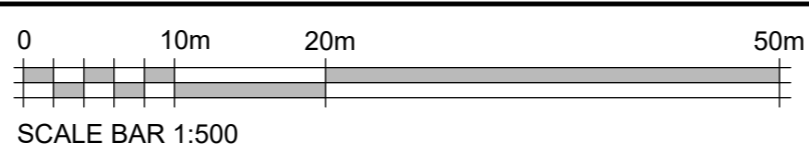


**SITE LAYOUT MAP**  
SCALE 1 : 500



- House type A
- House type B
- House type C

**Proposed Site Development Area**  
= 9575m<sup>2</sup> (0.9575 HA)

**Area of Open Space Required**  
= 957m<sup>2</sup> (10%)

**Open Space Provided:**  
= 970m<sup>2</sup> (>10%)

Ballaghderg,  
Letterkenny,  
Site Area: 0.96 HA  
O.S Map No.  
0260A&B / 0235C&D

HOUSES (KEY):			PRIVATE OPEN SPACE MIN;
Number:	Type:	FFL:	
No.01	4 BED	FFL: 164.5m	50sq.m (min)
No.02	4 BED	FFL: 164.8m	50sq.m (min)
No.03	4 BED	FFL: 165.3m	50sq.m (min)
No.04	4 BED	FFL: 165.8m	50sq.m (min)
No.05	4 BED	FFL: 166.3m	50sq.m (min)
No.06	4 BED	FFL: 166.8m	50sq.m (min)
No.07	4 BED	FFL: 164.8m	50sq.m (min)
No.08	4 BED	FFL: 165m	50sq.m (min)
No.09	4 BED	FFL: 165.6m	50sq.m (min)
No.10	4 BED	FFL: 166m	50sq.m (min)
No.11	4 BED	FFL: 166.8m	50sq.m (min)

HOUSES (KEY):			PRIVATE OPEN SPACE MIN;
Number:	Type:	FFL:	
No.12	4 BED	FFL: 166.8m	50sq.m (min)
No.13	4 BED	FFL: 167.8m	50sq.m (min)
No.14	4 BED	FFL: 167.8m	50sq.m (min)
No.15	4 BED	FFL: 168.8m	50sq.m (min)
No.16	4 BED	FFL: 168.8m	50sq.m (min)
No.17	4 BED	FFL: 168.8m	50sq.m (min)
No.18	4 BED	FFL: 169.3m	50sq.m (min)
No.19	4 BED	FFL: 169.8m	50sq.m (min)
No.20	4 BED	FFL: 170.3m	50sq.m (min)
No.21	4 BED	FFL: 170.3m	50sq.m (min)

**KERB & Signage KEY**

- FINISHES KEY:**
- Public Open Space  
High Quality Robust Grass
  - Private Amenity Space  
High Quality Robust Grass
  - Access Road  
Tarmac finish:
  - Footpaths  
Tarmac finish:
  - Pedestrian crossing
- BOUNDARY TREATMENT KEY:**
- Proposed 2m Screen Fence
  - Proposed 0.6m metal railing
  - Proposed Street Lighting
- LANDSCAPING & TREES (Detailed Landscaping):**
- Mountain ash:
  - Sycamore:
  - Copper Beech):
  - Forsythia Intermedia:
- General:**
- All services will generally be underground, including esb and eircom. Esb and eircom are to provide details regarding this for approval.
  - Public lighting design will be by ESB public lighting and details and specification will be provided for approval.
  - Any domestic tanks will be to the rear of the houses and will be screened from public view by timber picketing.
  - Contours indicated refer to existing site contours.
  - Parking is provided as per the requirements of the County Development plan, 2018 - 2024. 2 spaces per house.



Details of Dutch Kerbs to be provided at all vehicular access to parking bays

**Note:-**  
All services such as:  
ESB;  
Telecom;  
NTL;  
Gas;  
To be located within the proposed footpaths and grass verges.

- SITE SERVICES:**
- Foul:
  - Storm:
  - Water:
- Foul to connect into public sewer.
  - Storm to connect into public storm drain.
  - New connection to existing public water supply.
  - New connection to each proposed house.
  - Provide fire hydrants if needed.
  - All drainage to be designed and detailed in accordance with DCC requirements.
  - Vision lines & Entrance are existing & in place

Rev.	Date	Details
A	Dec 2024	PI
B	July 2025	FI
C	Feb 2026	PC

**Planning Condition.**

Project:  
**Proposed Housing Development at Ballaghderg, Letterkenny Co. Donegal**

Client: **Glenview Homes Limited**

Drawing Title: **Site Layout**

Date: **February 2026** Scale: **1:500**

Job Ref: **BMC/UD/24/191/02/PC**

Ordnance Survey Ireland Licence No: CYAL50164659

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