ACCESS

VISIBILITY SPLAYS:
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 MAXIMUM OF 1 NO POLE OR COLUMN IS ACCEPTABLE WITHIN 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 SHALL BE REMOVED.
FENCE/WALL:
THE LINE OF ANY NEW FENCE OR WALL MUST BE POSITIONED BEHIND THE VISIBILITY SPLAYS. IT IS RECOMMENDED THAT ANY NEW TREES OR SHRUBS SHALL BE PLANTED AT LEAST 1M BACK FROM THE VISIBILITY SPLAYS TO ALLOW FOR FUTURE GROWTH AND SOME SPECIES WILL REQUIRE ADDITIONAL SET BACK.
DRAINAGE
DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE PUBLIC ROAD. SIMILARLY THE EXISTING ROADSIDE 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 PLAN.

OPEN DRAINS OR OUTLETS IN THE ROAD VERGE SHALL BE PIPED TO THE SATISFACTION OF DRD ROADS SERVICE (TEL 028 6634 3700). WATERCOURSES BEHIND/IN FRONT OF A HEDGE/FENCE LINE SHALL BE PIPED TO THE SATISFACTION OF THE RIVERS AGENCY (TEL 028 6638 8529)
GRADIENT
GRADIENT OF 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.
GRADIENT OF ACCESS SHALL NOT EXCEED 1:25 (4%) OVER THE FIRST 10M OUTSIDE THE ROAD BOUNDARY IE: FROM THE BACK OF THE VERGE/BACK OF FOOTWAY/FENCE-LINE/EDGE OF CARRIAGEWAY.
GRADIENT
WHERE THE 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.
GATES/SECURITY/BARRIERS
ENTRANCE GATES WHERE ERECTED SHOULD BE SITED AT LEAST 5M 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
DRIVEWAY WIDTH TO BE 3.7M MIN AND 5M MAX.
VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY:
THE FOOTWAY SHALL BE EXTENDED TO THE REAR OF THE VISIBILITY SPLAYS AND A BACKING KERB PROVIDED. THE EXTENSION MUST USE THE SAME MATERIAL (BITMAC/ASPHALT) USED IN CONSTRUCTION OF THE FOOTWAY.
ANY EXISTING ACCESS SHALL BE CLOSED WITHIN 4 WEEKS OF NEW ACCESS OPENING.
SURFACE MATERIAL
ENTRANCES/LAY-BYS SHALL 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
DROPPED KERBS
KERBS SHALL BE DROPPED OVER A DISTANCE OF 6M ACROSS THE MOUTH OF THE ENTRANCE.
SEPTIC TANKS
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.

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 FRONT OF A SITE. THE CONSENT IS AVAILABLE FROM THE ARVALEE DEPOT OMAGH TEL:028 82254600. A DEPOSIT WILL BE REQUIRED.

NOTE
IT IS THE APPLICANTS RESPONSIBILITY TO ENSURE THAT SURFACE WATER FROM THE ROOF OF THE DEVELOPMENT DOES NOT FLOW ONTO THE PUBLIC ROAD, INCLUDING THE FOOTWAY.

OIL STORAGE TANK

HEATING OIL STORAGE TANK:
THE OIL STORAGE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF: -
I. BS 799-5: 1987, FOR STEEL STORAGE TANKS; AND
II. OFS T 100: 1995, FOR MEDIUM DENSITY POLYETHYLENE TANKS.

PROVIDE 600 GAL PLASTIC BEEHIVE TYPE OIL STORAGE TANK INTEGRALLY BUNDED. THE BUND SHALL HAVE A CAPACITY OF NOT LESS THAN 110% OF THE TANK IT CONTAINS. THE TANK SHALL BE PLACED ON A HARD SURFACE CONSTRUCTED OF CONCRETE OR PAVING SLABS NOT LESS THAN 42MM THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE TANKS EXTERNAL SURFACE BY NOT LESS THAN 300MM.
A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY BUILDING WITHIN 1800MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK. OR ANY PART OF THE BUILDING OR EAVES WITHIN 1800MM OF THE OIL STORAGE TANK SHALL BE IMPERFORATE AND HAVE 30 MINUTE FIRE RESISTANCE.
A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY SITE BOUNDARY WITHIN 750MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK.

