

NB:
All planting to be carried out by a specialist in the first available planning season after planning approval has been granted

SEPTIC TANK TO BE MIN. 15m MIN. FROM ANY DWELLING

75m OF 75mm DIAMETER IRRIGATION DRAINS LAID IN TOPSOIL TO FOLLOW CONTOURS OF THE LAND

ALL MATURE EXISTING VEGETATION TO BE RETAINED

NEW TREES TO ASH, BEECH, BIRCH ETC.

NEW HEDGES TO BE HAWTHORN OR BLACKTHORN

REMOVE HEDGES AS NECESSARY AT ROADSIDE & RE-INSTATE BEHIND LINE OF VISIBILITY

NEW TREES AND HEDGES TO BE PLANTED AT 5m CENTRES IN THE FIRST PLANTING SEASON AFTER OCCUPATION. ANY DYING WITHIN 5 YEARS TO BE REPLACED

GRADIENT OF ACCESS TO BE 1:12.5 FOR FIRST 5m

GULLY TRAPS AT ENTRANCE TO PREVENT FLOW OF WATER TO OR FROM THE CARRIAGEWAY

SOAKAWAYS & IRRIGATION DRAINS TO BE MIN 10m FROM EDGE OF ROAD

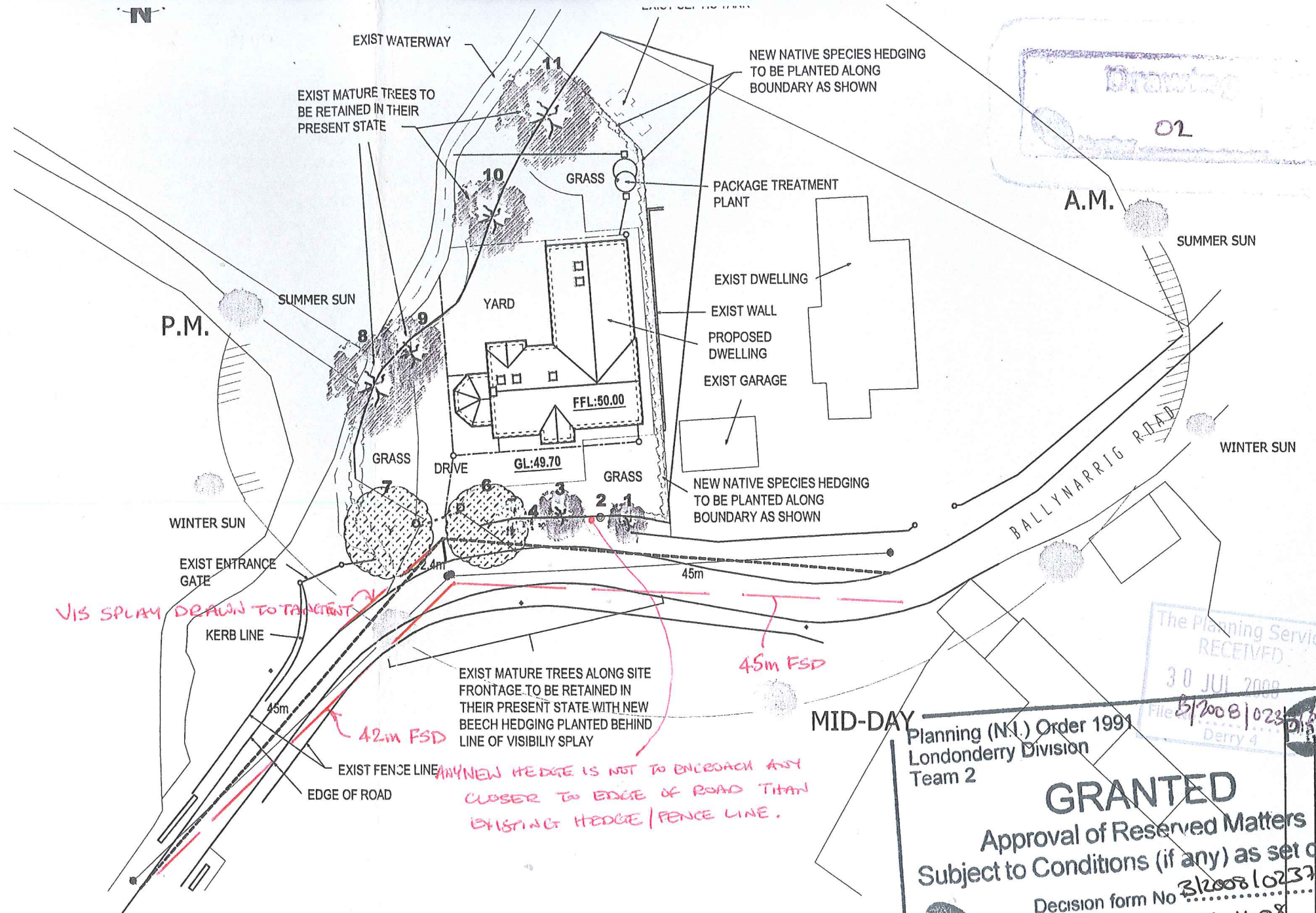
GATES & PILLARS, IF ANY, TO BE MIN 5m FROM EDGE OF ROAD & TO OPEN INWARDS

AREA BETWEEN EDGE OF ROAD & LINE OF VISIBILITY LOWERED TO 150 - 250mm ABOVE ROAD LEVEL, SOWN IN GRASS & KEPT IN A TIDY CONDITION

EXIST LANSCAPE KEY:

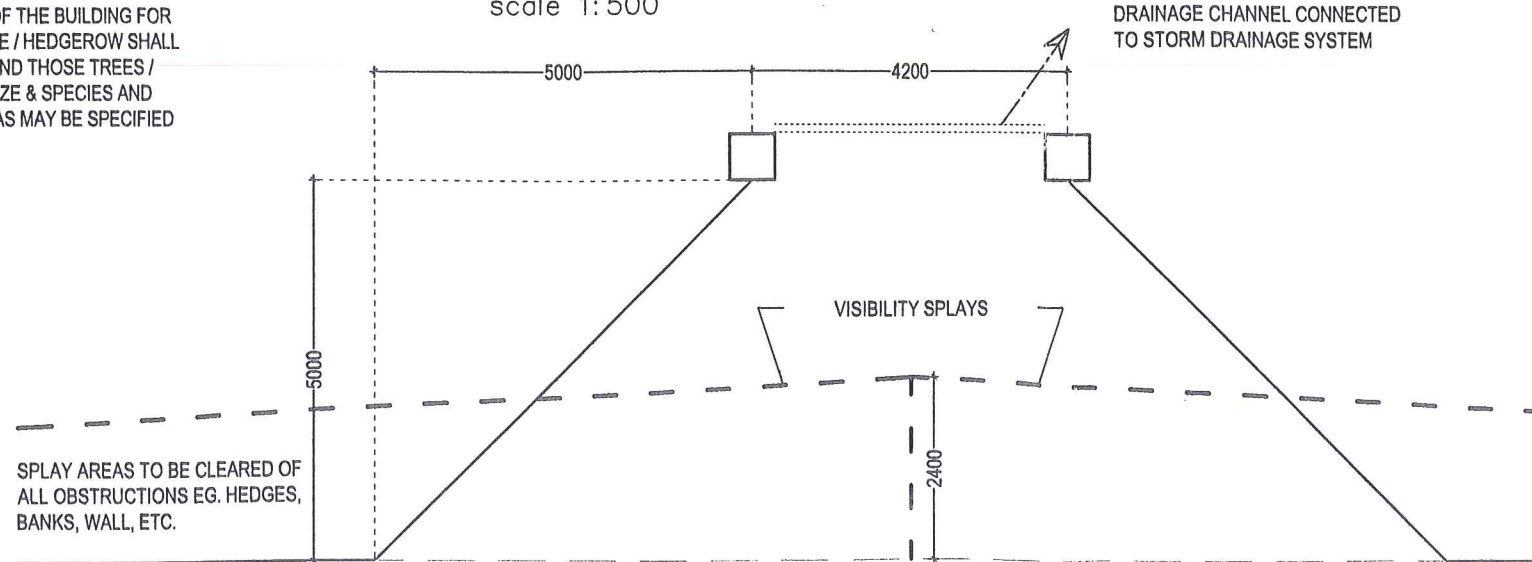
1	APPROX - 5.5M HIGH	APPROX - 4.0M SPAN
2	APPROX - 8M HIGH	APPROX - 4.0M SPAN
3	APPROX - 5-6M HIGH	APPROX - 5.0M SPAN
4	APPROX - 5-6M HIGH	APPROX - 4.0M SPAN
5	APPROX - 4M HIGH	APPROX - 3.0M SPAN
6	APPROX - 9M HIGH	APPROX - 9.0M SPAN
7	APPROX - 8M HIGH	APPROX - 9.0M SPAN
8	APPROX - 9M HIGH	APPROX - 10.0M SPAN
9	APPROX - 8M HIGH	APPROX - 7.5-8M SPAN
10	APPROX - 12M HIGH	APPROX - 9M SPAN
11	APPROX - 10M HIGH	APPROX - 12M SPAN

