

- EXISTING TREES BEING RETAINED
- EXISTING HEDGES BEING RETAINED
- NEW HEDGEROW AS SCHEDULE
- NEW TREES AS SCHEDULE

HEDGE/SHRUB PLANTING SCHEDULE

SPECIES	LENGTH (m)	W1	W2	DESCRIPTION
Celastrus monogyna	100	80		60-80cm HIGH, BARE ROOT
Fagus sylvatica	40	40		60-80cm HIGH, BARE ROOT
TOTALS		140	120	

Notes:
 Plant spacing at 800mm centres.
 - All plants in accordance with the National Plant Specification as published by the Horticultural Trades Association.
 - The setting out of all planting works to be agreed on site with the Landscape Architect.
 - All workmanship to be in accordance with BS4428 1998.
 - All shrub/woodland planted areas to have a minimum of 400mm good quality topsoil, and an optional 50mm layer of fine grade bark mulch.

TREE PLANTING SCHEDULE

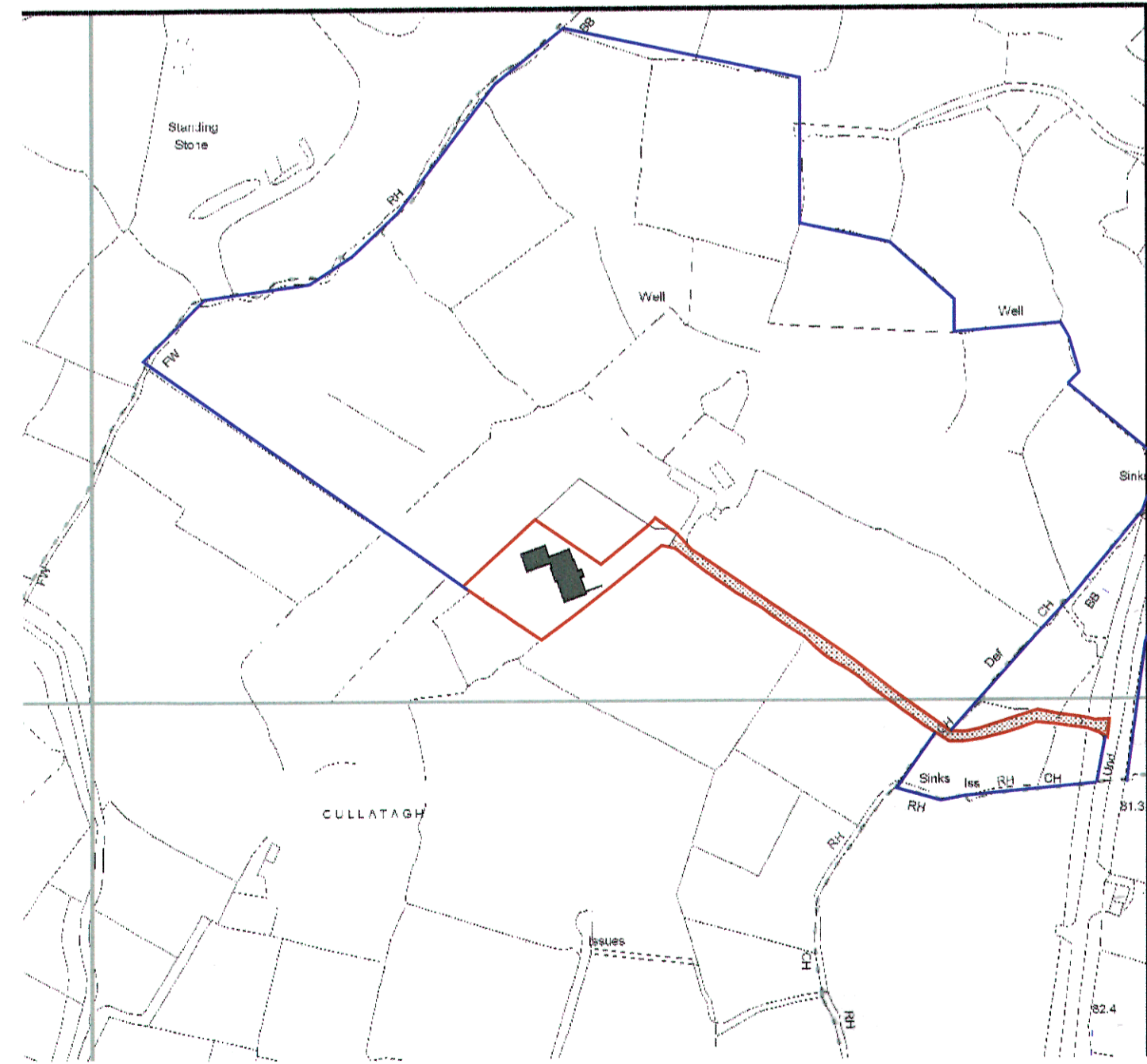
CODE	No.	SPECIES
QR		Quercus robur (Heavy standard)
BP		Betula pubescens (Heavy standard)
FS	16	Fagus sylvatica (Heavy standard)
FE	21	Fraxinus excelsior (Heavy standard)
TOTALS	37	