AUTOMATIC ISOLATION:
THE FUEL PIPEWORK FROM THE OIL STORAGE TANK TO OIL BURNER SHALL BE RESISTANT TO THE EFFECTS OF FIRE AND FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING, IN ACCORDANCE WITH BS 5410 PART 1: 1997, SECTIONS 8.2 AND 8.3. ALL PIPEWORK SHALL BE RIGID AND FIRMLY FIXED, AND PROTECTED WHERE NECESSARY AGAINST DAMAGE. JOINTS SHALL BE KEPT TO A MINIMUM AND THE USE OF PLASTIC COATED MALLEABLE COPPER PIPE IS RECOMMENDED. INSIDE THE BUILDING EVERY EFFORT SHALL BE MADE TO AVOID THE USE OF JOINTS BETWEEN THE ENTRY POINT OF THE PIPE AND THE BOILER CONNECTION. WHERE PIPES PASS THROUGH THE WALL OF BUILDINGS THEY SHALL BE SLEEVED. PIPES SHALL BE ADEQUATELY SUPPORTED TO PREVENT SAGGING. BURIED PIPES SHALL BE LOCATED WHERE THE CHANCE OF DAMAGE FROM DIGGING OR OTHER ACTIVITIES IS MINIMAL. WHERE THIS CANNOT BE DONE, THE PIPEWORK SHALL BE PROTECTED BY COVERING WITH TILES.

A FIRE VALVE SHALL BE FITTED TO FUEL PIPEWORK TO CUT OFF THE SUPPLY OF OIL REMOTELY FROM THE HEATING APPLIANCE IN THE EVENT OF ACCIDENTAL FIRE OCCURRING IN OR AROUND THE APPLIANCE.
FOR APPLIANCES INSIDE BUILDINGS (INCLUDING APPLIANCE INSIDE AN EXTERNAL BOILER HUT), THE OIL SUPPLY SHALL BE SHUT OFF EXTERNALLY TO THE BUILDING (EXTERNAL TO BOILER HUT). VALVE SENSORS SHALL BE POSITIONED INSIDE THE APPLIANCE CASING OVER THE BURNER. THE SENSOR ACTIVATING TEMPERATURE SHALL BE RATED SO AS NOT TO CAUSE NUISANCE CUT OUTS AND THE SENSOR WILL BE LOCATED IN A POSITION RECOMMENDED BY THE MANUFACTURER.

FIRE VALVES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:-
I. THEY WILL BE CAPABLE OF SENSING A FIRE INSIDE OR CLOSE TO A HEATING APPLIANCE AND ALSO SHUT OFF THE OIL SUPPLY EXTERNALLY FROM THE BUILDING.
II. IN THE EVENT THAT ANY PART OF THE VALVE BECOMING DAMAGED, IT SHALL CLOSE OFF THE SUPPLY OF OIL.
III. MANUAL OPERATION SHALL BE NECESSARY IN ORDER TO PASS OIL AFTER BEING THERMALLY ACTIVATED.
IV. IT SHALL BE PROVIDED WITH A MEANS FOR TESTING FOR SATISFACTORY OPERATION AND FOR RESETTING MANUALLY.
V. ELECTRICALLY OPERATED FIRE VALVES SHALL BE SUITABLY DESIGNED WITH ELECTRICALLY OPERATED VALVE COUPLED TO THERMAL FUSES LOCATED AS DESCRIBED IN BS 5410 PART 1: 1997, PARAGRAPH 8.3.1. THE VALVE SHALL BE SELF-CLOSING ON OPEN CIRCUITING OF THE THERMAL FUSES, AND SHALL BE INSTALLED SO THAT THE OIL PRESSURE EXERTED BY THE HEAD OF OIL IN THE TANK ASSISTS CLOSURE. THE THERMAL FUSES SHALL BE OF THE TYPE WHICH REMAINS OPEN CIRCUITED AFTER OPERATION.
VI. A WEIGHT OR SPRING LOADED VALVE CAN BE USED. IT SHALL BE HELD OPEN BY A FLEXIBLE CABLE WITH FUSIBLE LINKS INSERTED IN ITS LENGTH OVER EACH FIRING POINT. AT ALL CHANGES OF DIRECTION, THE FLEXIBLE CABLE SHALL PASS OVER A CORROSION RESISTANT METAL PULLEY WITH GOOD QUALITY BEARING AND A DIAMETER OF NOT LESS THAN 40MM.
VII. WHERE THE SENSITIVE ELEMENT IS POSITIONED EXTERNALLY TO ANY APPLIANCE CASING IT SHALL BE LOCATED AT A MAXIMUM OF 1M DIRECTLY ABOVE THE BURNER.
VIII. ELECTRICAL CIRCUIT SHALL BE INDEPENDENT OF THE BURNER AND OTHER CONTROL CIRCUITS.

