

Appendix 1 – Indicative Development Objectives

General

To zone lands for ZO New Residential Neighbourhood.
To zone lands for ZO 03 Tier 3 Residential Neighbourhood.
To zone lands ZO 07 Urban Town Centre.
To zone lands for a new primary school, ZO 13 Education.
To develop a green network of footpaths and cycle paths within the development that connect to a wider local network.
Develop a transport strategy that sets a hierarchy of routes through the development accommodating the access need of all transport modes.
Promote walking and cycling as a first choice alternative to the car, particularly for short journeys.
Provision for bus services shall be integrated into the development connecting the future rail station with existing and future residents of Blarney.
Manage traffic movements from the development and provide appropriate mitigation on the local road network.
Ensure that the development accommodates the requirements of the future N/M20 scheme and does not undermine investment in this strategic project.

RINGWOOD LANDS

Design

To allow a buffer for the proposed N20 upgrade to a motorway along the edge of the Ringwood lands, following the established building line from Castle Gardens.
To designate lands for Public Open Space on and around the ring forest a 'Town Park'.
To zone the existing woodland adjacent to the N20 as Public Open Space.

Roads & Transportation

New Junction onto the L2784 Station Road between N20 bridge and R617 junction.
New Junction onto the R617.
Junction improvements, including signalisation of L2784 Station Road/R617 junction to improve congestion and road safety conditions.
Improved sustainable travel facilities on Station Road and R617.

Water Services

Carry out detailed assessment of Irish Water infrastructure to determine network capacity and infrastructure upgrade requirements.
Wastewater Connection to existing Irish Water Infrastructure and associated network capacity improvements.
Water Connection to existing Irish Water Infrastructure and associated network capacity improvements.
Deliver appropriate surface water drainage network in accordance with Sustainable Urban Drainage Systems (SUDS) principles.

Landscape

Provide a planting strategy for the site which will contribute towards integration of development proposals in the landscape setting. Allow for connectivity with retained woodland, hedgerows and trees in support of habitat diversity and connectivity.

STONEVIEW LANDS

Design

To zone lands for Public Open Space for the use of the school and the wider community.
To zone lands for Public Open Space along the edge of the railway line, to allow for a green buffer to the future residential development and to incorporate a SUDS wetland.

Roads & Transportation

The Urban Town Centre at Stoneview shall incorporate a new rail station, to be served by a park & ride, and attractive walking and cycling links connecting the station to the development and existing Blarney community.
New Overbridge over N20.
New Overbridge over Cork-Dublin Rail line.
New junction onto L2784 Station Road.
New junction onto L2783 local road.
Vehicular connection on the Blarney Business Park link road and improved N20 connection.
Connection to Castlevue lands for all transport modes.
Connection to proposed new Blarney Train Station & Park & Ride

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Professional Team



Developer
Elkstone

CONROY CROWE KELLY
Architects & Urban Designers

Architect
Conroy Crowe Kelly



Planning
KPMG



Planning
Coakley O'Neill



Cost Consultants
Buildcost



Marketing Consultants
Imageworks



Transport
Systra



Surveys
Murphy Surveys



Retail Advisor
Bannon



Archeology
IAC Archeology



Residential Advisor
Savills



Engineers
MHL Consulting Engineers



Landscape Design
Cunnane Stratton Reynolds

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