LAYOUTS AND GRADIENT:
ROAD GRADIENTS SHALL BE IN ACCORDANCE WITH THE APPROVED LONGITUDINAL PLAN AND WITHIN THE FOLLOWING LIMITS.
DEVELOPMENT ACCESS MUST BE NO STEEPER THAN 1:25 FOR THE FIRST 10M FROM THE NEAR EDGE OF THE PUBLIC ROAD.
DEVELOPMENT ROAD GRADIENT MUST BE BETWEEN 1:10 & 1:150.
HOUSE DRIVEWAY GRADIENTS MUST BE NO STEEPER THAN 1:12.5 FOR THE FIRST 5M FROM THE BACK OF THE FOOTWAY OR SERVICE STRIP.
FOOTWAYS HAVE A CROSSFALL OF 1:40 TOWARDS THE ROAD.
SERVICE STRIPS SHALL BE FLAT AND HAVE NO OBSTACLES, INFRINGEMENTS OR TRIPS.

ROAD WIDENING / RIGHT TURN LANES:
EXTENTS AND LIMITS OF BITUMINOUS RESURFACING, POSITION OF BITUMINOUS WEARING COURSE JOINTS AND NEW CROWN LINES SHALL BE AGREED AND APPROVED BY DRD ROADS SERVICES PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK. ANY BITUMINOUS LONGITUDINAL JOINTS ASSOCIATED WITH THE WORKS SHALL BE KEPT CLEAR FROM THE WHEEL TRACKS OF VEHICULAR TRAFFIC.

ANY ROADS SERVICE STORM DRAIN IN THE EXISTING FOOTWAY OR VERGE THAT IS AFFECTED BY ROAD WIDENING SHALL BE RELOCATED BEHIND THE NEW ROAD EDGE OR KERB. ROAD GULLIES SHALL BE RELOCATED TO THE NEW ROAD EDGE. ALL ROAD DRAINAGE DETAILS AND WORKS TO BE AGREED WITH DRD ROADS SERVICE PRIOR TO WORKS COMMENCING.

THE DEVELOPER IS RESPONSIBLE FOR LIAISING WITH THE STATUTORY BODIES IN RELATION TO ANY SERVICES IN THE VICINITY OF ANY PROPOSED WORKS.

DRAINAGE AND GULLIES:
PRECISE GULLY LOCATIONS MUST BE AGREED WITH ROADS SERVICE IN ADVANCE OF INSTALLATION. RELOCATED OR EXTRA GULLIES MAY BE DEEMED NECESSARY ON SITE.
ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT SURFACE WATER RUN OFF FROM PRIVATE AREAS, VERGES AND EMBANKMENTS FLOWING ONTO THE PUBLIC/ADOPTABLE FOOTWAY AND CARRIAGEWAY.

STREET LIGHTING:
EXISTING STREET LIGHTING COLUMNS SHALL BE RELOCATED BEHIND VISIBILITY SPLAYS AND AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER.
ALL ALTERATIONS TO STREET LIGHTING SHALL BE AGREED WITH ROADS SERVICE STREET LIGHTING SECTION BASED AT COUNTY HALL, BALLYMENA.

STATUTORY SERVICES:
STATUTORY SERVICE POLES/MINI-PILLARS SHALL BE RELOCATED AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES OR BEHIND THE SIGHTLINES IF GREATER. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER.

TRAFFIC SIGNS / ROAD MARKINGS:
ALL TRAFFIC SIGNS AND ROAD MARKINGS ARE TO BE PROVIDED IN ACCORDANCE WITH TRAFFIC SIGNS MANUAL CHAPTER 5 2003 AND TRAFFIC SIGNS REGULATIONS (NORTHERN IRELAND) 1997 AND TO THE SATISFACTION OF DRD, ROADS SERVICE PRIOR TO ADOPTION.
THE COST OF THE PROVISION OF TRAFFIC SIGNS AND ROAD MARKINGS IS TO BE BOURNE BY THE DEVELOPER.

