

Notes
 1 THIS DRAWING IS COPYRIGHT
 2 THIS DRAWING IS FOR PLANNING PURPOSES ONLY

KEY

-  new hedgerow planting
-  private driveway
-  existing trees retained
-  new tree planting
-  ± 50.00 proposed levels
-  ± 50.00 existing levels



Roads Service notes:

9. PARKING/TURNING - The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18mx3.2m. Over 3 bedrooms require 24mx3.2m).

VISIBILITY SPLAYS

12. Visibility splays must be retained in perpetuity.
 13. 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

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1No. 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

-15.a Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

FENCE/WALL

-15.b 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.

DRAINAGE

16.a Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface from flowing onto the success. The appropriate drainage arrangement must be detailed on the plan.

16.b 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 footway.

17. Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service (tel:02866343700). Watercourse behind/in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency (tel:02866388529).

GRADIENT

18. 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.

GATES/SECURITY BARRIERS

20. Entrance gates, 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.

DRIVEWAY WIDTH

22. Minimum width 3.2m. Maximum - 5.0m

SURFACE MATERIAL

26. Entrances/lay-bys shall be surfaced in bitmac/asphalt between the edge of the public road and a point in line with the centre of the existing hedge/fence/wall etc.

SEPTIC TANK

28. 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.

ACCESS ACROSS VERGE/FOOTWAY ETC.

29. Roads Service has no objection to access across a roadside verge/footway. The only exception to this is where an access is onto a public car park, in this particular case a legal agreement (together with payment) must be entered into with Roads Service prior to full/reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing verge/footway.

31. 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 a site. The consent is available from M. Breen @ 028 6634 3717. A deposit will be required.

rev. details drawn date

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project
**Proposed New Dwellings
 at Edenmore, Tempo, Co Fermanagh**

drawing description
Site Analysis/Concept

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