



Area of Site - 0.54 h (1.34 acre)
 Total Units = 16
 Density 30 units per hectare
 Open Space 970 m2 (18.0 %)
 Car Parking Spaces = 24

- Legend**
- 900mm High Block Wall
 - 2000mm High Block wall
 - 2000mm High Post & Plank Wall
 - Footpath (Dished at entrance)
 - Textured paving at crossing point
 - Roadways
 - Grassed Areas
 - Gravelled Areas
 - Trees and shrubs
 - Parking Space
 - Disabled Space
 - Proposed Levels
 - Existing Levels
 - Garden Metal Shed
 - Watermain
 - Surface Drainage
 - Road Gully
 - Surface Drainage Manhole
 - Foul Drainage
 - Foul Drainage Manhole
 - New Street Light
 - Existing Street Light

2 Bed Apartment	6 units	37.5%
2 Bed House	8 units	50%
3 Bed House	2 unit	12.5%
Total	16 units	100%

Watermain, foul and storm drainage to be connected to existing services.

A variation of + or - 0.5m to be allowed for, in the noted finished floor levels to compensate for any unforeseen ground conditions etc.

Potential existing openspace Improvements
 28 additional car park spaces in the existing development to improve vehicular access. Additional landscape improvements and potential for art work installation.

House Type Legend

- HT3 (2 Bed) House Type 3 2 Bed House
- HT6 (3 Bed) House Type 6 3 Bed House
- HT5A (2 No. 2 Bed Apts) House Type 5A 2 x 2 Bed Apts
- HT14 (4 x 2 Bed Apts) House Type 14 4 x 2 Bed Apts

EXISTING FOUL & STORM DRAINAGE

All new foul and storm drainage to be collected and discharged to existing foul and storm drainage network.

WATER SUPPLY

Existing public water main serving Crana View / Crana Crescent will provide a connection to the site.

TRAFFIC CALMING

Raised level crossing point as traffic calming measure.

WATER ATTENUATION TANKS

Proposed location of water attenuation tanks. The proposed attenuation system and connection to existing storm water to be designed and agreed in consultation with Area Engineer and Civil Engineer Consultant.

PARKING

The proposed development provides 24 no. car parking spaces.

BOUNDARY FENCE

Existing timber boundary fence to remain, repair where required to match existing.

FRONT WALLS

900mm high blockwork wall rendered and painted.

BOUNDARY FENCE

2m high Close Boarded timber fence to match existing northern boundary fence.

GARDEN WALLS

2m high proprietary timber and precast concrete post and plank wall between properties.

PRIVATE GARDEN SPACES

Outdoor private amenity spaces have been provided to all units.

END WALLS

2m high blockwork wall rendered and painted to rear walls abutting public areas.

WATER ATTENUATION TANKS

Proposed location of water attenuation tanks. The proposed attenuation system and connection to existing storm water to be designed and agreed in consultation with Area Engineer and Civil Engineer Consultant.

LOW LEVEL SHRUBS

Low level shrubs to maintain clear visibility at corners/junctions.

PARKING

Angled parking to encourage one way system through existing estate.

Revisions

x	xx/xx/xx	xxxx
Rev:	Date:	Details:

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 Architectural Services



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PLANNING

Project:
 Crana Crescent, Bunclara

Ref: HCI 0619

Drawing Title:
 Site Layout

Drawing No: P8-03

Date:	20.04.20	Scale:	1:200 @ A1
Drawn by:	SD	Job No:	HCI 0619