




LANDSCAPING:

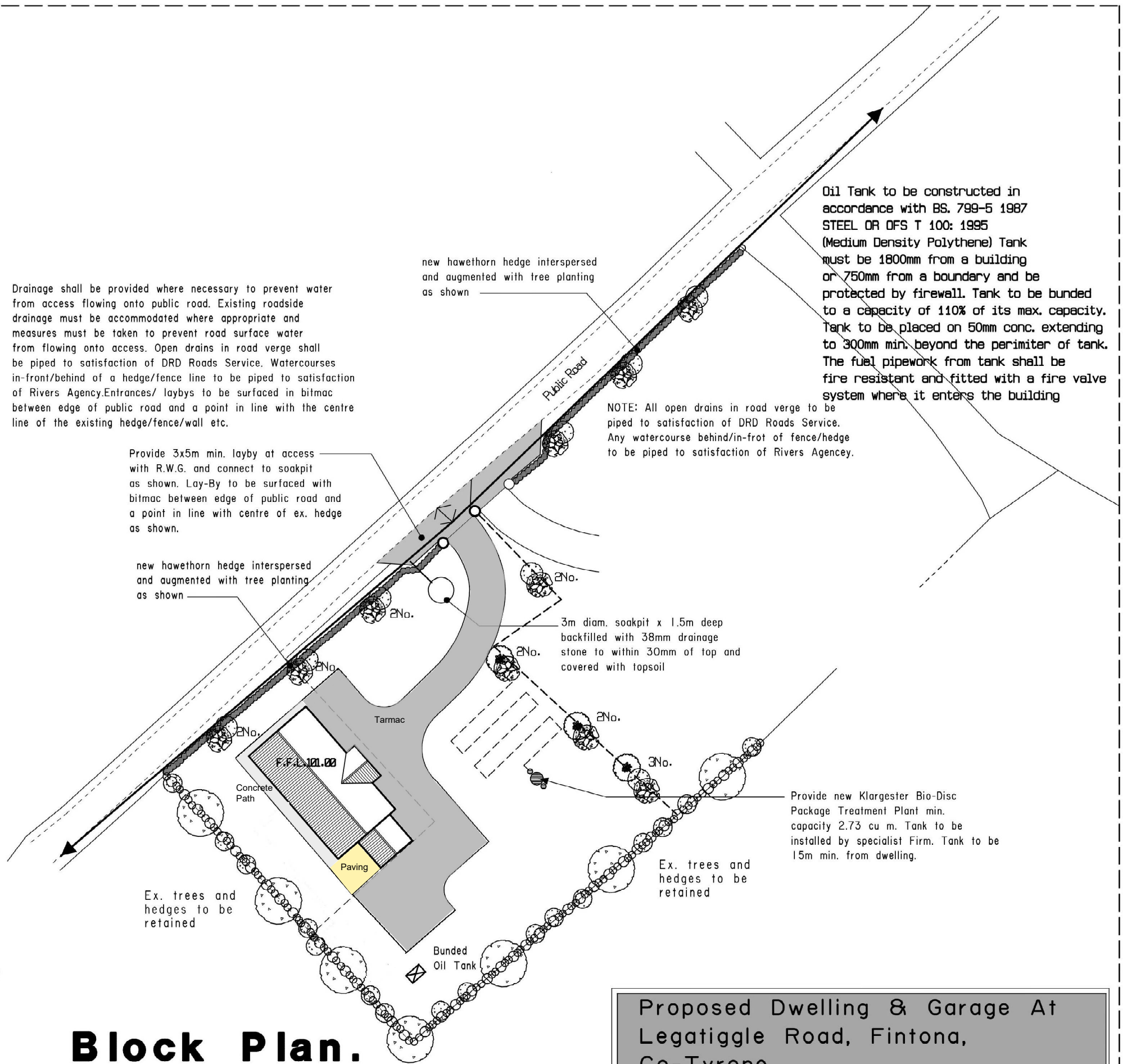
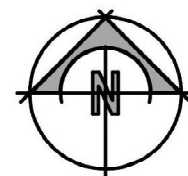
Proposed planting to be carried out during first available planting season after occupation of dwelling. Any tree or shrub dying within 1st. five years must be replaced with one similar in size and species.
Tree species to be as schedule

LANDSCAPING TABLE:			
TREE PLANTING:			
Species.	Planting.	Size.	Height.
Birch.	In groups as indicated - 2m cts	80-100mm girth	3-4 meters
Wild Cherry	Ditto.	Ditto.	Ditto.
Rowan	Ditto.	Ditto.	Ditto.
HEDGE PLANTING:			
Species.	Planting.	Size.	
Hawthorn.	250mm cts staggered in 2 no. rows, 300mm apart	Quickies.	
KEY TO LANDSCAPING:			
	Denotes Birch		
	Denotes Rowan.		
	Denotes Wild Cherry.		

ACCESS:

Provide R.W.G. at access to public road to prevent water flowing onto public road.
Provide Road Gulley at road edge to accommodate existing roadside drainage.
Gradient of access not to exceed 1:12.5 for first 5m in length.
Remove ex. hedge along site frontage to accommodate 2.4x70m unobstructed sight line to North East and 2.4x60m to South West. Any fence/hedge, pole etc. must be removed.
Sight Splays must be retained in perpetuity.
Provide Timb. Post and wire fence set min. 200mm behind sightlines with new hawthorn hedge inside of fence.
Level grass verge to finish 200mm max. above level of public road and re-seed.
Entrance gates to open inward only.

Visibility splays must be retained in perpetuity.
Area within visibility splays shall be cleared to provide a level surface no higher than 250mm above the line of the adjoining carriageway and shall be retained and kept clear thereafter.
Any pole etc. affecting visibility must be removed.
A maximum of one pole is acceptable in each visibility splay. The cost of removing same to be borne by applicant. No work to commence on site until splays are in place. Any fence/tree/shrub etc. of any height located in front of visibility splay shall be removed.
Any new fence or wall to be positioned behind sight splays. Any new trees to be planted 1m min. behind sightline to allow for future growth and some species will require additional setback.



Block Plan.

SCALE: 1 / 500.

Proposed Dwelling & Garage At Legatiggle Road, Fintona, Co-Tyrone for DAMON BUILDERS