

PROPOSED TWO STOREY DETACHED DWELLING OPPOSITE No 9 RATHFRILAND ROAD, HILLTOWN. for DIANNE, MICHELLE & PAUL MAGINN.

Comhairle Ceantair an Iúir
Mhúir agus an Dúin
Newry, Mourne and Down
District Council
01 NOV 2018
LAO/18/1666

DATE - SEPT' 2018
SCALE - AS SHOWN
DRG No - KNH/18/02

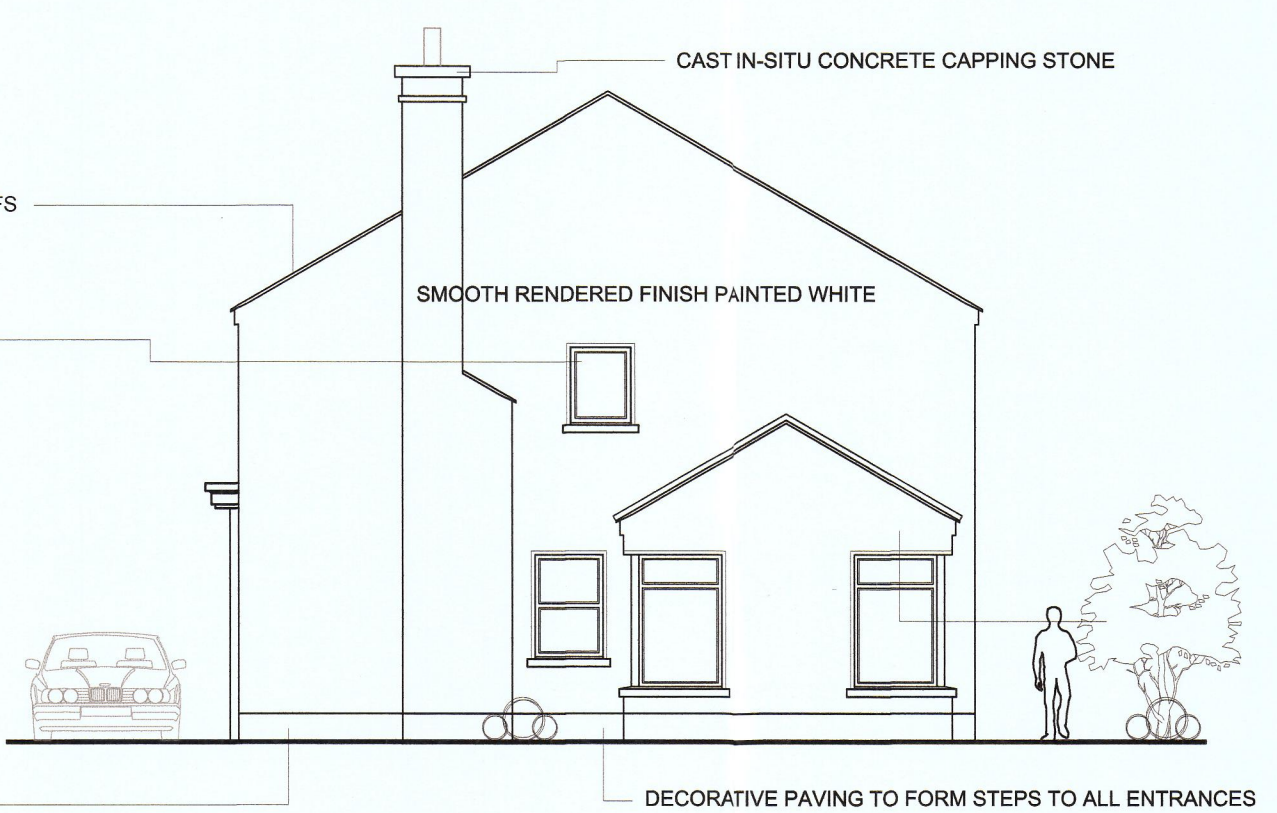
- Notes to Block Plan -
1. Visibility splays to be 2.0 x Full Site Frontage. Areas betw. sight lines and road edge to be leveled to verge level. i.e. maximum of 150mm above road level.
 2. Walls, fences, hedges, poles, trees etc... to be kept behind sight lines.
 3. Minimum turn - in radius to be 6.0m, and minimum exit radius to be 6.0m.
 4. Minimum width of access to be 5.0m.
 5. The gradient of the entrance for a distance of 10.0m from the back of the verge should not exceed 1 in 12.5.
 6. Where necessary, drainage should be provided, to prevent water from the access flowing out on to the carriageway.
 7. Entrance gates should be sited at least 5.0m back from the edge of the carriageway and same not to open towards carriageway.
 8. Turning and parking facilities to be provided on the site.
 9. No constructional work to be undertaken until the visibility splays and parking space of the carriageway have been provided.

