



New vehicular access in position as per extant planning permission ref: LA11/2021/0121/F with associated visibility splays

Existing boundary wall section demolished to provide visibility splay as indicated:

Pedestrian Crossing Points (PCP) provided to both sides of vehicular access (as per access arrangement under extant planning permission ref: LA11/2021/0121/F).

Road Markings to be amended as agreed with DFI Representative on site (as per access arrangement under extant planning permission ref: LA11/2021/0121/F).

Raised table to be provided at a distance of no less than 6m back from the public road at the vehicular entrance (in accordance with access arrangement approved under extant planning permission ref: LA11/2021/0121/F)

Aco drainage channel to be provided at base of ramp raised table to intercept surface water running onto public thoroughfare from proposed development (as per access arrangement under extant planning permission ref: LA11/2021/0121/F).

Any street furniture within proposed visibility splays to be relocated (subject to agreement)

Dashed pink line to indicate location of existing Access to be closed up. New footways to be constructed to suit the alignment and levels of adjacent footway

Note - refer to Service Management Plan in respect to refuse collection.

Bin Stores (and collection points for Apartments) to be suitably sized to accommodate Euro bins and wheeled bins for all apartments.
Bins will remain in their dedicated store at all times apart from bin collection days, when they will be moved from this store for collection on the footpath by Site Management staff.

Schedule of Amenity Space Provision:

BLOCK A		BLOCK B	
Plot No.	Area sqm	Plot No.	Area sqm
01	15.5	01	165
02	15.5	02	54
03	15.5	03	44.2
04	15.5	04	85
05	15.5	05	communal
06	15.5	06	communal
07	21.4	07	communal
08	24.5	08	communal
09	24.5	09	communal
10	24.5	10	communal
11	24.5	11	communal
12	65.3	12	communal
13	6.5	13	communal
14	communal	14	communal
15	communal	15	communal
16	communal	16	communal
17	communal	17	communal
18	10.8	*Communal amenity space (private residents gardens, walkways & public squares) provision total = 820sqm	
20	communal	Shared communal spaces for a total of 40no. apartments which average 20.5sqm per apartment.	
22	communal	Total Private Amenity Spaces provided within the development = 1,910 sqm	
23	communal	Total number of apartments which have designated private amenity space (ground floor gardens & balconies) = 18 units	
24	communal	Average private amenity space per unit = 37.75sqm	

OPEN SPACE PROVISION REQUIREMENTS

Location	Area (m²)	Area (Ha)
Overall Site Area	4,445	0.4445

Schedule of Open Space Provided

Location	Area (m²)	Area (Ha)
Total provided within development site	820	0.0820

10% Open Space Provision

Location	10% Target (m²)	Area provided (m²)
SITE	444.5	820

NOTE - 10% Open space provided (greater than min 10% required)

Block B with dual entrance and aspect apartments orientation to promote River views and overlook riverside pathway.

Informal paths to connect onto existing riverside pathway to promote connections and linkages through site.

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NOTES

Schedule of Accommodation

- APARTMENT BLOCKS A1, A2 & B
 - APARTMENT BLOCK A1 = 12no. Units (Street Frontage with dual aspect) Housing Mix: -4no. 3p2b 'duplex' apartments -4no. 3p2b CAT 1 apts
 - APARTMENT BLOCK A2 = 12no. Units (Street Frontage with dual aspect) Housing Mix: -4no. 3p2b 'duplex' apartments -4no. 3p2b CAT 1 apts
 - APARTMENT BLOCK B = 16no. Units (River Frontage) Housing Mix: -2no. 3p2b CN wheelchair apts -2no. 2p1b CN wheelchair apts -12no. 3p2b GN apts

TOTAL DENSITY = 40NO. UNITS

PARKING PROVISION:
40NO. CAR PARKING SPACES PROVIDED BASED ON 1:1 RATIO

Landscape/ Boundary Treatment Legend:

- Incurtillage soft landscaping (grass areas for resident's private amenity gardens)
- Open Space - soft landscaping (grass areas)
- Grasscrete parking surfaces (permeable and green surfaces)
- Concrete paths (to bin store areas)
- Blimac (to roads/ parking areas / perimeter paths to apartments)
- Paving sets to areas indicated
- Dedicated bins position (2no. domestic wheeled bins)
- Rotary clothes line position
- Position of main entrance doors
- Position of bin store access
- 1.1m tall metal railings/ gates with hedges/as indicated
- 1.8m tall double boarded timber fence and gate access as per SBD requirements
- 0.6m tall brick dwarf wall with 1.2m tall metal railings/ gates with hedges/as indicated (note 1.8m tall screen brick wall at bin locations - as indicated).

LANDSCAPE Key:

- Existing trees & hedges to be retained in accordance with BS 5837:2012 and best arboricultural practice at the time of execution of the works. Note tree protection zones indicated with dashed red line as per Tree Survey report.
- Existing trees to be removed to facilitate development, and as per Tree Survey recommendations.
- Existing boundary hedging to be maintained. Over growth areas to be cut back as required.
- Proposed boundary structure trees. Planted as heavy standard trees. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN
- Proposed garden trees. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN
- New Hedge planting to boundary. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN

DASHED OUTLINE OF FOOTPRINT OF EXTANT PLANNING PERMISSION (REF:LA11/2021/0121/F)

- 1200MM DIA COMBINED SEWER LINE LOCATION CONSTRUCTED IN 2012
- EXTENT OF WAYLEAVE (NW)

REVISIONS

REV	DESCRIPTION	BY	CHK
A	UPDATED AS PER CLIENT FEEDBACK	15.03.23	PT
B	BIN STORES UPDATED TO SUIT WASTE MANAGEMENT PLANS	20.04.23	PT
C	AMENDMENTS AS PER ROADS CONSULTATION RESPONSE DATED 16.06.23	17.07.23	PT
D	AMENDMENTS AS PER PLANNING COMMENTS DATED 30.06.23	31.08.23	PT
E	AMENDMENTS AS PER PLANNING COMMENTS DATED 14.09.23. BIN STORE B UNDATED (AMPHEN HOUSING SCHEME ADDED)	31.08.23	PT

PROJECT
Proposed D&B social housing development at 4 Letterkenny Road (formerly Foyle Road)

JOB No. 2316 **WORKSTAGE** 1-3 **DRAWING No.** 003 **REVISION** E

CLIENT
GEDA LTD

DRAWING TITLE
PROPOSED SITE BLOCK PLAN

SCALE 1:200 **DATE** Jan/23 **DRAWN** PT **CHECKED** PT

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