

proposed housing development - 'phase 2'  
at railway park, drumgoon, maguiresbridge  
for mr andrew mclaughlin

GROUND CONDITIONS.

The standards approved assume normal ground conditions. In soft conditions it is strongly advised to take professional advice as, for example, ground strengthening membranes may be required.

Where ground conditions are exceptionally poor an acceptable geotechnical design must be agreed prior to planning permission being recommended, permission being recommended.

Roads Service cannot adopt a road that is prone to deterioration due to soft ground.

WEEDS AND GRASS.

Before surfacing, any weeds and/or grass must be dug out and the area sprayed with an approved weed killer. Thick polythene may be used under the Bitmac to prevent any recurrence of weeds or grass.

FENCES.

An approved fence or barrier will be required where the road or footway abuts a steep incline or sudden drop in level.

FENCES / WALLS

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 additional set back.

LAYOUT AND GRADIENT.

Road gradient 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 10 m from the rear 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 5 m from the back of the footway or service strip.

Footways shall have a crossfall of 1:40 towards the road.

Service strips shall be flat and have no obstacles, infringements, or trips.

The large 'T' turning head must be symmetrical. That is 10 m each side of the centre line of the development road.

RETAINING WALLS.

Any retaining wall of more than 1 m in height must be approved under the D.R.D. Roads Service Technical Approval of Structures scheme (TAS), if the wall is abutting an adoptable road or footway.

Approval, in principle, is required prior to planning permission being recommended.

BT/NIE.

BT/NIE poles/mini-pillars shall be relocated at the back of any new footway. The cost of this work is to be borne by developer.

STREET LIGHTING.

Street lights shall be located behind visibility splays and at the back of footways. The cost of this work is to be borne by developer. All alterations to Street Lighting to be to the satisfaction of D.R.D., Roads Service, Street Lighting Section based at County Hall, Omagh.

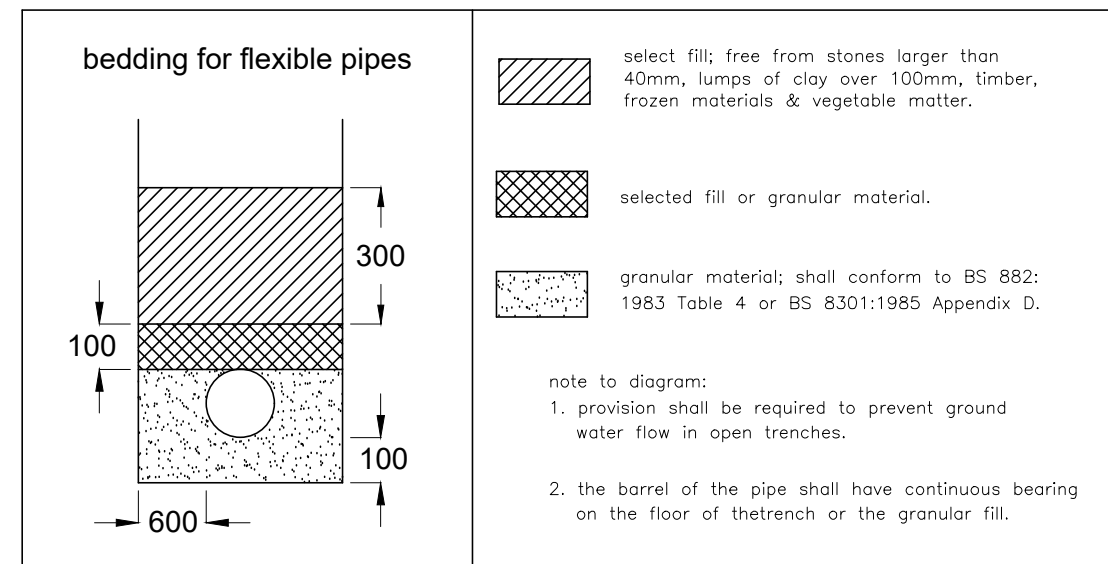
GENERAL MEASURES TO PROTECT EXISTING TREES :

- main contractor to be given possession of only that portion of site necessary for the construction of the works.
- no building materials, site huts, workshops and vehicles to be sited over root spread of trees to be retained.
- oil, petrol, creosote etc., to be stored away from root spread of trees to be retained.
- no site rubbish fires to be permitted.

AFTERCARE AND MAINTENANCE :

newly planted woodland areas to be kept free of invasive / Perennial weeds by spot treatment with appropriate herbicides until new tree / shrubplanting and typical ground layer establishes.

drainage requirements etc. -



WIDENING ON BENDS:  
(regulating curves)

Centre line radius (m)	20 or less	30	40	50	60	80
Minimum widening (m)	0.5	0.4	0.35	0.25	0.2	0.15

Widening may be either on both sides of the curve or on the inside. Up to 25 houses widening not required. Less than 10 deg. no widening necessary. Visibility on curves 33m. (See page 130/131 of Creating Places).

CURVE RADIUS:

0-25 houses	Radius min. 10m
25-50 houses	Radius min. 25m
50-300 houses	Radius min. 30m

VISIBILITY ZONE RADIUS:

Junction deflection degrees	Kerb radius 4m	Kerb radius 6m	Kerb radius 10m
80	10m	11m	19m
90	9m	10m	19m
100	8m	9m	19m

In accordance with P130 of Creating Places.

site no.	total site area (including all grassed) (m²)	private amenity area (m²)	private amenity %
1	281.735m²	176.100m²	63 %
2	154.135m²	70.000m²	45 %
3	154.135m²	70.000m²	45 %
4	255.215m²	109.000m²	43 %

dwelling no's:	dwelling type:	carparking spaces:	location of spaces:
1, 2, & 3	3 bed, semi-det	2.5	assigned
4	3 bed, semi-det	2.5	in-curtlidge

ensure accuracy when scaling from this drawing, for exact dimensions consult architect if not figured on plans

POLES/COLUMNS:

Any pole or column materially affecting visibility must 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.