Drainage Notes:
DRAINAGE WILL BE PROVIDED TO ENSURE THAT SURFACE WATER DOES NOT FLOW FROM THE SITE ONTO THE PUBLIC ROAD.
SIMILARLY THE EXISTING ROAD DRAINAGE MUST BE ACCOMPANIED WHERE APPROPRIATE AND MEASURES TAKEN TO PREVENT ROAD SURFACE WATER FROM FLOWING ONTO THE SITE.

ANY OPEN DRAINAGE IN THE VERGE SHALL BE PIPED ALONG THE ENTIRE FRONTAGE OF THE SITE TO THE SATISFACTION OF D.O.E ROADS SERVICE. OPEN DRAINS BEHIND THE FENCE/HEDGE LINE SHALL BE PIPED TO THE SATISFACTION OF THE DEPARTMENT OF AGRICULTURAL - WATERCOURSE MANAGEMENT DIVISION



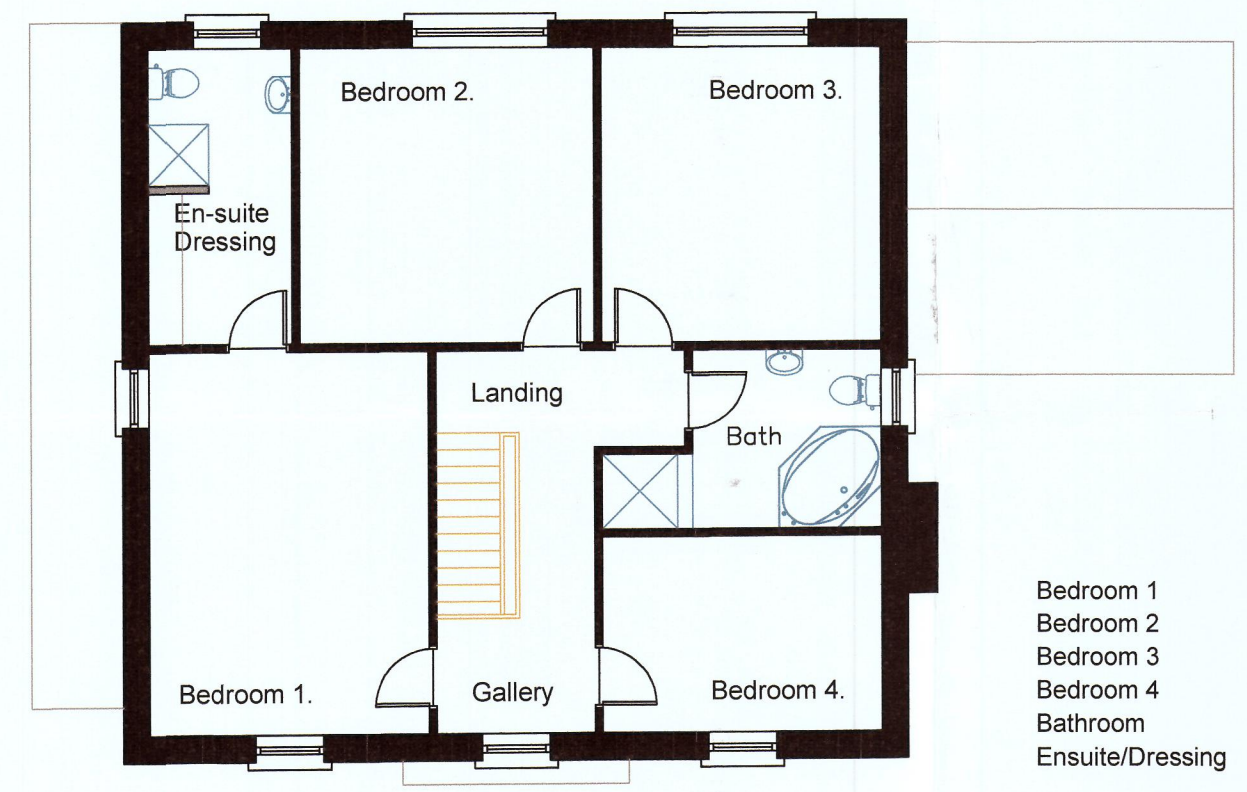
PROPOSED REAR ELEVATION.
SCALE - 1:100.