NB: IF ANY RETAINED TREE / HEDGEROW IS REMOVED, UPROOTED OR DESTROYED OR DIES WITHIN 3 YEARS FROM THE DATE OF OCCUPATION OF THE BUILDING FOR ITS PERMITTED USE, ANOTHER TREE / HEDGEROW SHALL BE PLANTED AT THE SAME PLACE AND THOSE TREES / HEDGEROWS SHALL BE OF SUCH SIZE & SPECIES AND SHALL BE PLANTED AT SUCH TIME AS MAY BE SPECIFIED BY THE DEPARTMENT



block plan

scale 1:500

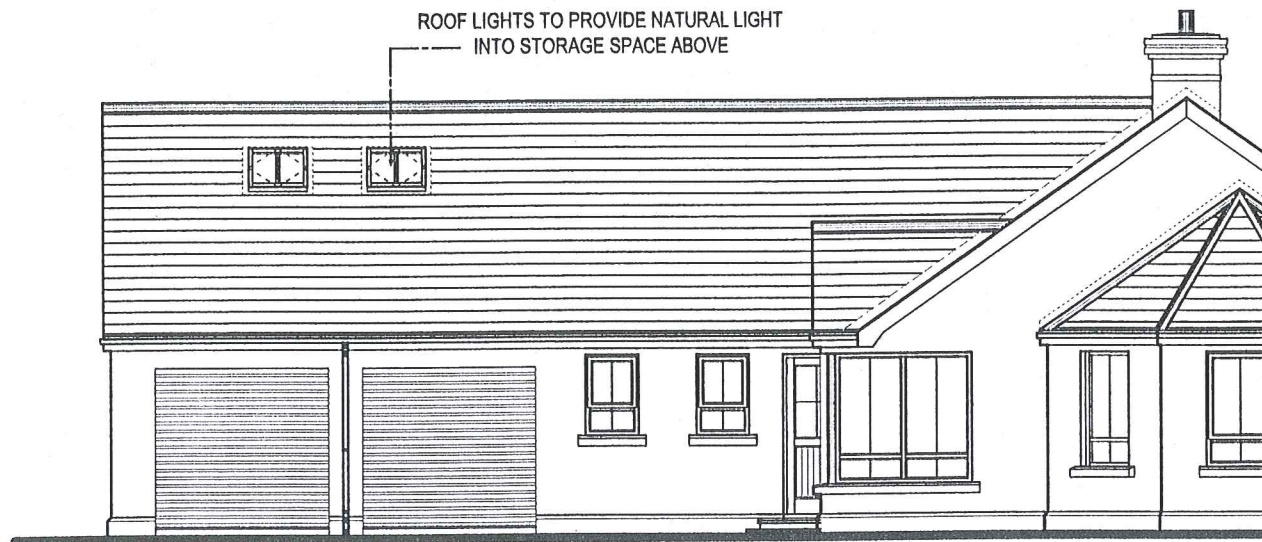


entrance detail

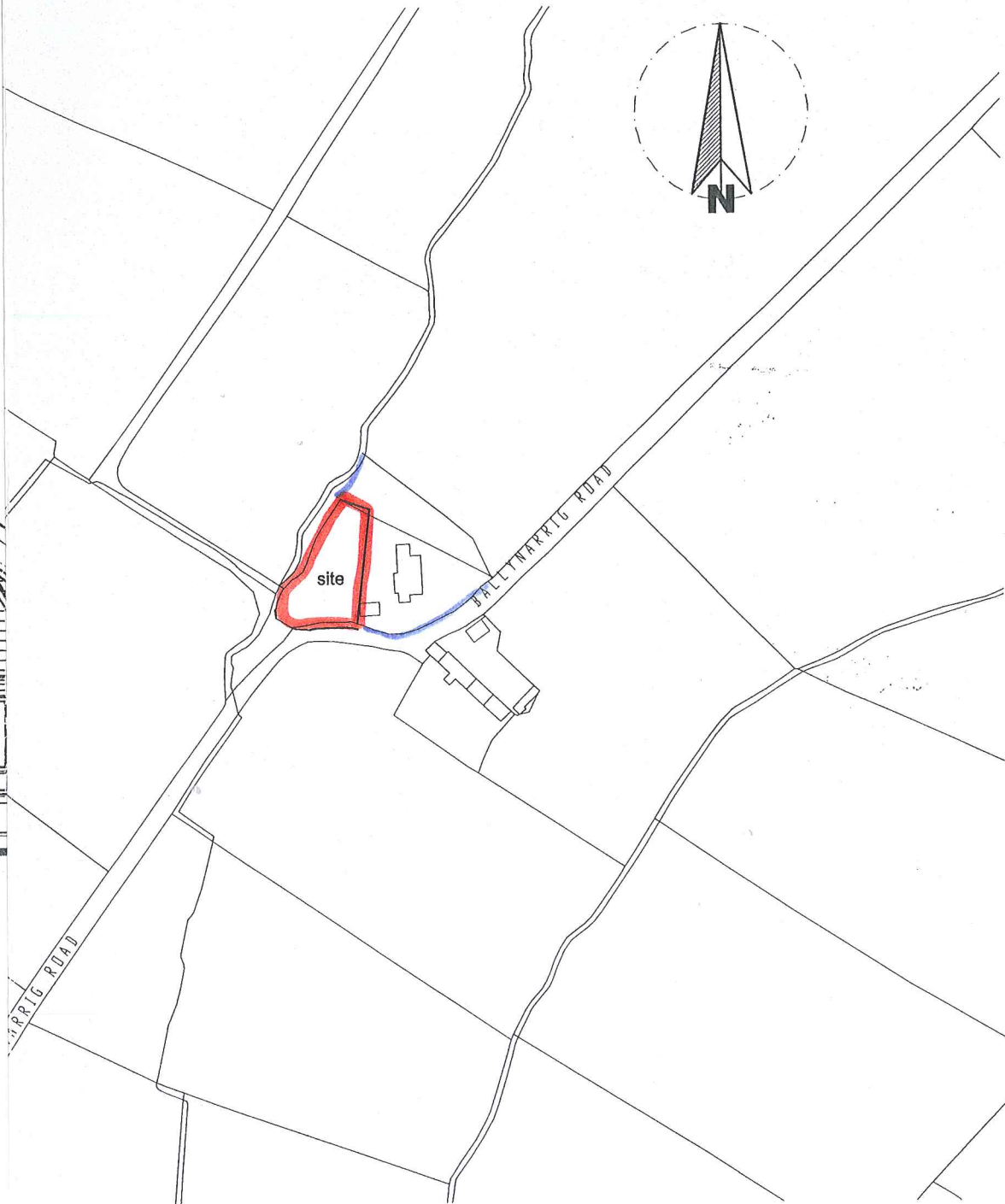
The Planning Service RECEIVED 30 JUL 2008
 File 5/2008/023
 Derry 4
 Planning (N.I.) Order 1991 Londonderry Division Team 2
GRANTED
 Approval of Reserved Matters
 Subject to Conditions (if any) as set out on
 Decision form No 3/2008/0237
 Date 7.11.08

ALL DIMENSIONS TO BE CHECKED ON SITE

Rev.	Date	
CLIENT: MERVYN KELLY		
PROJECT: Proposed Dwelling & Attached Garage Adjacent to 75 Ballynarrig Rd, Ballydarrog, Limavady		SCALE: 1:100 as shown
DRAWING TITLE: SKETCH PLAN		DRAWN: drk
PROJECT No: 07..	DATE: Jan. '07	
DRAWING No: 01		
D.M.KEARNEY DESIGN Architectural & Planning Services 2A Coleraine Rd, Maghera, Co. Derry, BT46 5BN Tel: 0287954 9488 0707455 7888 Fax: 0287954 9588 Email: thedesignstudio@nireland.com		