SEPTIC TANK

20/30 STANDARD PACKAGE PLANT TYPE SEPTIC TANK OF MIN CAPACITY 2750 LITRES.SEPTIC TANK TO BE POSITIONED A MIN OF 15M FROM ANY DWELLING AND SET ON CONC BASE. BACKFILL WITH PEA GRAVEL.
PROVIDE FOUL MANHOLE AT INTAKE TO TANK AND INSPECTION CHAMBER TO OUTLET FITTED WITH COVER/FRAMES.
PROVIDE ACCESS COVER TO TANK AND 100M LAND DRAINAGE PIPES AS SITE PLAN TO BS6297.

DRAINAGE

PROVIDE 100MM DIA FOUL DRAINS LAID AT FALL OF 1 IN 40 AND BEDDED IN PEA GRAVEL. ANY PIPES WHICH PASS THROUGH WALLS OR UNDER FLOORS TO BE WRAPPED IN POLYTHENE AND SURROUNDED IN 150MM CONC. PROVIDE EXPANSION JOINTS AT 6M CRS AND ALSO AT CONNECTIONS USING 25MM POLYSTYRENE
PROVIDE RSN CONC LINTELS OVER PIPES PASSING THROUGH WALLS
ALL DRAINS TO BE 450MM MIN BELOW GROUND LEVEL
PROVIDE 100MM DIA STORM DRAINS LAID TO 1 IN 40 FALL TO STREAM OR SOAKAWAY FILLED WITH PEA GRAVEL AS INDICATED ON SITE PLAN
ALL PIPES TO CONFORM WITH BS4660.
MANHOLES TO BE BUILT IN BLOCKWORK ON CONC BASE AND PLASTERED AND BENCHED INTERNALLY. FIT SAME WITH GAL HEAVY DUTY COVER & FRAME. FIT STEP IRONS TO MANHOLES OVER 1M DEEP.
PROVIDE 125MM OGEE ALUM GUTTERS TO DWELLING AND 68MM DIA PVC DOWNPIPES. DOWNPIPES TO TERMINATE INTO VERT BACK INLET GULLY TRAP (VBIGT.) AS SHOWN ON PLAN. PROVIDE 110MM DIA SVP AS PLAN ERMINATING 1M MIN ABOVE WINDOW HEADS AND FITTED WITH PVC WEATHER CAWL IF EXTERNAL OR FITTED TO SUITABLE SLATE/TILE VENT IN ROOFSPACE AS PER MANU INSTR. PROVIDE RODDING ACCESS POINTS TO ALL CHANGES IN DIRECTION OF WASTE PIPES AND LEAVE SUITABLE ACCESS TRAPS.

PLANTING

GENERAL NOTES ...