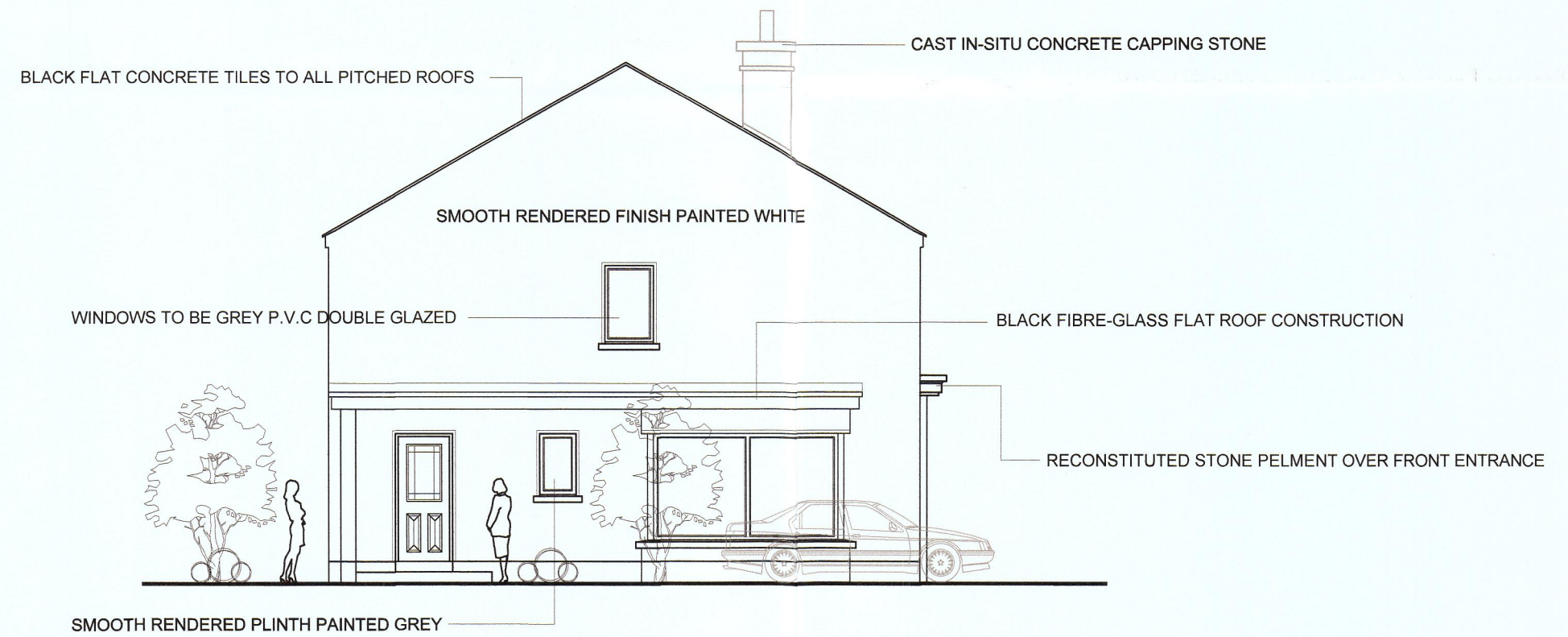
PROPOSED SIDE ELEVATION.
SCALE - 1:100.