GROUND CONDITIONS:
THE STANDARDS APPROVED ASSUME NORMAL GROUND CONDITIONS. WHERE GROUND CONDITIONS ARE UNCERTAIN OR SOFT POCKETS ARE INDENTIFIED, GEOTECHNICAL CERTIFICATION IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES SHALL BE REQUIRED.

DRAINAGE DISCHARGE CONSCENT:
THIS PLANNING APPROVAL DOES NOT GIVE AUTHORITY TO DISCHARGE ANY DRAINAGE INTO A ROADS SERVICE DRAINAGE SYSTEM.

KERBING:
KERB LEVELS SHALL BE AGREED WITH DRD ROADS SERVICES PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK.

FENCES:
AN APPROVED FENCE OR BARRIER WILL BE REQUIRED WHERE THE ROAD OR FOOTWAY ABUTS A STEEP INCLINE OR SUDDEN DROP IN LEVEL.

NOTE:
1. EACH DWELLING SHALL BE PROVIDED WITH A 100MM DIA. FOUL AND 150MM DIA. STORM PIPELINE TO THE PUBLIC SEWER. THE MINIMUM GRADIENT TO BE 1 IN 80. THE MAXIMUM 1 IN 20. DOMESTIC MANHOLES/INSPECTION CHAMBERS TO BE PROVIDED AT NOT MORE THAN 12.5M FROM THE PUBLIC SEWER.

2. ALL MATERIALS AND COMPONENTS USED IN THE CONSTRUCTION OF THE SEWERAGE SYSTEMS SHALL CONFORM WITH THE CURRENT EDITION OF THE "STANDARD SPECIFICATION FOR WATER & SEWERAGE SCHEMES" AS PREPARED BY THE SCOTTISH DEVELOPMENT DEPARTMENT WITH THE FOLLOWING AMENDMENTS:-
(A) (I) ALL UPVC PIPES AND FITTINGS TO B.S.4660. B.S.5481.
(II) ALL VITRIFIED CLAY PIPES AND FITTINGS TO B.S.65.
(III) ALL CONCRETE PIPES AND FITTINGS AND JOINTS TO B.S.5911.
(B) CONCRETE BRICKS FOR MANHOLES TO B.S.6073.
(C) MANHOLE COVERS AND FRAMES TO B.S.497 - IN ROADS AND DRIVEWAYS - HEAVY DUTY TYPE MA-60. - IN FOOTPATHS, VERGES AND GARDENS - MEDIUM DUTY TYPE MB2-60.
(D) ALL GULLY GRATINGS TO B.S.497 - TYPE GA/2/325D.1.

3. WHERE SEWERS PASS UNDER ROADS, FOOTPATHS OR DRIVEWAYS, THE MINIMUM COVER DEPTH TO THE CROWN OF ANY PIPELINE SHALL BE 1200MM. WHERE SEWERS PASS UNDER VERGES, GARDENS ETC. THE MINIMUM COVER SHALL BE 750MM. WHERE SUFFICIENT COVER CANNOT BE OBTAINED SEWER PIPES SHALL BE SURROUNDED WITH 150MM THICK CONCRETE OF CLASS C20/P20 OR SUBJECT TO THE WATER SERVICE'S SUB-DIVISIONAL ENGINEER'S APPROVAL, SURROUNDED WITH 150MM COMPACTED THICKNESS OF TYPE'C' GRANULAR MATERIAL RAFTED OVER WITH 150MM THICK LAYER OF LEAN MIX CONCRETE - ALL OR ELSE AS SPECIFIED TO B.S.5911: PART 1: TABLE 2.

4. ALL ROADWORKS TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001 UNLESS OTHERWISE AGREED IN WRITING.

5. DETAILS OF ALL WHITE LINING WORKS TO BE AGREED ON SITE WITH ROADS SERVICE. ROAD MARKINGS AND SIGNAGE AT PROPOSED ACCESS IN ACCORDANCE WITH CHAPTER 5 ROAD MARKING MANUAL 1995 AND TRAFFIC SIGNS REGULATIONS (NI) 1997.

