



KEY:

- Red Line Boundary (Gross site)
- Net Site Area Boundary
- Creche
- Public Open Space (7240m²)
- Private Open Space (back gardens)
- Private Open Space (terraces/balconies)
- Semi-Private Open Space
- Incidental Landscaped Areas
- Communal Open Space
- Tarmac Roads
- Coloured Tarmac
- Permeable Paving
- Concrete Footpaths

KEY to UNIT TYPES

- HTA HOUSE TYPE A - 30 no. 2-Bed 4-Person 2-Storey House
- HTB HOUSE TYPE B - 82 no. 3-Bed 5-Person 2-Storey House
- HTC HOUSE TYPE C - 11 no. 4-Bed 7-Person 2-Storey House (Adaptable)

SUB-TOTAL: 123 no. 2-storey Houses

- ATD APARTMENT TYPE D - 18 no. 1-Bed 2-Person apartments
- ATD1 APARTMENT TYPE D1 - 8 no. 1-Bed 2-Person Apartments (Adaptable)
- ATE APARTMENT TYPE E - 6 no. 2-Bed 3-Person apartments (Adaptable)
- ATF APARTMENT TYPE F - 14 no. 2-Bed 4-Person apartments (Adaptable)
- ATG APARTMENT TYPE G - 6 no. 3-Bed 5-Person apartments (Adaptable)

SUB-TOTAL: 52 no. Apartments (3 & 4-storeys)

TOTAL: 175no. UNITS (45 no. UD/Adaptable UNITS)

Total Site Area:	4.72Ha
Nett site area:	4.07Ha
Gross Density	41.1 units/Ha
Net Density	42.9 units/Ha

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County Council

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Fingal County Council Housing Department
Project Title
Proposed new residential development at New Road, Donabate
Drawing Title

PROPOSED SITE DEVELOPMENT PLAN

Project number	22-046
Project stage	P
Date	04-04-2024
Drawn by	AP
Project Architect	AP
Scale	1 : 500
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