



Site Area 1.45 hectare  
Area outlined in Red

**Total 40no. Units**  
4 no. 1 bed Apartments  
16 no. 2 bed Apartments  
11 no. 3 bed House  
7 no. 4 bed House  
1 no. 5 bed House

Total area of lands associated with housing application 14,516m<sup>2</sup>  
Open Space 2,324m<sup>2</sup>  
Percentage of open space provided = 16.0%  
Housing Density: 28no. dwellings per hectare

**Legend**

- Wheelie Bin
- Garden Metal Shed
- Conc. post with Close-board infill panel
- Dark Grey Engineered Brick boundary wall
- 750mm high stone wall
- Footpath (Dished at entrance)
- Textured paving at crossing point
- Roadways
- Roadway with red chip finish
- Paving 1
- Paving 2
- Grassed Areas
- Gravelled Areas
- Trees and shrubs
- 10 House Numbers
- Parking Space
- Disabled Space
- Proposed Levels
- Existing Levels
- Embankment

**Service Legend:**

- Proposed watermain
- Existing watermain
- Fire Hydrant
- Sluice Valve
- Surface Drainage
- Road Gully
- Surface Drainage Manhole
- Proposed Oil/petrol interceptor
- Hydrobrake Manhole
- Proposed foul drain
- Foul Drainage Manhole
- Existing foul drain
- Street Light

**Planting Schedule:**

- Street Trees:**
- Type A: Betulus Pendula, (Birch) (11no. Total)
  - Type B: Prunus padus 'Fastigiata' (Cherry) (11no. Total)
  - Type C: Sorbus Aucuparia, (Rowan) (11no. Total)
- Open Space Trees:**
- Type D: Populus tremula, (Poplar) (11no. Total)
  - Type E: Salix caprea, (Goat Willow) (11no. Total)
- All trees planted to be semi-mature. Any trees dying within subsequent three years shall be replaced.

- Planter Shrubs:**
- (mixture of the following)
  - Choisya Ternata, cg. 3lt 40 - 50cm
  - Cistus x Purpureus, cg. 2lt 30 - 40cm
  - Perovskia Atropilicifolia 'Blue Spire', cg. 2lt 30 - 40cm
  - Viburnum Davidii, cg. 3lt 30 - 40cm
- Grassed Areas:**
- Mixture: Cheeping Fescue 0.45 kg, Crested Dog's Tail 0.45 kg, Timothy Grass 0.45 kg, Total 4.55 kg.
- Planted Buffer:**
- Planter buffer shall consist of an upper canopy of native species trees such as Alnus incana (Alder), Betula pubescens (Birch) and Sorbus aucuparia (Mountain Ash), with an understorey of Ilex aquifolium (Holly), Corylus avellana (Hazel), Fagus sylvatica (Beech) and Fagus sylvatica 'Purpurea' (Copper Beech). The planting of Fraxinus excelsior (Ash) has been avoided due to the arrival of Ash Dieback into this Country. Quercus sp (Oak) has also been avoided due to the possibility of sudden Oak death infecting the plant material. All planting within the planted buffer will be carried out using bareroot whips of 90.120 cms in size & planted at 2m spacing. It has been proven that smaller plants such as 90.120 cms whips will overtake standard trees as they settle into the new planting pit much quicker than standard trees.
- The plant ratio will be as follows:  
Alnus 10% Betula 15% Sorbus 15% Ilex 15% Corylus 15% Fagus 15% Crataegus 15% all planted at 2m spacings.



**Universal Design Requirements**

Percentage of scheme to be UD:	30%
Total number of units:	40
Number of UD units required:	12
Total number of UD units provided:	20
<b>Breakdown of UD units</b>	
1 bed apartment:	4
2 bed apartment:	16

**Car Parking Requirement: (Table 6 Appendix 3):**

Dwelling Type	Req.	Units	Req.
House	1.5	20	30
1 Bed Apt	1.25	4	5
2 Bed Apt	1.5	16	24
<b>Total Number Required</b>			<b>59</b>
(5% of those to be accessible spaces):		3)	
<b>Total Number Provided</b>			<b>59</b>
(including 4 no. accessible spaces)			

**House Type Legend**

Total 40 no. Units

- HT3** 2B 4P: 11 no. House Type 3 2 Bed House
- APT24** 2no. 2B 3P: 4 no. Apartment Type 24 2 Bed Apartment
- HT6** 3B 5P: 7 no. House Type 6 3 Bed House
- APT19** 4no. 2B 3P: 2 no. Apartment Type 19 4 x 2 Bed Apts
- HT 2B** 5B 8P: 1 no. House Type 5 5 Bed House
- APT 25** 2no. 1 Bed Apts: 2 no. Apartment Type 25 2 no. 1 Bed Apts
- HT 22** 4B 7P: 1 no. House Type 22 4 Bed House



**Comhairle Contae Dhún na nGall**  
Donegal County Council

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REVISION	DATE	DESCRIPTION	BY

DRAWING  
**Site Layout**

SCALE: 1:500@A1 DRAWN GR/JF CHECKED JF DATE Jan 25

PROJECT NO. DRAWING NO. REVISION

HCI 03-24 P-003

FOR NOT VALID FOR DRAWING. All dimensions in millimetres. Written dimensions to be checked on site. Electronic issue to be confirmed by paper copy only.

PROJECT NAME & LOCATION  
**Social Housing Dev. at Ballyhasky, Newtowncunningham, Co. Donegal.**

DRAWING STATUS  
**Part 8 Planning Application**

