NEIGHBOURHOOD 5
Proposed Site Layout Plan

Site Boundary outlined in Red

Applicants Landholding outlined in Blue

Rights of way hatched in Yellow

ESB "wayleave" constraint corridor, 50.0m in width and hatched in yellow.

ITM Centre Point Co-ordinate: X,Y: 569085,575174

Refer ITM Reference mark on Site location Maps

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All dimensions are in millimeters

All levels (in metres) are related to Malin Head Datum

HOUSING MIX & TYPOLOGIES:

HOUSING MIX:

Detached:	13 Units
Semi-Detached:	64 Units
Terrace:	77 Units
Duplex:	
Ground floor Apt.:	12 Units
First Floor Duplex:	12 Units
1 Bedoom Apartment:	
2 Bedroom Apartment:	
Total Residential Units:	**178 Units**

HOUSING TYPOLOGIES:

Total 4 Bed:	17 Units (9.0%)
Total 3 Bed:	119 Units (67.0%)
Total 2 Bed:	42 Units (24.0%)
Total 1 Bed:	
Total Residential Units:	**178 Units**

DENSITY:

Site Area:	56,220.80 Sq.m.
Discountable Area:	3,109 Sq.m.
Developable Area:	53,111.39 Sq.m.
	5.31 Hectares
Number of Units:	178
Density:	**33.5 units/hectare**

OPEN SPACE PROVISION:

Public Useable Open Space Provided:	6,922.27 Sq.m.
Percentage of Useable Open Space:	**13.03 %**

*Refer to key plan for Neighbourhood area re: spatial calculations.

** Useabe open space excludes greenway, wayleave recreation areas, embankments etc.

***Refer to Design Statement: Public Open Space

Car Parking Provision;

327 spaces on-curtilage & road side.

*Refer to Housing & Apartment Quality Audit

Bicycle Parking Provision:

Total Residents spaces:	60
Total Visitor spaces:	12
Total Bicycle spaces:	**72**

*Housing & Apartment Quality Audit

The existing stone ditch/ hedgerow is to be maintained and renovated where required. Supplementary planting to be provided. Refer to the CSR Landscaping design document.

Refer to design statement re: roadway/ footpath & homezone arrangement.

Future connectivity to zoned lands to the east. Roadway to be extended to the centre of the existing ditch/ site boundary.

Removable Bollards

New ESB Pylon to redirect the 38KV line overhead.

1.80m high palisade fencing to the perimeter of the new ESB Pylon.

ESB Wayleave Constraint area surrounding pylon hatched in yellow

The existing stone ditch/ hedgerow is to be maintained and renovated where required. Include for providing a new impermeable boundary screen to the development side of the existing stone ditch/hedgerow. Screen to consist of concrete post, concrete bottom panel and treated timber horizontal infill panels set back from the exiting stone ditch / hedgerow. Refer to Architects boundary details and Landscape Architects drawings and specifications.

Future connectivity to zoned lands to the east. Pedestrian & Cycle Path to be extended to the centre of the existing ditch/ site boundary.

The existing stone ditch/ hedgerow is to be maintained and renovated where required. Supplementary planting to be provided. Refer to the CSR Landscaping design document.

1:20 Gradient amenity walk and Bicycle pathway. Refer to CSR Landscaping details.

Wildflower meadow

The existing stone ditch/ hedgerow is to be maintained and renovated where required. Supplementary planting to be provided. Refer to the CSR Landscaping design document.

Wildflower meadow

The existing stone ditch/ hedgerow is to be maintained and renovated where required. Supplementary planting to be provided. Refer to the CSR Landscaping design document.

Future connectivity to zoned lands to the South/East. Roadway to be extended to the centre of the existing ditch/ site boundary.

Pumping station service roadway & Bus turning area. Refer to MHL Detail

Lands zoned for future school provision.

N5 pumping station - Refer to MHL Documentation.

1.80m high brick wall

Boundary fence. Refer to CSR Landscaping Documentation.

Secondary cycle and pedestrian route

Streetside Parallel Parking

Visitor Bicycle stands

Future Entrance

Low level rail to separate front garden space from public realm.

Raised selected road surface - Home Zone.

Open Space - Play area with a gradient of less than 1:40

Local play area. Refer to CSR landscaping details

1:20 Gradient amenity walk and Bicycle pathway. Refer to CSR Landscaping details.

Note no first floor windows to rear elevation.

Note no First floor overlooking windows to rear of house types 93 & 94

Amenity Walk & cycle Path

ONE WAY

1.80m high brick wall

ESB Unit Substations

Key Plan
SCALE 1:20,000 @ A1

Legend

	Conc. post & Timber Panel fence (See Detail B-B)
	Timber rail 450mm high (See Detail B-B)
	600mm Hedgerow (See Detail B-B)
	800mm Hedgerow
	1.8m high. brick wall
	Plastered and capped wall 1.8m high
	1.0 - 1.5m high retaining wall
	2.0m high retaining wall & fence on top 1.2m high
	1.8m high natural stone wall
	600mm stone wall
	600mm rail on planting
	Plastered and capped wall 2m high
	2m high weld mesh fence (See Detail A-A)
	2.4m high weld mesh fence (See Detail A-A)

Revision	Description	Date

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Drawn By:	JF	Checked By: MC	Approved By: PH

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Drawing Title:
Neighbourhood 5 - General Arrangement Plan

Rev: