Road safety audit is being carried out and the recommendations will be incorporated into the detailed design for the scheme upon receipt.

LOCATION OF SITE NOTICE No. 1

Existing footpath to be extended along grassed area and new uncontrolled crossing point to be provided.

In accordance with DMURS, within speed control 50km/hr area, existing Vision lines of a minimum 49m are in place. (80m actual distance provided)

New crossing point and junction tightening at existing entrance to development

A portion of existing stone wall to be removed to allow improved sightlines for traffic entering the development.

New crossing point under construction, part of St Johnston Active Travel Project

Existing boundary fence to be removed and new fenceline setback from road edge.

New Rising Main connection point to public sewer

LOCATION OF SITE NOTICE No. 2

New steps to be constructed from Phase 1 to new crossing point

Relocate approved signalised crossing point & refuge island, part of St Johnston Active Travel Project

New crossing point under construction, part of St Johnston Active Travel Project

New 3m wide footpath under construction, part of St Johnston Active Travel Project

Approved location of signalised crossing point & refuge island, part of St Johnston Active Travel Project

Proposed route for undergrounded ESB wires, to be agreed.

Existing Boundary to be retained

Turning head for larger Vehicles

Existing overhead power cables to be removed / relocated in consultation with ESB

New uncontrolled raised crossing point.

Possible location of new ESB Substation, to be agreed.

Connect proposed Watermain to existing system, constructed in Phase 1&2

New Road markings to be provided at junnction.

Existing foul drainage pumping station serving Phases 1 & 2 to be upgraded to cater for proposed and possible future developments

Area reserved for upgrading of existing infrastructure.

Redundant Foul pumping station tanks to be removed

Raised Table with Uncontrolled Pedestrian Crossings

Existing Boundary to be retained

Overhead ESB wires to be undergrounded in accordance with ESB regulations

Screen Planting along rear boundaries of Sites 46-58

Raised Table with Uncontrolled Pedestrian Crossings

All road markings and associated signage to be provided in accordance with Road Design guidelines and DMURS

Proposed discharge point for storm Water system into existing stream.

Site Layout - Entrance

Scale 1:500

Site Layout Scale 1:500

Total Site Area in DCC Ownership	=4.3 Hectares
Existing Phase 1&2 Area	=1.38 Hectares
Proposed Phase 3 Area	=1.5 Hectares
Total Area of Phases	=2.88 Hectares
Density (Phase 3)	=20 Units /Hectare
Density (Phase 1-3)	=22 Units /Hectare
Existing Open Space	=0.05Hectares
Proposed Open Space	=0.45Hectares
Total Open Space	=0.5Hectares
% Open space of Phase 1-3	=17%

Schedule of Accommodation:

1 Bedroom Apartment	4No. (13%)
2 Bedroom Apartment	4No. (13%)
2 Bed House	8No. (27%)
3 Bed House	12No.(40%)
4 Bed House	2No. (7%)
Total:	30 **No. Units**

Car Parking Requirement: (Table 6 Appendix 3):

Dwelling Type	Req.	Units	Req.
House	2	22	44
1 Bed Apt	1.25	4	5
2 Bed Apt	1.5	4	6
Total Number Required			55
Total Number Provided			**60**
(including 3No. Accessible spaces)			

Legend:

Roads and public footpaths:
Tarmacadam to Engineers specification and detail.

Semi-Public and private footpaths:
Brushed concrete finish to footpaths around dwellings and the access paths.
All to Engineers specification and detail.

Uncontrolled crossing point with tactile paving & raised table

Concrete block wall

2m high Concrete Post & Timber/Concrete panel fence

1.2m D-Rail Timber Fence

1.8m High Paladin Fence

Watermain

Foul Drain

Storm Drain

House Type 1 3 Bed House 5 person

House Type 3 2 Bed House 4 person

House Type 6 3 Bed House 5 person

House Type 22 4 Bed House 7 person

Apt type 24 2 x 2 Bed Apt 3 person

Apt type 25 2 x 1 Bed Apt 2 person

House Type 27 3 Bed House 6 person

Planting Legend.

Street Trees:
Betulus Pendula, (Birch)
Prunus padus 'Fastigiata' (Cherry)
Sorbus Aucuaria, (Rowan)

Open Space Trees:
Fraxinus excelsior (Ash)
Quercus petraea (Sessile Oak)
Malus sylvestris (Crab apple)
Corylus avellana (Hazel)

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 Atriplicifolia 'Blue Spire', cg, 2lt 30 - 40cm
Viburnum Davidii, cg, 3lt 30 - 40cm

Grassed Areas:
Mixture:Chewing Fescue 2.75 kg, Brown Top Bent 0.45 kg, Creeping Red Fescue 0.45 kg, Crested Dog's Tail 0.45 kg, Timothy Grass 0.45 kg, Total 4.55 kg.

Comhairle Contae Dhún na nGall
Donegal County Council

ARCHITECTS OFFICE
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NOTES

REVISION	DATE	DESCRIPTION	BY
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DRAWING: Site Layout

SCALE 1:500 @A1 DRAWN NMG CHECKED CB DATE Jan.'24

PROJECT NO. HCS 0319 DRAWING NO. PL-003 REVISION -

Do not scale this drawing. All dimensions in millimetres. Written dimensions to be checked on site. Electronic issue to be confirmed by paper copy only.

PROJECT NAME & LOCATION: Cois Abhainn (Phase 3), St. Johnston, Co. Donegal

DRAWING STATUS: Part 8 Planning App.

Comhairle Contae Dhún na nGall Donegal County Council