



- NOTES
- \* Visibility splays to be retained in perpetuity.
  - \* Area within visibility splays to be cleared to provide a level surface no higher than 250mm above level of adjoining carriageway & kept clear thereafter.
  - \* Any pole or column materially affecting visibility must also be removed.
  - \* A maximum of 1 no. 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.
  - \* Any hedge/walls/fence/trees/shrubs etc. (of any height) located in front of the visibility splays to be removed.
  - \* The line of any new 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 future growth & some species will require additional set back.
  - \* Drainage shall be provided where necessary to prevent water from the access flowing onto the public road.
  - \* Similarly existing road drainage must be accommodated where appropriate & measures must be taken to prevent water flowing onto access.
  - \* The appropriate drainage arrangements must be detailed on plan.
  - \* 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 footpath.
  - \* Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Road Service (Tel: 66343700)
  - \* Watercourses behind/in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 66388529)
  - \* Gradient of the access shall not exceed 1:12.5 (8%) over the first 5m outside the road boundary i.e. from the back of the verge/ back of footway/ fence line/ edge of carriageway.
  - \* Entrance gates, where erected, should be sited at least 5m from edge of carriageway
  - \* Where this is not possible, they shall be sited so that when open, they do not project over the footway, verge or carriageway.
  - \* Min. width of driveway to be 3.2m, max. 5.0m
  - \* Entrances/ lay-bys shall be surfaced in Bitmac/ Asphalt between the edge of the public road & a point in line with the centre line of the existing hedge/ fence/ wall etc.
  - \* Drainage from septic tank must not discharge directly towards public road or into any drain leading to the public road.
  - \* 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 P. Curran Tel: 66343717. A deposit will be required.
- INDIGENOUS TREES
- \* All trees to be kept under cover until planted.
  - \* Planting to be carried out in first spring season after dwelling has been occupied.
  - \* Existing trees to be protected during construction period with 1.0m high post & wire fence around trees.
  - \* Strengthen/interplant existing hedges with double row of Hawthorn & Blackthorn whips @ 5 per linear metre.
  - \* Any planting dying within first 5 years to be replaced.
  - \* Protective fences around existing trees to be formed using timber posts & sheep wire (1.0m high).
  - \* T1 Sorus Vilmorini 8-10cm girth Rowan
  - \* T2 Fraxinus Excelsior 10-12cm girth Ash
  - \* T3 Betula Pendula 8-10cm girth Birch
- PLANTING TREES
- \* Planting holes to be large enough to accommodate all roots & deep enough to plant tree at correct level.
  - \* Stake to be inserted before planting.
  - \* Soil to be mixed with peat & slow-release fertiliser (or well rotted manure).
  - \* Firm soil as planting progresses.
  - \* Tree to be fastened to stake with purpose made tree- tie, nailed to post to prevent slipping.
  - \* Trees or shrubs dying, removed or becoming seriously damaged within 5 years of been planted shall be replaced in the next planting season, with others of a similar size & species.
- EXISTING TREES & ALONG SITE BOUNDARIES
- \* No trees within the site shall be lopped, topped, felled or removed without the 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.
  - \* Existing trees to be protected during construction period with 1m high post & wire fence around tree.
- EXISTING VEGETATION
- \* All existing vegetation (including trees & hedges) within & around the site boundary to be retained except where removal is necessary for construction.
  - \* All vegetation damaged or destroyed by accident to be replanted/ replaced by same or similar.
- TREE PROTECTION
- \* Before site works commence the Client must erect fences outside the crown spreads of those trees to be retained.
  - \* The exact location of those fences should be agreed on the site by the Client & the Department before construction starts.
  - \* The fences may be regarded as temporary but the materials & dimensions must such that they will adequately protect these areas during the course of site development.
  - \* Any damage to the fences must be repaired without delay.
  - \* No building, engineering or other operations shall take place within the fenced areas.
  - \* No tree within the fenced areas shall be used for anchoring purposes in connection with winching or for the display of signs.
- NEW LANDSCAPING
- \* All new trees planted where shown.
  - \* Planting carried out during first available planting season after the commencement of the development.
  - \* Trees dying within 5 years would be replaced at the next planting season.
  - \* Trees to be indigenous species as indicated.
  - \* All shrub/woodland planted areas to have a minimum of 400mm good quality topsoil & an optional 50mm layer of fine grade bark mulch.
- POST & WIRE FENCE
- \* Provide 1m high wire fence on 75mm round timber posts at 1.8m ctrs where shown. Plant Hawthorn/Beech hedge behind at 150mm ctrs.

OIL STORAGE TANK

- \* Provide 2500 litre (550 gal) black/green plastic storage tank, bolted down to all the feet provided to 4 no. 900mm high piers, rendered & sited where directed by Client.
- \* Tank to be bunded with 110% capacity.
- \* Fuel pipework from the tank shall be resistant to the effects of fire & be fitted with a fire valve system where it enters the dwelling in accordance with BS 5440 Part 1:1997.
- \* Oil tank will have not less than 42mm thick concrete or paving slab base extending beyond the tank on all sides by not less than 300mm.
- \* Oil tank sited less than 1800mm from a building or combustion appliance outlet or 750mm from a boundary required to be protected by a fire wall.

Building Control Ref:	
Planning Ref:	
Rev:	Date:
Rev:	Date:
Rev:	Date:
Rev:	Date:
<b>Robert Brown</b> Architectural Solutions Ltd 12 Derrymoney Road, Beagh, Lisbrow, BT19 4SDH Tel: 028 66 387749 Email: robdrawings@hotmail.co.uk	
Job Title: Proposed dwelling At: Approx. 80m SE of 12 Eshmeen Lane, Eshbane, Lisnakea For Mr. Rodney Williamson	
Drwg Title: Proposed Block Plan	
Job No. 2602	Drwg. No. L-02
Date: May 25	Scale: 1:500
Revisions	Drawn by: RB
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