GROUND FLOOR AREA = 106.89 sq metres. (1150 sq ft).
FIRST FLOOR AREA = 88.27 sq metres. (950 sq ft).
TOTAL FLOOR AREA = 195.16 sq metres. (2100 sq ft).

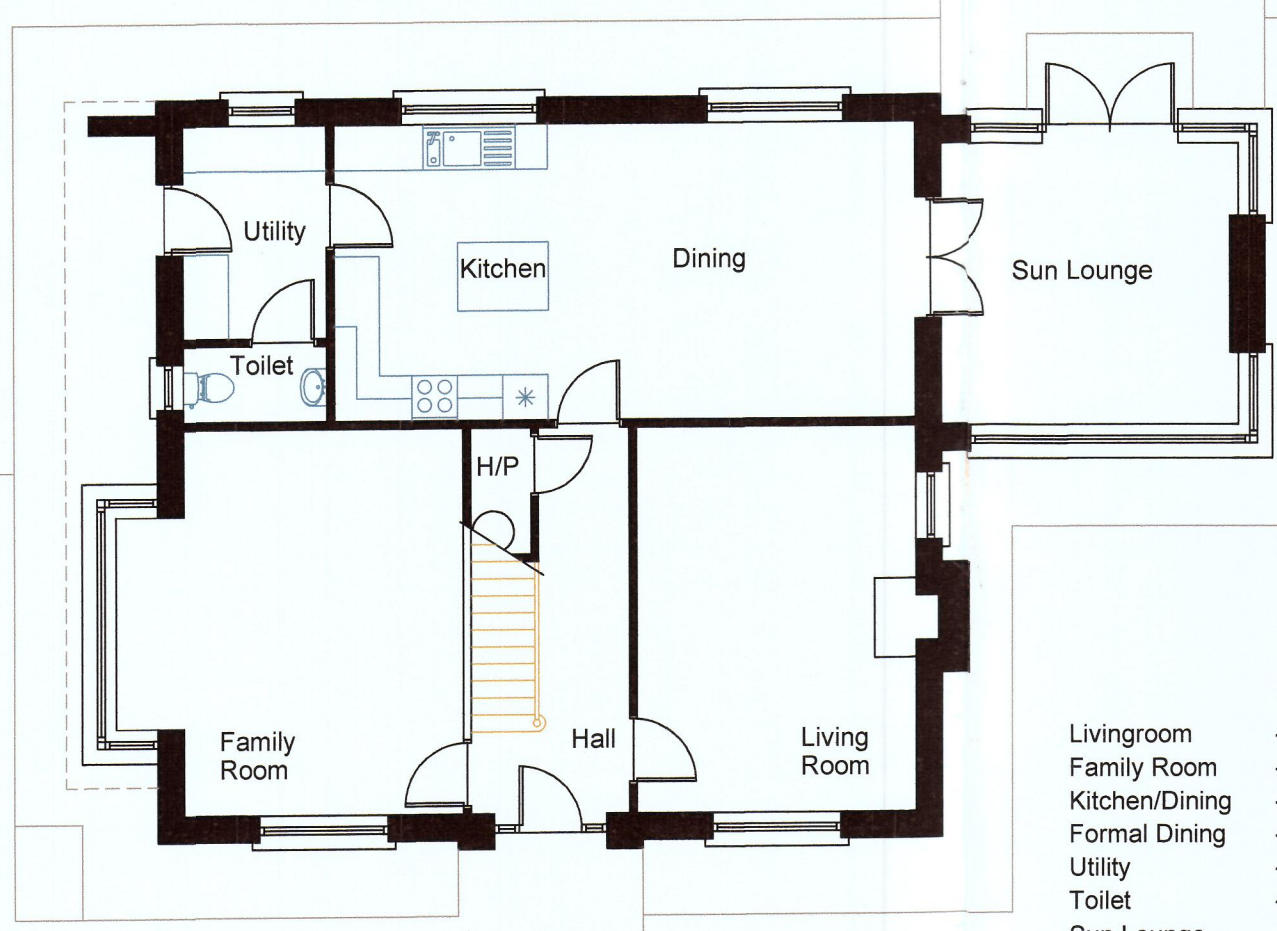
- LEGEND
- CHESTNUT (Castanea sativa)
Height - up to 30 metres.
 - ROWAN (Sorbus aucuparia)
Height - up to 20 metres.
 - CHERRY (Prunus avium)
Height - up to 20 metres.
 - INDIGENOUS SPECIES OF HEDGEROW