Notes:
 Spacing as shown on drawing.
 RB: Rootballed, BR: Bare Root.
 THE EXISTING MATURE TREES AND VEGETATION WITHIN THE SITE AND ALONG THE SITE BOUNDARIES SHALL BE PERMANENTLY RETAINED INTACT EXCEPT WHERE IT IS REQUIRED TO PROVIDE SIGHT LINES. NO TREES OR VEGETATION SHALL BE LOPPED, TOPPED OR REMOVED WITHOUT THE PRIOR CONSENT OF THE PLANNING 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.

A LANDSCAPING SCHEME TO BE SUBMITTED AT RESERVED MATTERS STAGE. ANY TREES OR SHRUBS WHICH MAY BE DAMAGED OR DIE WITHIN 5 YEARS FROM THE DATE OF PLANTING SHALL BE REPLACED WITH PLANTS OF SIMILAR SPECIES AND SIZE AT THE TIME OF THEIR REMOVAL. ALL LANDSCAPING TO TAKE PLACE WITHIN THE FIRST PLANTING SEASON AFTER COMMENCEMENT OF THE DEVELOPMENT.
 ANY RETAINED TREES OR SHRUBS WHICH MAY BE DAMAGED OR DIE WITHIN 3 YEARS FROM THE DATE OF OCCUPATION OF THE DWELLING SHALL BE REPLACED WITH PLANTS OF SIMILAR SPECIES AND SIZE AT THE TIME OF THEIR REMOVAL. ALL LANDSCAPING TO TAKE PLACE WITHIN THE FIRST PLANTING SEASON AFTER COMMENCEMENT OF THE DEVELOPMENT.

General notes:
 - All plants in accordance with the National Plant Specification as published by the Horticultural Trades Association.
 - The setting out of all planting works to be agreed on site with the Landscape Architect.
 - All workmanship to be in accordance with BS4428 1998.
 - All shrub/woodland planted areas to have a minimum of 400mm good quality topsoil, and an optional 50mm layer of fine grade bark mulch.
Notes:
 Plant spacing at 800mm centres.

BLOCK PLAN 1:500



SITE LOCATION MAP 1:2500
 MAP REF No. 244-10 AND 244-14

VISIBILITY SPLAYS
 VISIBILITY SPLAYS MUST BE RETAINED IN PERPETUITY.
 THE AREA WITHIN THE VISIBILITY SPLAYS SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE OF NO HIGHER THAN 250mm ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE RETAINED AND KEPT CLEAR THEREAFTER.

ANY POLES OR COLUMNS MATERIALLY AFFECTING VISIBILITY MUST ALSO BE REMOVED. A MAXIMUM OF ONE NO. POLE OR COLUMN IS ACCEPTABLE IN EACH VISIBILITY SPREAD. THE COST OF REMOVING COLUMNS/POLES IS BOURNE BY THE APPLICANT. NO WORK SHALL COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS HAVE BEEN PROVIDED.

ANY HEDGES/WALLS/FENCES/TREES/SHRUBS ETC(OF ANY HEIGHT) LOCATED IN FRONT OF THE VISIBILITY SPLAYS SHALL 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 AND SOME SPECIES WILL REQUIRE AN ADDITIONAL SETBACK.