HEDGES, ETC.:

Any hedges/walls (except parapet walls where access serves 1 no. house) 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 be planted at least 1.0m back from the visibility splays to allow for future growth & some species will require additional set back.

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. The appropriate drainage arrangements are detailed on plan.

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.

Any open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service (Tel: 6634 3700). Watercourses behind/ in front of hedge/ fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 6638 8529).

GRADIENT 'X':

Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary i.e. 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) max. and 2.5% (1:40) min. and shall be formed so that there is no abrupt change of slope along the footway.

GATES / SECURITY BARRIERS:

Entrance gate, where erected, should be sited at least 5 metres 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.

ESTATE ROAD/PUBLIC ROAD JUNCTION:

Visibility splays to be provided before any work commences on site and surfaced in asphalt.

SPEED CONTROL BAND:

Width narrowed to 4.5m, 1.2m wide mountable shoulder with 40mm kerb as shown. Visibility zone provided as shown (in accordance with P133 of Creating Places).

TREE LINED AVENUES:

Tree locations to be in accordance with approved drawings (max. of one tree per 3.3m/2.0m visibility splay). Any alterations to tree locations to be agreed with Roads Service. Where verge 3.0m wide trees shall be located 0.5m from footway.

**FLAT TOPPED HUMPS/SPEED CUSHIONS:**  
Gullies to be located on the upper side of humps/cushions.

HUMPS:

Height 50-100mm, however on bus routes height max. is 80mm. Gradient max. 1 in 20.

ROAD WIDTHS:

0-400 houses 5.5m (bus routes 6.0m). Shared surface 6.0m.

VERGES:

2.0m wide where driveway/services, 0.5m otherwise.

FOOTWAYS:

2.0m wide, 2.8m where vehicles park at right angle to footway. 3.0m wide at shops.

DRIVEWAY WIDTH:

Min. width 3.2m & max. 5.0m.

SURFACE MATERIAL:

Entrance / 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.

PARKING:

Public parking spaces shall be lined out using thermoplastic paint/brick sets of a different colour.

STREET LIGHTING:

This will be provided by the Developer at his expense for Developments determined after 1st May 2001.

ACCESS ACROSS FOOTWAY:

19.a Where the access crosses a footway it is important to have intervisibility between pedestrians and emerging motorists. In these circumstances there should normally be visibility splays between a driver's view point 2m back into the access and a distance measured along the back of the footway or 2m on each side of the viewpoint.

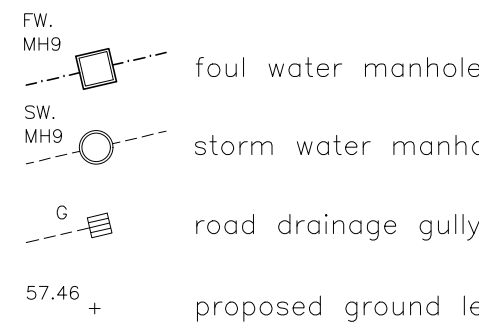
ROAD MARKINGS:

Road markings as required by Roads Service Traffic Management Section to be provided by the developer and laid in Thermoplastic road marking paint to BS 3262: Pt 1, 2 & 3 1989. All markings shall be in accordance with Chapter 5 of the 'Traffic Signs Manual' and subsequent amendments thereto, or as directed by the Roads Service Engineer.

TRAFFIC SIGNS:

The developer shall provide and erect such traffic signs as required by Roads Service. The signs shall be in accordance with the 'Traffic Signs Regulations' (Northern Ireland) 1997 and Chapter 3 and 4 of the Traffic Signs Manual and subsequent amendments thereto.

legend / key to symbols :-



1m high, treated timber fencing

pedestrian crossing point

1.8m high, treated timber fencing

long road section points

existing hedging to be retained

indicates existing trees to be retained

indicates flat topped speed control hump

general site specifications:

1. proposed access road to be 5.5m wide.

2. proposed footpaths to be 2.0m wide.

3. provide 0.5m wide verges to sides of roadway where no footpaths are provided.

planning drawings only -

not for construction

unless stamped accordingly

proposed blockplan

area = 1822.949m² / 0.450 acres / 0.182 hectares

(scale 1:500)

MANHOLE COVERS TO BE AS FOLLOWS:  
pedestrian/landscaped areas: A15  
carparks/footpaths/private drives: B125  
public roads/parking areas: D400  
areas subject to high wheel loads: F900

NOTE:  
All pipe runs which have less cover than 1200mm in driveways, 900mm in footpaths or 600mm in green areas are to be surrounded 150mm concrete.

SEWER VENTILATION:  
the system shall be ventilated at or near the head of a main drain and a branch drain longer than 10m.

ENTRANCE SIGHTLINES:  
in situ 2.4x70m sightlines from proposed entrance in both directions, as shown over existing wide verges.

VISIBILITY SPLAYS:  
Visibility splays must 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.

all dimensions to be checked on site

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client:  
**mr andrew mclaughlin**

project:  
**proposed housing development - phase 2, at railway park, drumgoon, maguiresbridge, co. fermanagh**

drawing title:

**proposed blockplan (1:500)**

date: **mar'15** scale: **1: 500**

drawn by: **d.mcp** ckd by:

drawing no: **N 841 / 14 / 03** rev: **d**

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