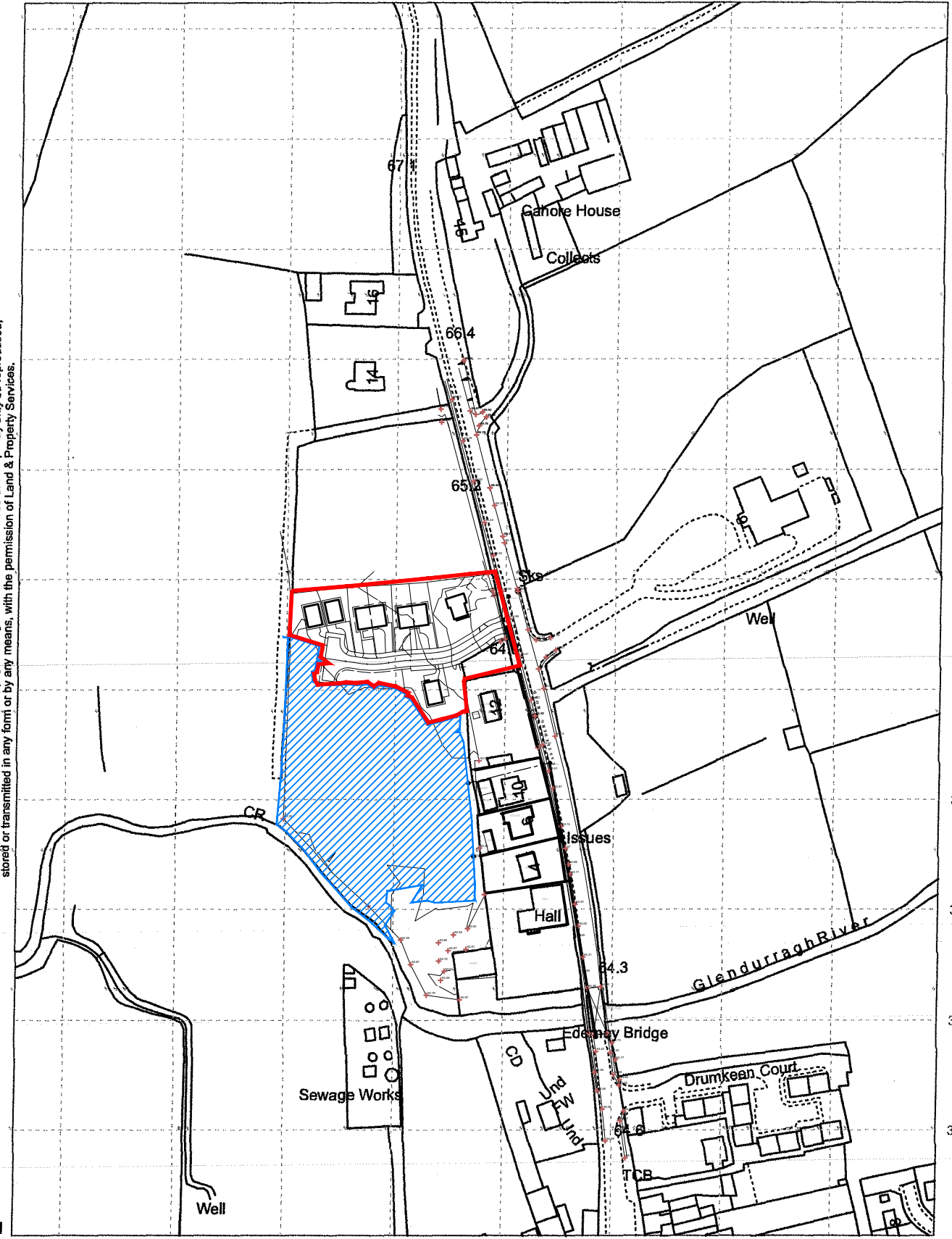


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LOCATION MAP

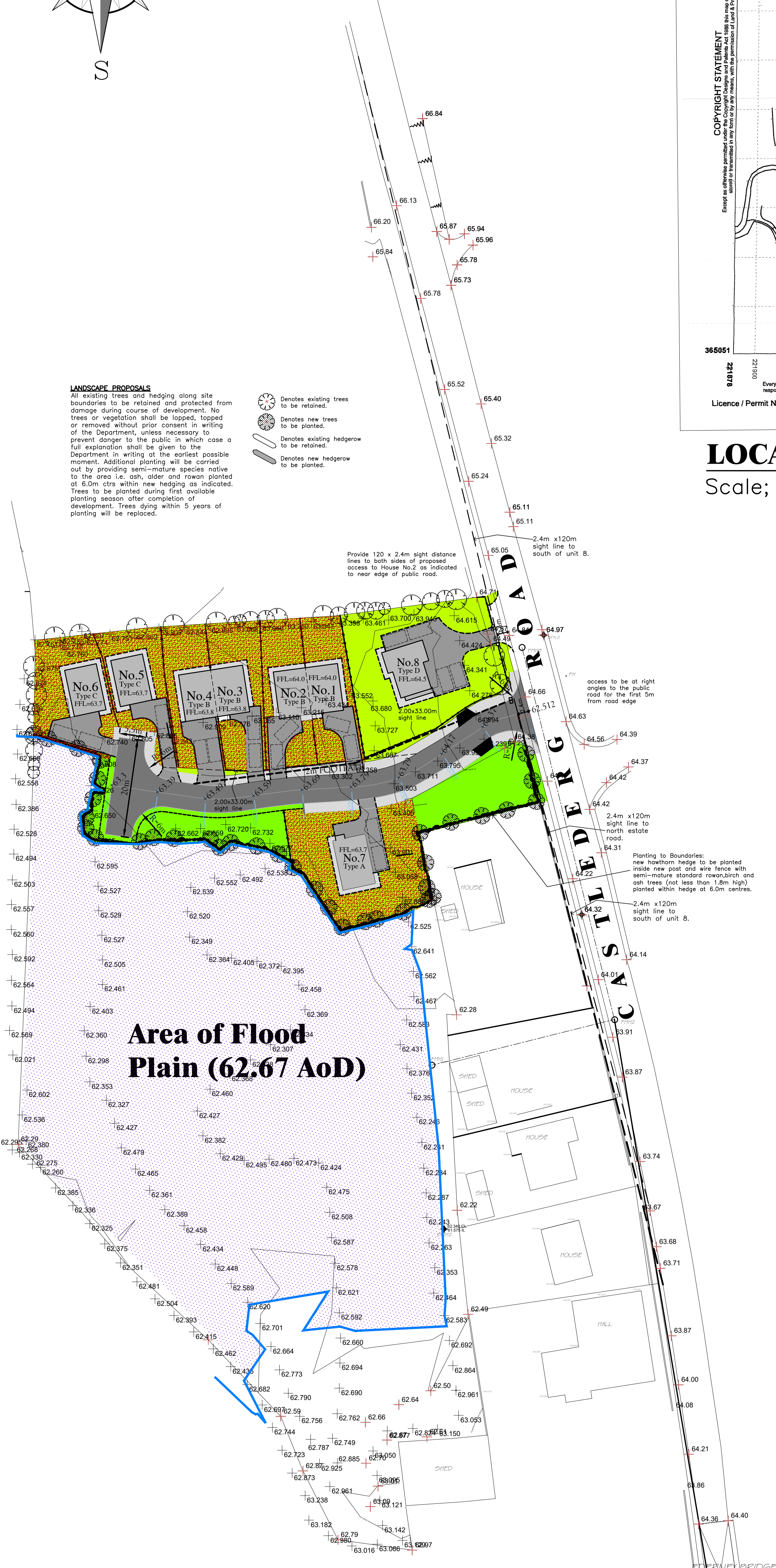
Scale; 1:2500

From O.S. Map 154-07 NW

LANDSCAPE PROPOSALS

All existing trees and hedging 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. Additional planting will be carried out by providing semi-mature species native to the area i.e. ash, alder and rowan planted at 6.0m ctrs within new hedging as indicated. Trees to be planted during first available planting season after completion of development. Trees dying within 5 years of planting will be replaced.

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



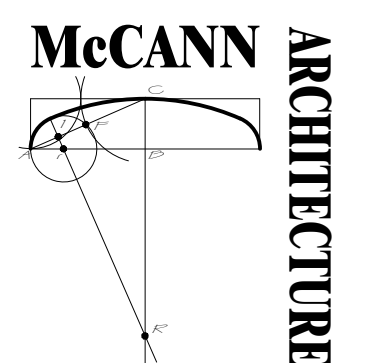
PROPOSED ACCESS:

Proposed access to be constructed in accordance with Transport NI requirements. Provide 120m x 2.4m sight distance line to both sides of access back from edge of road at centre of access, to near edge of public road each way. Sight distance lines to be provided before any other work on site is commenced. All trees/hedges and/or fences within sight spillover to be removed or erected behind sight distance lines as indicated. Any new trees or shrubs to be planted 0.5m min back from sight lines, some species will require additional set back. Area within visibility spillover to be levelled to between 150mm and 250mm above level of road, soiled and sown in grass seed and kept clear thereafter. Any pole or column materially affecting visibility must also be removed. A maximum of 1no. pole or column