CONSTRUCTION DETAILS:
STANDARD CONSTRUCTION DETAILS FOR PRIVATE STREET WORKS CAN BE FOUND IN THE PRIVATE STREETS DEVELOPERS PACK, REFER TO http://www.roadsni.gov.uk/index/publications-specific_interest_publications/publications-specific-development_control-developors_pack.htm

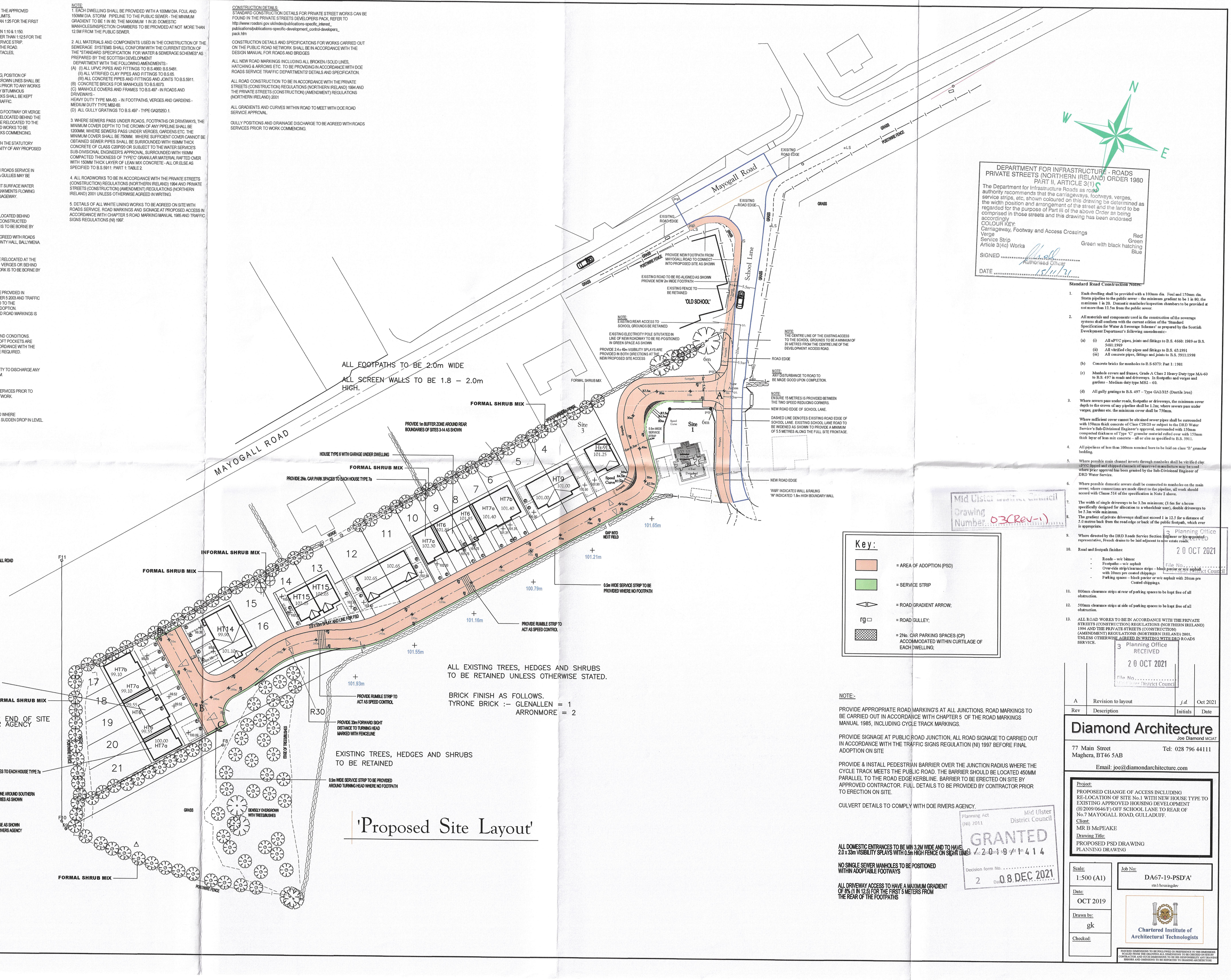
CONSTRUCTION DETAILS AND SPECIFICATIONS FOR WORKS CARRIED OUT ON THE PUBLIC ROAD NETWORK SHALL BE IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES

ALL NEW ROAD MARKINGS INCLUDING ALL BROKEN / SOLID LINES, HATCHING & ARROWS ETC. TO BE PROVIDING IN ACCORDANCE WITH DOE ROADS SERVICE TRAFFIC DEPARTMENTS' DETAILS AND SPECIFICATION.