PLANT VISIBILITY SPREAD/FORWARD SIGHT DISTANCE WITH GROUND COVERING SHRUBS EG ERICA CARNEA WHITEHALL - MATURE HEIGHT 150mm OR OTHER SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 150mm.

POSITION OF SEPTIC TANK TO BE AS SHOWN. DRAINAGE MUST NOT BE DISCHARGED DIRECTLY TOWARDS THE PUBLIC ROAD OR INTO ANY DRAIN LEADING TO THE PUBLIC ROAD.

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; IN THIS PARTICULAR CASE A LEGAL AGREEMENT(TOGETHER WITH PAYMENT) MUST BE ENTERED INTO WITH ROADS SERVICE PRIOR TO FULLY RESERVE 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 DEPARTMENTS CONSENT BEFORE ANY WORK COMMENCES WHICH INVOLVES OPENINGS TO ANY FENCE/HEDGE/WALL ETC BOUNDING THE FRONT OF A SITE. THE CONSENT IS AVAILABLE FROM M BREEN TEL: 66343717. A DEPOSIT WILL BE REQUIRED.

GATES / SECURITY BARRIERS
 ENTRANCE GATES, WHERE ERECTED, SHOULD BE SITED AT LEAST 5 METERS FROM THE EDGE OF THE CARRIAGEWAY. WHERE THIS IS NOT POSSIBLE THEY SHALL BE SITED SO THAT WHEN THEY OPEN THEY DO NOT PROJECT OVER THE FOOTWAY.

DRIVEWAY WIDTH
 MINIMUM WIDTH 3.2METRES
 MAXIMUM - 5.0 METRES

SURFACE MATERIAL
 ENTRANCES / LAYBYS SHALL BE SURFACED IN BITUMAC/ASHPALT BETWEEN THE EDGE OF THE PUBLIC ROAD AND A POINT IN-LINE WITH THE CENTRE LINE OF THE EXISTING HEDGE/FENCE/WALL ETC.

GRADIENT
 GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:12.5(8%) OVER THE FIRST 5 METERS OUTSIDE THE ROAD BOUNDARY I.E. FROM THE BACK OF THE VERGE/ BACK OF FOOTWAY / FENCE LINE / EDGE OF CARRIAGEWAY.
 GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:25 (4%) OVER THE FIRST 10 METERS OUTSIDE THE ROAD BOUNDARY I.E. FROM THE BACK OF THE VERGE/ BACK OF FOOTWAY / FENCE LINE / EDGE OF CARRIAGEWAY.
 WHERE A VEHICULAR ACCESS CROSSES A FOOTWAY, THE ACCESS GRADIENT SHALL BE BETWEEN 4% (1:25) MAXIMUM AND 2.5% (1:40) MINIMUM AND SHALL BE FORMED SO THAT THERE IS NO ABRUPT CHANGE OF SLOPE ALONG THE FOOTWAY.

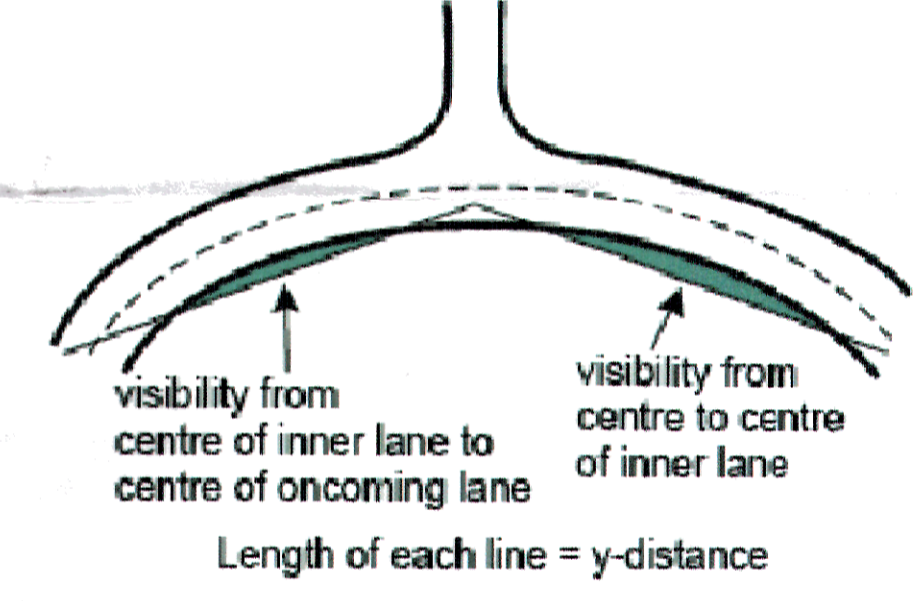
DRAINAGE
 DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ON TO THE PUBLIC ROAD. SIMILARLY THE EXISTING ROAD DRAINAGE MUST BE ACCOMMODATED WHERE APPROPRIATE AND MEASURES MUST BE TAKEN TO PREVENT ROAD SURFACE WATER FROM FLOWING ON TO THE ACCESS. REFER TO PLAN.

