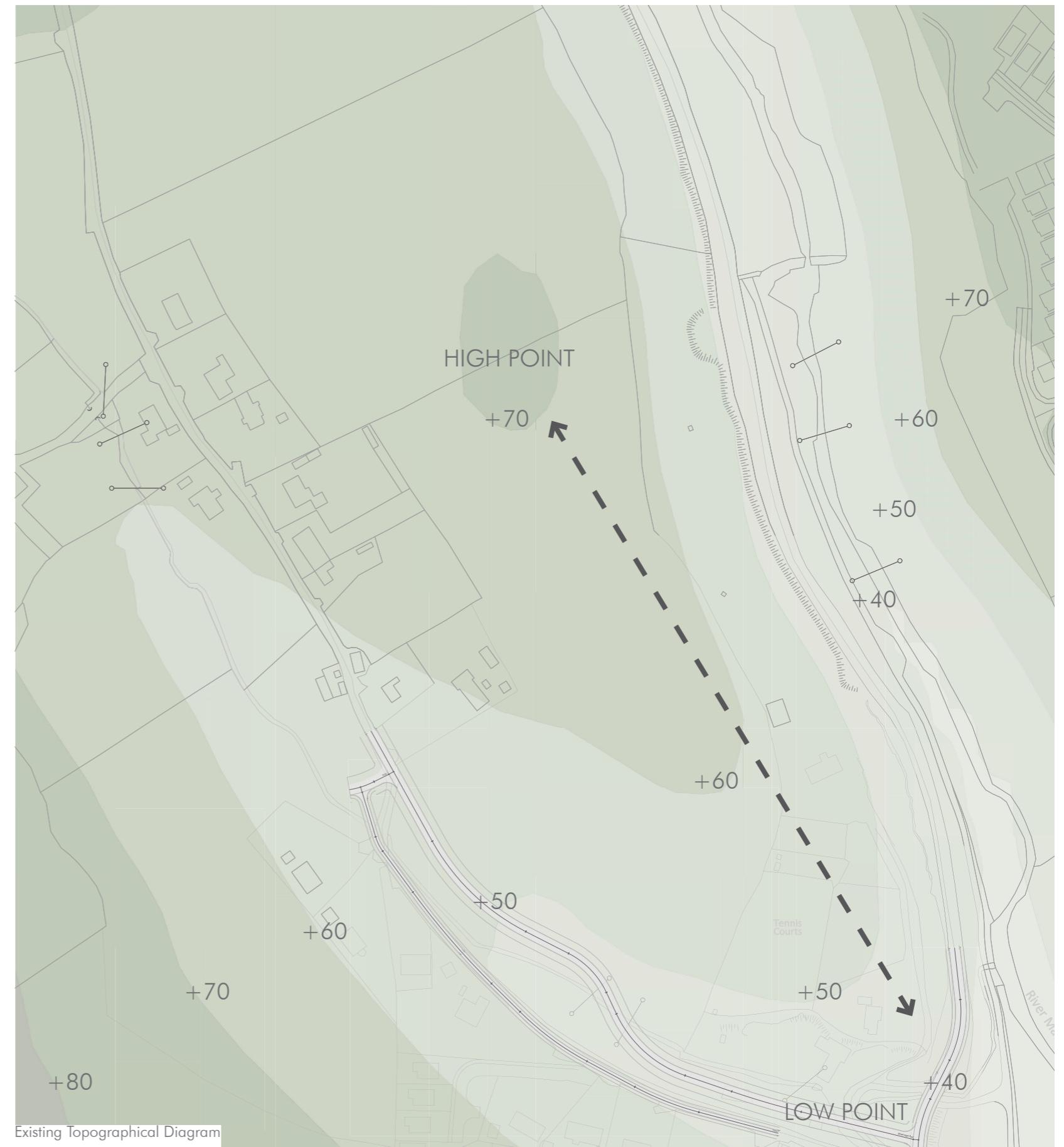


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TOPOGRAPHY

The Study Area is typified by the rolling hills witnessed throughout the Blarney hinterland.

Key:
+40 Datum
+50 Datum
+60 Datum
+70 Datum
+80 Datum



SITE ANALYSIS

MOVEMENT

The existing junction is of a poor quality with narrow access roads in very close proximity to each other.

It is proposed to upgrade the local road network, so as to provide a safe junction and circulation network for both existing and proposed residents in the area. The proposed upgrade along Waterloo Road will improve pedestrian and vehicular safety conditions as well as provide an attractive and improved pedestrian and cycle link to the River Martin Public Amenity.

A portion of the existing local road, along the south-western edge of the Study Area, will retain its character and purpose of serving the existing dwellings.





03 | SITE PROPOSALS

SITE PROPOSALS

CONCEPT

The concept is that the Study Area becomes an extension of Blarney, consolidating the existing settlement within the area and benefit from the high quality public River Martin riverside greenway providing a direct link to the commercial core, schools, and sports grounds.