ALL ROAD CONSTRUCTION TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001

ALL GRADIENTS AND CURVES WITHIN ROAD TO MEET WITH DOE ROAD SERVICE APPROVAL.

GULLY POSITIONS AND DRAINAGE DISCHARGE TO BE AGREED WITH ROADS SERVICES PRIOR TO WORK COMMENCING.



'Proposed Site Layout'

DEPARTMENT FOR INFRASTRUCTURE - ROADS
PRIVATE STREETS (NORTHERN IRELAND) ORDER 1980
PART II, ARTICLE 3(1)(c)

The Department for Infrastructure Roads as road authority recommends that the carriageways, footways, verges, service strips, etc. shown coloured on this drawing be determined as the width position and arrangement of the street and the land to be comprised in those streets and this drawing has been endorsed accordingly.

COLOUR KEY:
Carriageway, Footway and Access Crossings — Red
Verge — Green
Service Strip — Green with black hatching
Article 3(4c) Works — Blue

SIGNED ..... Authorised Officer
DATE 15/11/21

Standard Road Construction Notes:

1. Each dwelling shall be provided with a 100mm dia. Foul and 150mm dia. Storm pipeline to the public sewer – the minimum gradient to be 1 in 80; the maximum 1 in 20. Domestic manholes/inspection chambers to be provided at not more than 12.5m from the public sewer.

2. All materials and components used in the construction of the sewerage systems shall conform with the current edition of the 'Standard Specification for Water & Sewerage Schemes' as prepared by the Scottish Development Department's following amendments:-
   (a) (i) All uPVC pipes, joints and fittings to B.S. 4660: 1989 or B.S. 5481:1989
   (ii) All vitrified clay pipes and fittings to B.S. 65:1991
   (iii) All concrete pipes, fittings and joints to B.S. 5911:1998
   (b) Concrete bricks for manholes to B.S 6073: Part 1: 1981
   (c) Manhole covers and frames, Grade A Class 2 Heavy Duty type MA-60 to B.S. 497 in roads and driveways. In footpaths and verges and gardens – Medium duty type MB2 – 60.
   (d) All gully gratings to B.S. 497 – Type GA2/325 (Ductile iron)

3. Where sewers pass under roads, footpaths or driveways, the minimum cover depth to the crown of any pipeline shall be 1.2m; where sewers pass under verges, gardens etc. the minimum cover shall be 750mm.

   Where sufficient cover cannot be obtained sewer pipes shall be surrounded with 150mm thick concrete of Class C20/20 or subject to the DRD Water Service's Sub-Divisional Engineer's approval, surrounded with 150mm compacted thickness of Type 'C' granular material rafted over with 150mm thick layer of lean mix concrete – all or else as specified to B.S. 5911.

4. All pipelines of less than 300mm nominal bore to be laid on class 'B' granular bedding.

5. Where possible main channel inverts through manholes shall be vitrified clay. uPVC tapped and chipped channels of approved manufacture may be used where prior approval has been granted by the Sub-Divisional Engineer of DRD Water Service.

6. Where possible domestic sewers shall be connected to manholes on the main sewer; where connections are made direct to the pipeline, all work should accord with Clause 214 of the specification in Note 2 above.

7. The width of single driveways to be 3.2m minimum; (3.6m for a house specifically designed for allocation to a wheelchair user), double driveways to be 5.3m wide minimum.

8. The gradient of private driveways shall not exceed 1 in 12.5 for a distance of 5.0 metres back from the road edge or back of the public footpath, which ever is appropriate.

9. Where directed by the DRD Roads Service Section Engineer or his appointed representative, French drains to be laid adjacent to new estate roads.