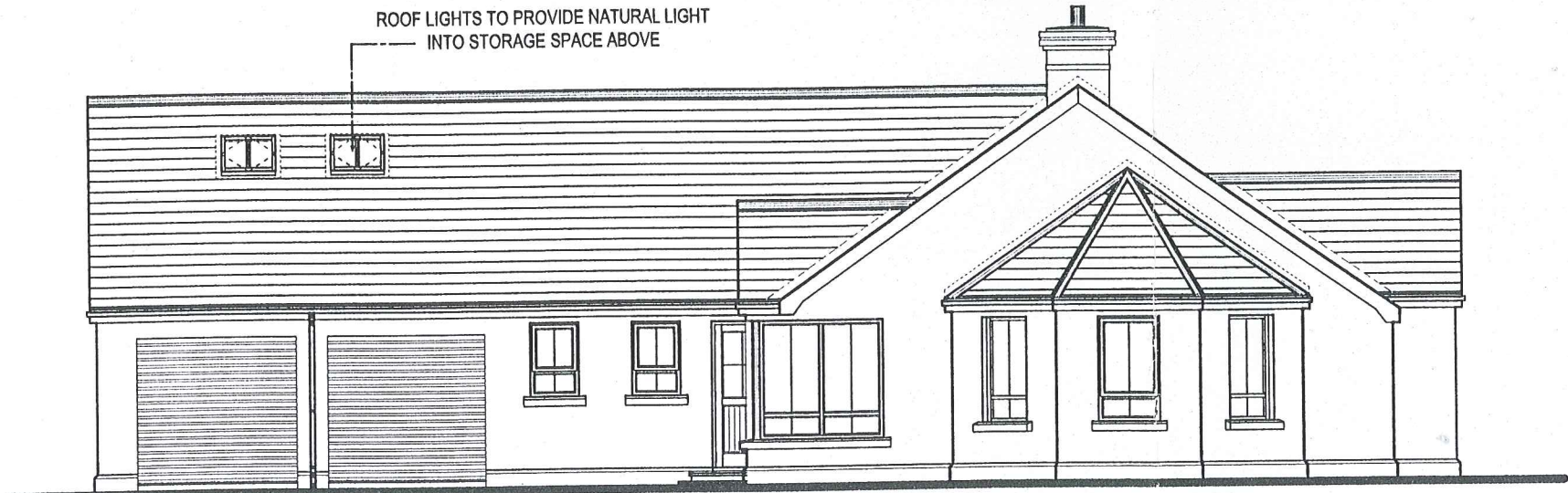
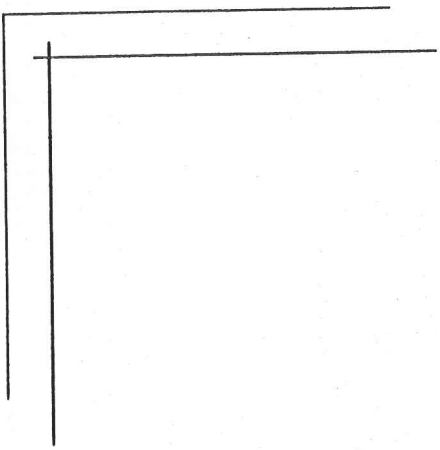


