

COMMUNAL AMENITY SPACE
 Provision has been made for shared semi private green space. The outdoor space will have a clear function, character and shape. The development will encourage community interaction and movement by incorporating a pedestrian route through the site. The communal semi private space will incorporate soft landscaping with durable and low maintenance materials.

THE DEVELOPMENT OF 'PHASE 2' IS DEPENDANT ON CONNECTION TO THE MAINS SEWER NETWORK WITH ALL UNITS CONNECTING TO INDIVIDUAL GRINDER PUMPS AND DECOMMISSIONING THE ON-SITE WWTS PRIOR TO COMMENCEMENT.



House Type 3 2 Bed House 4 person	House Type 6 (UD) 3 Bed House 5 person	Apt type 28 (UD) 2 Bed Apt/ 3 person 1 Bed Apt/ 2 person
Apt type 24 (UD) 2 x 2 Bed Apt/ 3 person	House Type 22 4 Bed House 7 person	

TOTAL: 19 UNITS (10no. UD Units provided = 59%)

SITE BOUNDARY OUTLINED IN RED AREA APPROX. 2,480m ² (0.248Ha) DEVELOPED AREA = 6,730m ² (0.673Ha)	
LAND IN DONEGAL COUNTY COUNCIL OWNERSHIP AREA APPROX. 7,564m ² (0.76Ha)	
ITM CO-ORDINATES : (X)E 581306, (Y)N 925480	Density = 28.23 units per Hectare Percentage Green Area = 23.2% Total Units = 19

Phase 2 Schedule of Accommodation:

1 Bedroom Apartment	2No. (10%)
2 Bedroom Apartment (4no.UD)	6No. (32%)
2 Bed House	7No. (37%)
3 Bed House (UD)	3No. (16%)
4 Bed House	1No. (5%)
Total:	19 No. Units

Phase 02 Car Parking Requirement: (Table 6 Appendix 3):

Dwelling Type	Reg.	Units	Req.
House	2	6	12
Terraced House	1.5	5	7.5
2 Bed Apt	1.5	6	9
1 Bed Apt	1.25	2	2.5
Total Number Required			31
Total Number Provided			32

(including 3No. Accessible spaces)

SITE NOTICE

Existing Watermain: Approx. route of existing 150mmØ watermain supply

New Vehicular entrance onto R-257 complete with raised table pedestrian crossing & tactile paving.

Proposed Natural Stone wall to road side boundary.

Site Plan Scale 1:250



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NOTES	REVISION	DATE	DESCRIPTION	BY

DRAWING
PROPOSED SITE PLAN
PHASE 02
 SCALE 1:250 @A1 DRAWN FN CHECKED DCC DATE 13-03-2025
 PROJECT NO. HCG 0824 DRAWING NO. P103 REVISION 00

PROJECT NAME & LOCATION
Machaire Gathlán/Ard na gCeapairí
Doire Beag,
Dún na nGall
 DRAWING STATUS
Part 8 Planning