10. Road and footpath finishes:
    - Roads – w/c bitmac
    - Footpaths – w/c asphalt
    - Over-ride strip/clearance strips – block pavior or w/c asphalt with 20mm pre coated chippings
    - Parking spaces – block pavior or w/c asphalt with 20mm pre Coated chippings.

11. 800mm clearance strips at rear of parking spaces to be kept free of all obstruction.

12. 500mm clearance strips at side of parking spaces to be kept free of all obstruction.

13. ALL ROAD WORKS TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001, UNLESS OTHERWISE AGREED IN WRITING WITH DRD ROADS SERVICE.

Mid Ulster District Council
Drawing Number 03(Rev-1)

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Mid Ulster District Council

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20 OCT 2021
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Mid Ulster District Council

Key:

- = AREA OF ADOPTION (PSD)
- = SERVICE STRIP
- = ROAD GRADIENT ARROW;
- rg = ROAD GULLEY;
- = 2No. CAR PARKING SPACES (CP) ACCOMMODATED WITHIN CURTILAGE OF EACH DWELLING;

NOTE:-

PROVIDE APPROPRIATE ROAD MARKING'S AT ALL JUNCTIONS. ROAD MARKINGS TO BE CARRIED OUT IN ACCORDANCE WITH CHAPTER 5 OF THE ROAD MARKINGS MANUAL 1985, INCLUDING CYCLE TRACK MARKINGS.

PROVIDE SIGNAGE AT PUBLIC ROAD JUNCTION, ALL ROAD SIGNAGE TO CARRIED OUT IN ACCORDANCE WITH THE TRAFFIC SIGNS REGULATION (NI) 1997 BEFORE FINAL ADOPTION ON SITE

PROVIDE & INSTALL PEDESTRIAN BARRIER OVER THE JUNCTION RADIUS WHERE THE CYCLE TRACK MEETS THE PUBLIC ROAD. THE BARRIER SHOULD BE LOCATED 450MM PARALLEL TO THE ROAD EDGE KERBLINE. BARRIER TO BE ERECTED ON SITE BY APPROVED CONTRACTOR. FULL DETAILS TO BE PROVIDED BY CONTRACTOR PRIOR TO ERECTION ON SITE.

CULVERT DETAILS TO COMPLY WITH DOE RIVERS AGENCY.

ALL DOMESTIC ENTRANCES TO BE MIN 3.2M WIDE AND TO HAVE 2.0 x 33m VISIBILITY SPLAYS WITH 0.5m HIGH FENCE ON SIGHT LINE.

NO SINGLE SEWER MANHOLES TO BE POSITIONED WITHIN ADOPTABLE FOOTWAYS

ALL DRIVEWAY ACCESS TO HAVE A MAXIMUM GRADIENT OF 8% (1 IN 12.5) FOR THE FIRST 5 METERS FROM THE REAR OF THE FOOTPATHS

Planning Act (NI) 2011
Mid Ulster District Council
GRANTED
LA09/2019/1414
Decision form No. .....
2 Date 08 DEC 2021

Rev	Description	Initials	Date
A	Revision to layout	j.d.	Oct 2021

Diamond Architecture
Joe Diamond MCIAT
77 Main Street
Maghera, BT46 5AB
Tel: 028 796 44111
Email: joe@diamondarchitecture.com

Project:
PROPOSED CHANGE OF ACCESS INCLUDING RE-LOCATION OF SITE No.1 WITH NEW HOUSE TYPE TO EXISTING APPROVED HOUSING DEVELOPMENT (H/2009/0646/F) OFF SCHOOL LANE TO REAR OF No.7 MAYOGALL ROAD, GULLADUFF.
Client:
MR B McPEAKE
Drawing Title:
PROPOSED PSD DRAWING
PLANNING DRAWING

Scale: 1:500 (A1)
Job No: DA67-19-PSD'A'
stn1/housingdev
Date: OCT 2019
Drawn by: gk
Checked:

Chartered Institute of Architectural Technologists

FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO THE DIMENSIONS SCALED FROM THE DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND SUCH DIMENSIONS TO BE HIS RESPONSIBILITY ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO DIAMOND ARCHITECTURE