

PROPOSED ACCESS:

Proposed access to be constructed in accordance with Roads Service requirements. Provide 70m x 2.4m sight distance line to the North East and 60m sight distance line to the South West of proposed access, measured 2.4m back from edge of road to near edge of public road 70m/60m each side of proposed access as indicated. Sight distance lines to be provided before any other work on site is commenced. All trees/hedges and/or fences within sight splays to be removed or erected behind sight distance lines as indicated. Any new trees or shrubs to be planted 1.0m min back from sight lines, some species will require additional set back. Area within visibility splay to be levelled to between 150mm and 250mm above level of road, soiled and sown in grass seed and kept clear thereafter.

VISIBILITY SPLAYS

Sight lines (Visibility splays) to be retained in perpetuity.

The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.

POLES/COLUMNS

Any pole or column materially affecting visibility must be removed. A max. of 1no. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the applicant. No work shall commence on site until the visibility splays have been provided.

HEDGES ETC.

Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays to be removed or erected behind sight distance lines as indicated.

FENCE/WALL

The line of any fence or wall must be positioned behind the visibility splays. It is recommended that any new trees or shrubs be planted at least 1.0m back from the visibility splays to allow for further growth and some species will require additional set back. All existing planting must be kept trimmed behind visibility splays.

DRAINAGE

Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto the access. The appropriate drainage arrangements must be detailed on the drawing.

It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

Open drains or outlets in the road verge to be piped to the satisfaction of DRD Roads Services (Tel: 6634 3700) Watercourse behind/in front of a hedge/fence line shall be piped to the satisfaction of the River Agency. (TEL:6638 8529)

Entrance and lay-by to be laid with fall away from road towards 3No. road gullies. Road gullies piped to new soakaway, so that no water from the access is discharged onto public road and likewise, no road surface water will flow onto the access.

60m sight line

GRADIENT

Gradient of the access shall not exceed 1 in 12.5(8%) over the first 5m outside the road boundary, ie from the back of the verge/back of footway/fence-line/edge of carriageway..

GATES

Entrance gates where erected should be sited at least 5.0m from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge or carriageway.

DRIVEWAY WIDTH

minimum width 3.2m. Maximum width 5.0m

SURFACE MATERIAL

Entrance/lay-bys to be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre line of the existing hedge/fence/wall etc.

SEPTIC TANK

Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

ACCESS ACROSS VERGE/FOOTWAY, ETC.

Roads Service have no objection to access across a roadside verge/footway. The only exception to this is where an access is onto a public car park, in this particular case a legal agreement (together with payment) must be entered into with Roads Service prior to full/reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway.

The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's consent before any work commences which involves openings to any fence/hedge/wall etc bounding the front of the site. The consent is available from Arvalee depot Omagh (Tel. 254 600). A deposit will be required.

Plant visibility splay/forward sight distance with ground covering shrubs eg. Erica Carnes Whitehall - mature height 150mm of other shrubs with maximum mature height of up to 150mm see Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service)

- Denotes new trees to be planted.
- Denotes existing hedgerow to be retained.
- Denotes new hedgerow to be planted.

All existing Ash trees along site boundaries to be retained and protected from damage during course of development.

No trees or vegetation shall be lopped, topped or removed without prior consent in writing of the Department, unless necessary to prevent danger to the public in which case a full explanation shall be given to the Department in writing at the earliest possible moment.

Any damaged trees to be planted during first available planting season after completion of development. Trees dying within 5 years of planting will be replaced.

access to be at right angles to the public road for the first 5m from road edge

erect natural stone pillars where indicated 750x750x1500mm in height to each side of access with block built and rendered walls 1200mm high where indicated.

Note: provide fall in lay-by to 2no road gullies. road gullies to discharge to soakaway as indicated.

effluent piped to open drain via 75m perforated field drain laid in gravel filled trench at 1 in 200 fall.

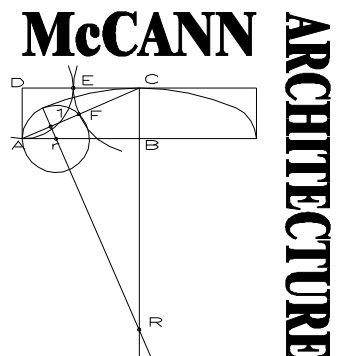
Note: existing dwelling and shed to be demolished and disposed off site.

Position of m.d. polyethylene oil tank see notes.

Envirocare P6 package treatment plant with 20/30 discharge piped to water course via 75m perforated drain laid in gravel filled trench at 1 in 200 fall.

NOTE:

OIL TANK to be constructed in accordance with the recommendations of OFST 100:2008. (medium density polyethylene) Oil tank to be sited 1800mm min from any building or 750mm min from any boundary or protected by a fire wall. Oil tank to be bonded to a capacity of 110% of its maximum capacity. Oil tank to be placed on a min. 42mm th concrete slab extending by not less than 300mm beyond the perimeter of the tank. A fire valve to be fitted to oil line outside boiler house in accordance with BS540-1:1997. Fuel pipework from tank to be resistant to the effects of fire.



CLIENT:

DAMON DEVELOPMENTS.

PROJECT:

Proposed Dwelling House and Domestic Garage at 10 LEGATIGGLE ROAD, FINTONA.

Proj. No.

D115/2136/2

Scales.

1:500

Date.

September 2013

Drawn by

E.J. McCann

Checked by

Revisions.

'A' Building Control amendments 15-11-2013 E.J.McC.

CASTLETOWN, FINTONA, Co. TYRONE, BT78 2BX
TELE./ FAX 028 82 841662
e-mail :- mccann.architecture@btinternet.com