s i d e e l e v a t i o n

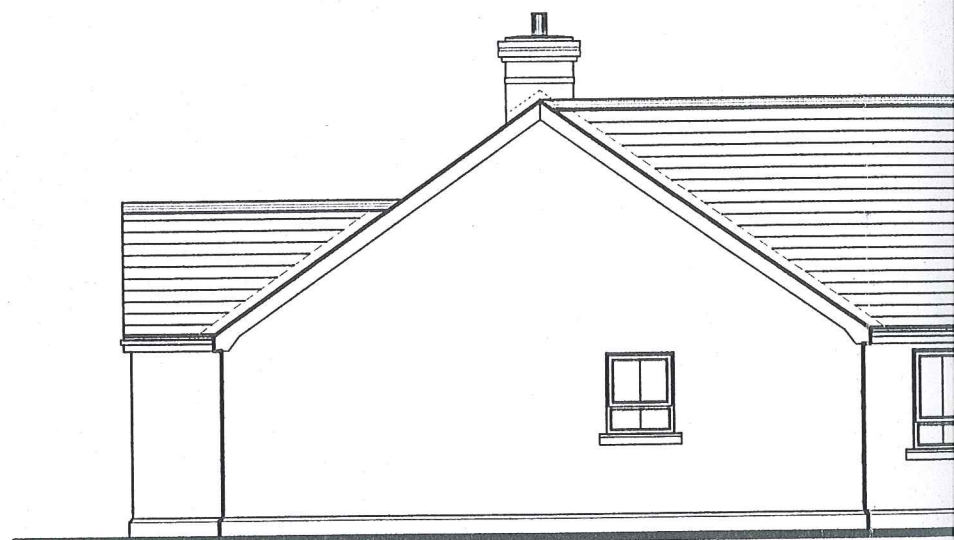


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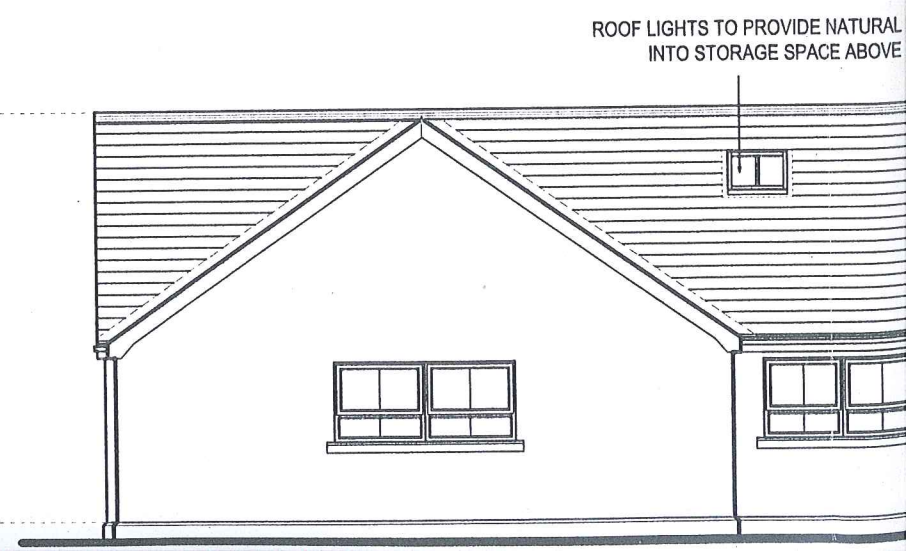
NB: ALL PLANTING ON SITE TO BE
RETAINED UNLESS CAUSING A