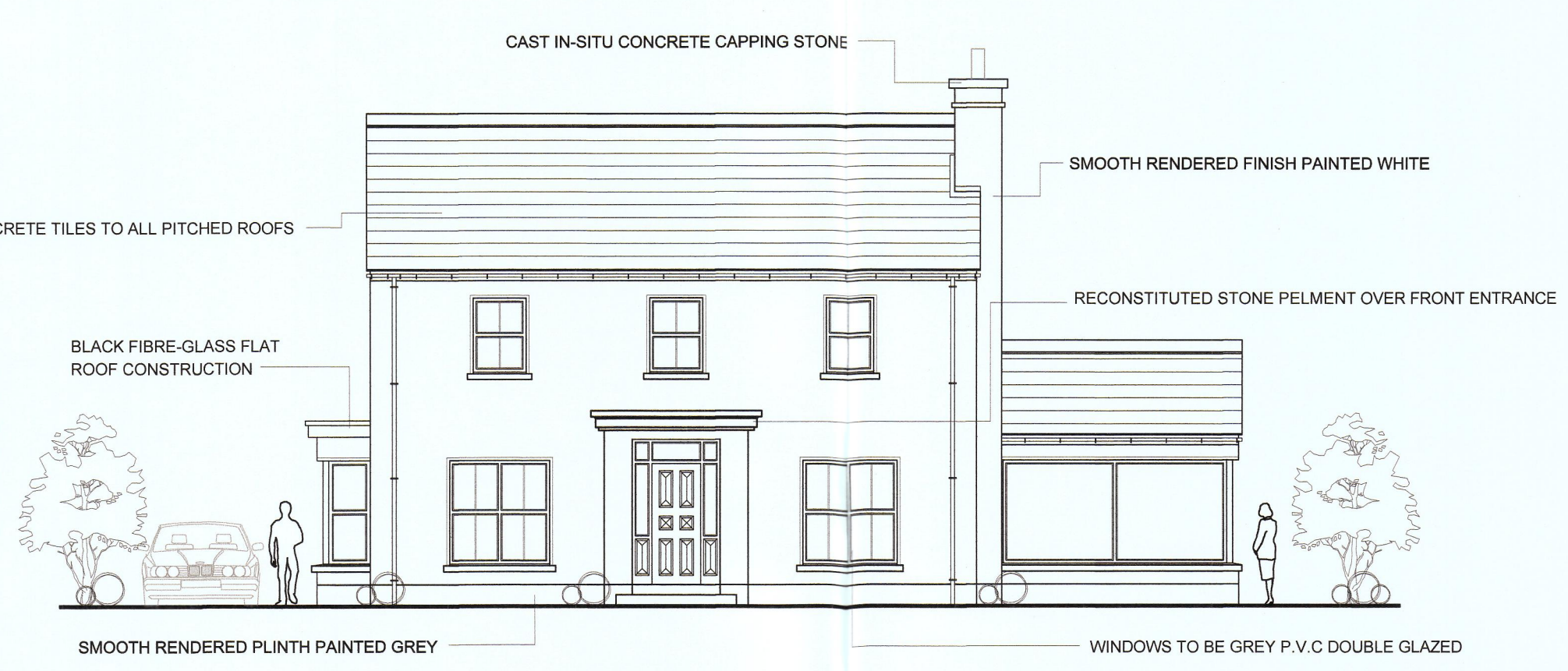
PROPOSED FIRST FLOOR PLAN
SCALE - 1:100.