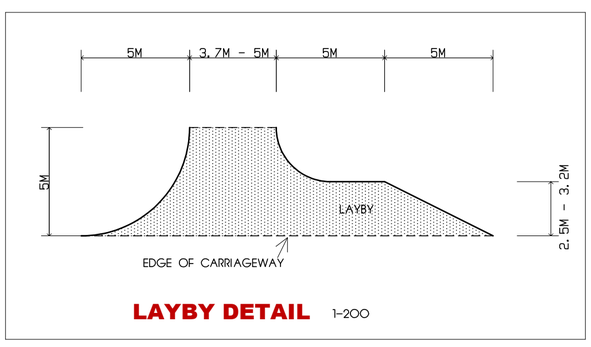
1. All new planting will be comprised of indigenous or native species as scheduled. All planting as specified to be carried out in the first planting season following the commencement of the construction works. Any trees or shrubs which, within a 5 year period of the completion of the development; die, are removed, or become damaged or diseased shall be replaced in the next planting season with others of similar size and species.
2. Tree shelters are to be provided around individual trees to prevent weather and animal damage. Grass and undergrowth is to be suppressed around new planting by the use of an approved weedkiller in winter and frequent mulching.
3. Existing trees and hedgerows are to be retained intact unless shown otherwise. Temporary fences are to be erected around individual trees under the full extent of the canopy. The areas within such fences are not to be driven on or trenched through.
   The ground level around existing trees is not to be altered. Stockpiles of topsoil are not to be located in the vicinity of existing trees and hedgerows.
4. For clump planting of mixed species, plant larger (including evergreens) to centre or rear.
5. Newly planted trees of over 900mm height are to be supported by staking system as shown on detail sheets. Stakes to support up to one third of the tree height, and the tree secured using adjustable rubber straps. Support to be maintained for the first three years.
   The management and maintenance programme as shown on schedule is to be followed for at least the first five years, and thereafter when necessary.
6. No tree shall be lopped, topped, felled or removed except where necessary to prevent danger to the public, in which case the DOE Planning Service must be informed in writing beforehand.
7. Trees to be planted or retained near construction works to be to BS5837 and NHBC Practice note 3 (Building near trees) and BRE digest No.298 (The influence of trees on house foundations in clay soils).
8. Other regs affecting the works are : BS3998 Recommendations for Tree Work : BS4428 Recommendations for General Landscape operations : BS4043 Recommendations for the Transplanting of semi-mature trees : BS3882 Recommendations and classification of Topsoil. BS5236 Cultivation and Planting of trees in the advanced Nursery Stock category : BS3936 Nursery Stock Part 1 Trees and shrubs, Part 4 Forest trees

STOCK SIZES	Overall Height	Stem Height	Girth	PLANTING TIMES
T = Transplant	0.1 - 0.6m	N/A	N/A	BARE ROOTED PLANTS : November to March.
Wa/b = Whip A/B	0.8 - 1.2m	N/A	N/A	
FW = Feathered whip	1.2 - 3.0m	N/A	60mm	
HS = Half standard	1.8 - 2.1m	1.2 - 1.4m	40-60mm	
3/4S = 3/4 standard	2.1 - 2.4m	1.4 - 1.6m	60-80mm	ROOT BALLED PLANTS : November to March.
LS = Light standard	2.4 - 2.7m	1.6 - 1.7m	60-80mm	
S = Standard	2.7 - 3.0m	1.7 - 1.8m	80-100mm	
TS = Tall standard	3.0 - 3.6m	1.8m min	80-100mm	
SS = Selected std.	3.0 - 3.8m	1.8m min	100-120mm	CONTAINER GROWN PLANTS : Any time providing soil conditions are suitable and weather conditions are not extreme.
HeS = Heavy standard	3.8 - 4.2m	1.8m min	120-140mm	
XHSa = Extra hvy std A	4.2 - 4.8m	1.8m min	140-160mm	
XHSb = Extra hvy std B	4.8 - 5.4m	1.8m min	160-180mm	
XHSc = Extra hvy std C	5.4 - 6.0m	1.8m min	180-200mm	
SMa = Semi mature A	5.0 - 6.5m	1.8m min	200mm min	
SMb = Semi mature B	6.5 - 8.0m	1.8m min	200mm min	

Note: Hedging to be planted at centres as shown, in double rows 300mm apart.

Girth measured at 1m above ground (except for feathered whips)