OPEN DRAINS IN THE ROAD VERGE SHALL BE PIPED TO THE SATISFACTION OF ORD 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).

1. THE EFFLUENT DISCHARGED TO THE WATERWAY VIA THE UNDERGROUND STRATUM SHALL NOT:
 - a. HAVE BIOCHEMICAL OXYGEN DEMAND IN EXCESS OF 20mg PER LITRE;
 - b. CONTAIN SUSPENDED SOLIDS IN EXCESS OF 30mg PER LITRE;
 - c. EXCEED 1 CUBIC METRE(S) PER DAY;
 - d. CONTAIN ANY SUBSTANCE(OTHER THAN DEFINED IN (b) ABOVE) WHICH WILL CAUSE THE WATERWAY TO BE TOXIC OR INJURIOUS TO FISH OR OTHER AQUATIC ORGANISMS.
2. ALL SURFACE WATER SHALL BE EXCLUDED FROM THE SYSTEM.
3. THE TANK SHALL BE DESLUDGED AT LEAST ONCE EVERY YEAR.
4. FACILITIES SHALL BE AVAILABLE FOR THE SAMPLING OF THE FINAL EFFLUENT.
5. THE SAMPLING POINT SHALL BE AT THE PURPOSE BUILT CHAMBER IMMEDIATELY AFTER THE SEWAGE TREATMENT PLANT.
6. THE EFFLUENT SHALL BE DISCHARGED INTO A SUB-SURFACE IRRIGATION SYSTEM:
 - a. WHICH SHALL NOT BE LESS THAN 60 METRES IN LENGTH AND;
 - b. WHICH SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE BS CODE OF PRACTICE (BS 6297 : 2007).

OIL STORAGE TANK
 Provide 2500 litre (550 gal) plastic storage tank, bolted down to all the feet provided to 4 no. 900mm high piers, rendered and sited where directed by employer. Oil tank to be constructed in accordance with the recommendations of OIS T 100 : 1995.
 Where a steel tank is provided it should be installed in accordance with BS 799-5: 1987.
 The oil tank should be installed no closer than 1800mm from any building or 750mm from a boundary unless it is protected by a fire wall.
 The fuel pipework from the tank shall be fire resistant and fitted with a fire valve system where it enters the building. Oil tank to be bonded to a capacity of 110% of its maximum capacity.

3.1 Forward visibility as shown in Figure 3 is also required to provide intervisibility between vehicles using the minor road and those proceeding along the priority road. In particular, a vehicle waiting on the priority road to turn right into the access must be able to see oncoming traffic and be seen by following traffic. Forward visibility depends on the same factors as y-distance and the normal requirements are set out in Table B and the notes thereto.



Rev	Date	Description
A	NOV 2011	REVISED FOR PLANNING L/2011/0810/F

ALL DIMENSIONS TO BE CHECKED ON SITE.

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 Enniskillen 1

L2011 / 0810 / F

Drawing Title: **NEW DWELLING AT CULLITAGH, DERRYLESTER ENNISKILLEN CO FERMANAGH**

Drawing Title: **SITE LOCATION MAP BLOCK PLAN**

Drawing Status: **PRELIMINARY**

Scale	Date	Drawing No.	Rev.
1:2500 1:500	AUG*11	003	C

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