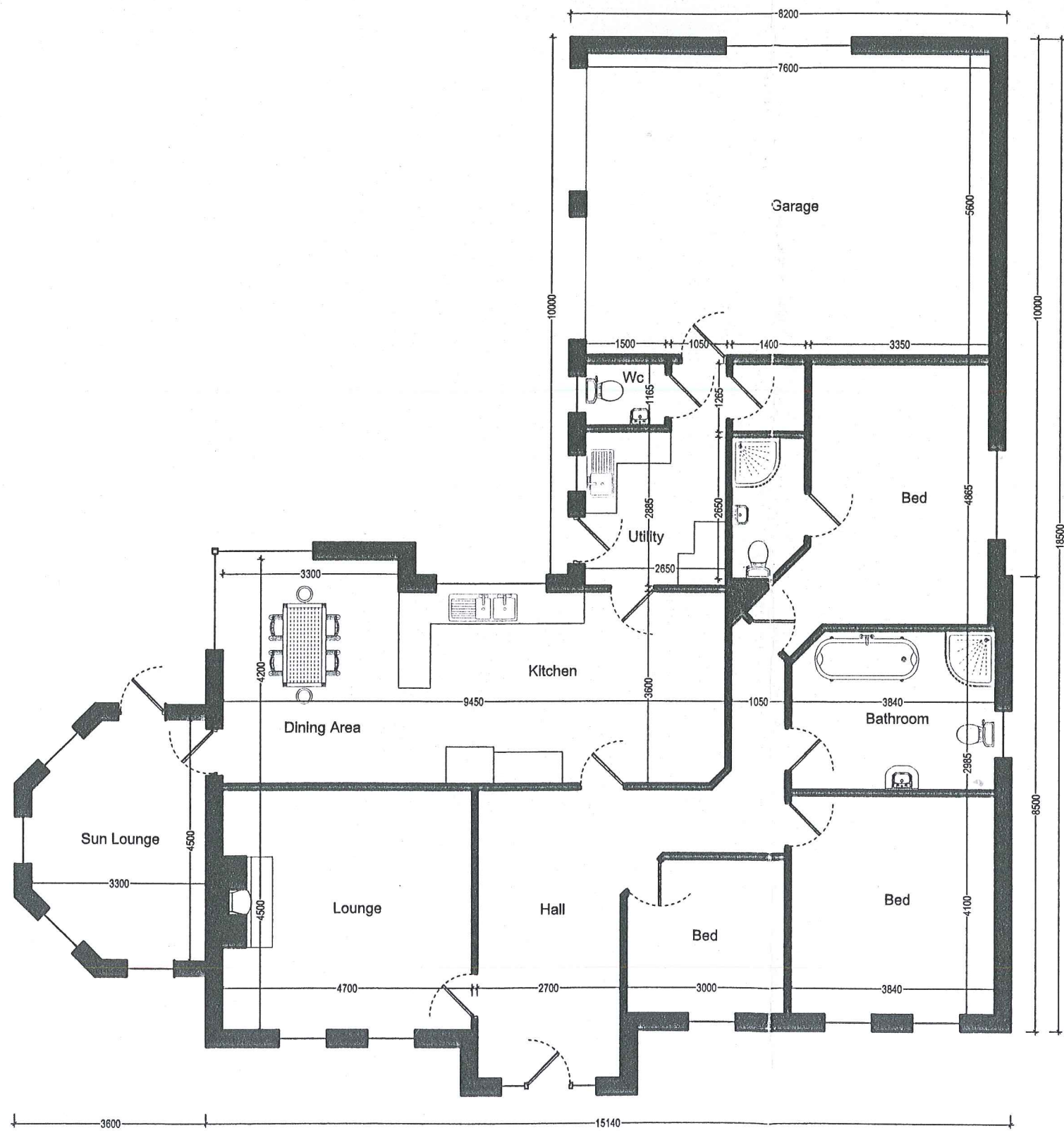


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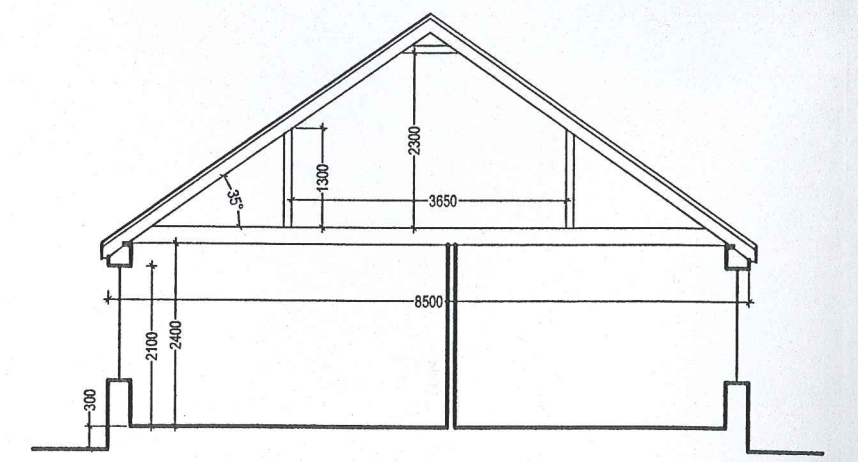


s i d e e l e v a t i o n





ground floor plan



typical section

Finishes:-

- RIDGE TILES - (angled)
- DARK GREY / BLACK NON-PROFILED CONC. ROOF TILES / NATURAL BLACK SLATES
- 100mm GUTTERS & 75mm DOWNPIPES
- DOUBLE GLAZED WINDOWS - TYPE TO CLIENTS REQUESTS
- ROUGH CAST RENDER - PAINTED
- RAISED SMOOTH RENDER STRAPS, WINDOW & DOOR SURROUNDS
- STONWORK - BLACK NATURAL STONE CLADDING - SOURCED LOCALLY