CG = Container grown
RB = Root balled
BR = Bare rooted



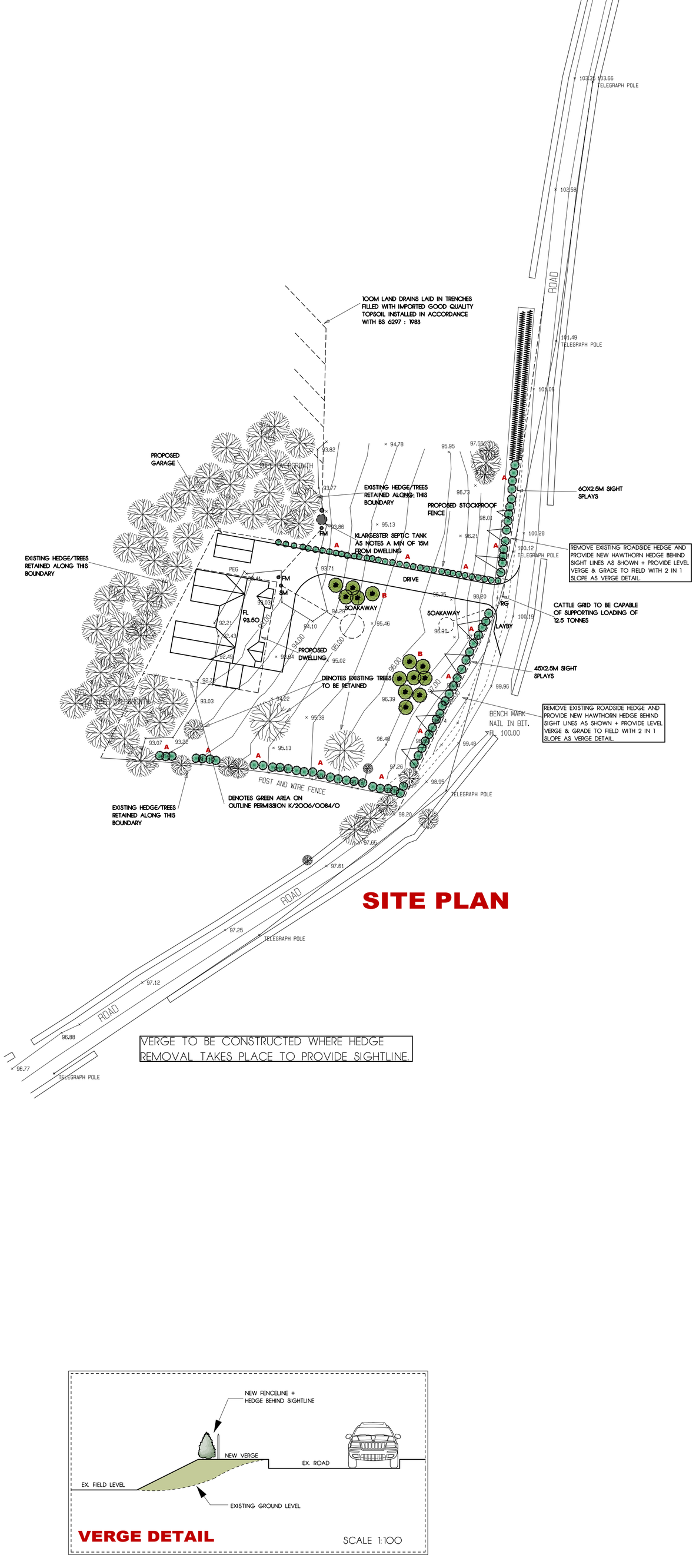
LAYBY DETAIL 1-200

PLANTING SCHEDULE

	SPECIES	NUMBER	SPACING (Metres)	TYPE
A	Crataegus monogyna (HAWTHORN)	750	5/m	BR
B	Betula pubescens (BIRCH)	15	3.0	BR
C	Sorbus aucuparia (ROWAN)	0	3.0	BR
D	Quercus petraea (OAK)	0	4.0	BR
E	Fraxinus excelsior (ASH)	0	3.0	BR

PLANTING KEY

- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- EXISTING HEDGE TO BE RETAINED
- B — PROPOSED PLANTING (AS PLANTING SCHEDULE)
- A — PROPOSED HEDGE TO BE PLANTED (AS PLANTING SCHEDULE)



SITE PLAN

VERGE TO BE CONSTRUCTED WHERE HEDGE REMOVAL TAKES PLACE TO PROVIDE SIGHTLINE.

VERGE DETAIL SCALE 1:100

REVISION	
29/10/07	BUILDING CONTROL AMENDMENTS

MARCUS KERR DESIGN

CLIENT

PROJECT
PROPOSED DWELLING & GARAGE

LOCATION
BURROW ROAD OMAGH

DATE	DRAWN BY
FEB 07	MK
SCALE	DRWG NO.
1-500	S-01

DRWG TITLE
SITE LAYOUT

111 GILLYGOOLEY ROAD
OMAGH CO TYRONE NI
BT78 4SU
TEL 028 8283 1211
FAX 028 8283 1979
E-MAIL MARCUS.KERR@BTINTERNET.COM