is acceptable in each visibility spillover. The cost of removing columns/poles is borne by the Applicant. Sight lines to be retained in perpetuity. Entrance and lay-by to be laid with fall away from road towards 2No. road gullies. Road gullies piped to open drain, so that no water from the access is discharged onto public road and ditches, no road surface water will flow onto the access. 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. Any open drains or outlets in the road verge in the road verge shall be piped to the satisfaction of DRD Roads Service. Open drains behind the fence/hedgeline shall be piped to the satisfaction of the Rivers Agency.

Gradient of access for a distance of 5m back from near edge of public road not to exceed 1 in 12.5 gradient. Entrance gates, if erected shall be sited at least 5.0m from the edge of the public road, or in such a way that when open they do not project over the footway, verge or public road. Entrance/lay-by shall be surfaced in bitmac/asphalt between the edge of road and a point in line with the centre line of the existing hedge/fence. 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.

BLOCK PLAN

Scale; 1:500



Mr. LEONARD McGRATH
 Proposed Private Housing
 Development at
 CASTLEBERG ROAD,
 CAHORE, EDERNEY.
 N 292 / 2212 / OI 1500 & 1:2500
 November 2015 E.J. McCann
 'A' NI amendments 12-12-2016 E.J. McCann
 'A' Planning Service amendments 04-01-17 E.J. McCann
 'B' NI amendments 06-02-2017 E.J. McCann
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