



Existing Entrance to Phase 1 Development

Existing Phase 1 car parking spaces to be retained

Existing turning head in Phase 1 to be removed

New entrance formed to Phase 2 development

Connect proposed Watermain to existing system constructed in Phase 1.

Retaining walls required to allow for change in level of gardens.

Raised Table with Uncontrolled Pedestrian Crossings

Existing stream to be diverted / piped were necessary

Turning head for larger Vehicles

Connect proposed Watermain to existing system constructed in Phase 1.  
Connect proposed Storm and foul drains to existing systems constructed in Phase 1.

New Junction to be formed on existing road to serve Phase 2.

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

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

Existing stream to be diverted / piped were necessary

Provide footbridge to enter lands to the south of stream

Existing stream to be fenced off.

**PHASE 1**  
21 UNITS  
(Completed)

**PHASE 2**  
56 UNITS  
2.3ha

Phase 2 Land DCC Ownership

Total Site Area in DCC Ownership = 3.7 Hectares (9.14ac)

Area of site (phase 2) = 2.3 Hectares (5.68ac)

Buildable Site Area (phase 2) = 1.6 Hectares (3.95ac)

Density (phase 2) = 29 Units / Hectare (Buildable land)

Open space 1+2+3 = 0.8125 Hectares (2.0ac) (Includes Flood risk area)

Car Parking Required = 83

Car Parking Provided = 90

**Schedule of Accommodation:**

1 Bedroom Apartment	4No. (7%)
2 Bedroom Apartment	8No. (14%)
2 Bed House	15No. (27%)
3 Bed House	19No. (34%)
4 Bed House	10No. (18%)
<b>Total:</b>	<b>56 No. Units</b>

<b>House Type 1/2</b> 3 Bed House 5 person	<b>House Type 3</b> 2 Bed House 4 person	<b>House Type 6</b> 3 Bed House 5 person	<b>House Type 22</b> 4 Bed House 7 person
<b>Apt type 24</b> 2 x 1 Bed Apt/2 person	<b>Apt type 25</b> 2 x 1 Bed Apt/2 person	<b>Apt type 26</b> 2 x 1 Bed Apt/2 person	

**Planting Legend.**

**Street Trees:**  
Betulus Pendula, (Birch)  
Prunus padus 'Fastigiata' (Cherry)  
Sorbus Aucuparia, (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)  
Choisyia 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.

**Legend:**

**Roads and public footpaths:**  
Tarmac/adam to Engineers specification and detail.

**Paved Areas:**  
Textured Concrete paving.  
Base 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 & dropped kerbs

Ramp to raised table on public Road

Footbridge over existing stream

2m high Concrete block wall

2m high Concrete Post & Timber/Concrete panel fence

Timber Gates

1.2m High Paladin Fence to stream

Watermain

Foul Drain

Storm Drain

REVISION	DATE	DESCRIPTION	BY

DRAWING  
**Proposed Site Layout**

SCALE 1:500@A1 DRAWN NMG CHECKED TQ DATE Sep. 22

PROJECT NO. DRAWING NO. REVISION

HCI 0418 PL-03

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  
**Rocktown (Phase 2)**  
Baile Na Carrage, Buncrana  
Co. Donegal

DRAWING STATUS  
**Part 8 Planning App.**

Comhairle Contae Dhún na nGall Donegal County Council

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Donegal County Council

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