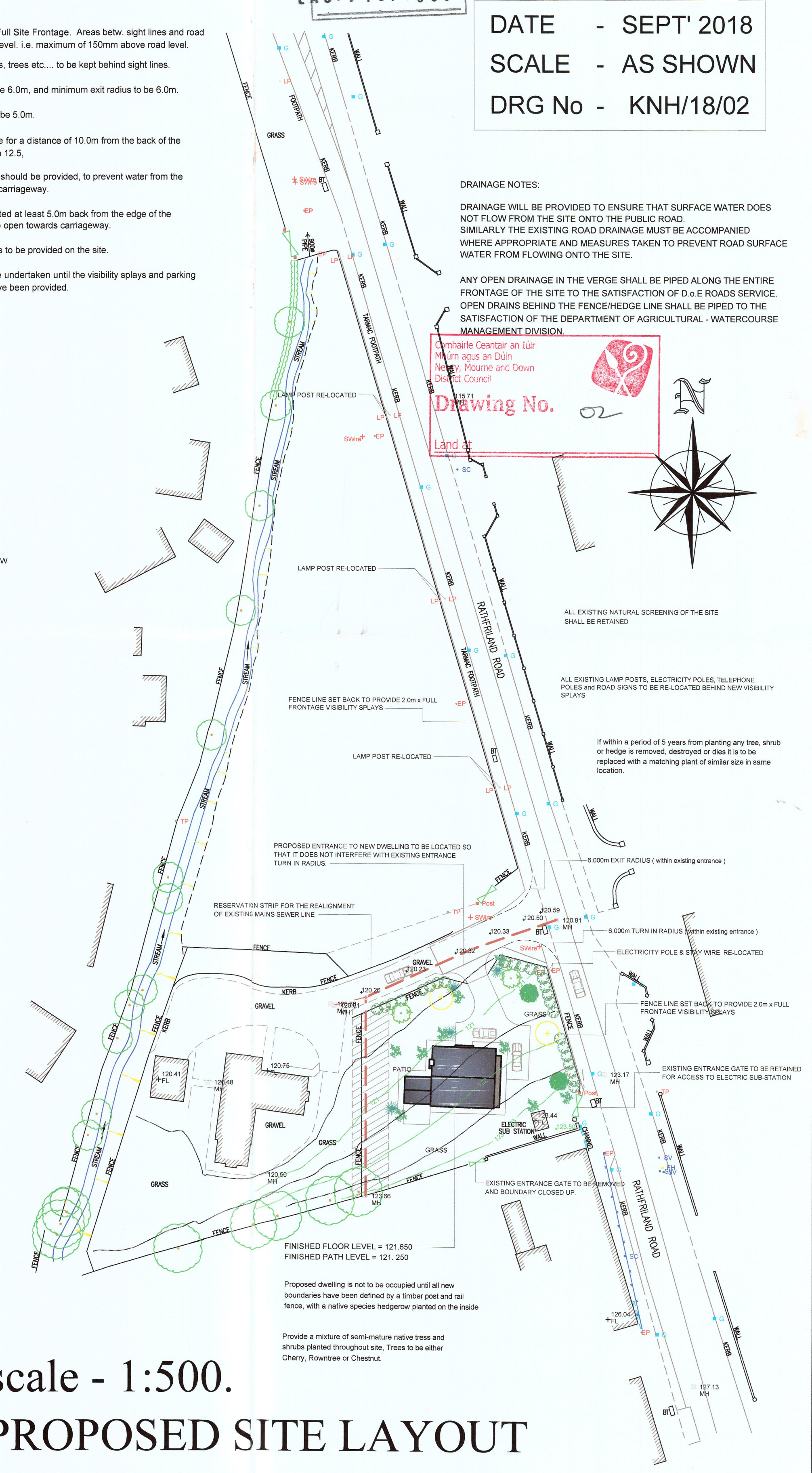
PROPOSED SIDE ELEVATION. (facing onto rathfriland road)
SCALE - 1:100.



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100.



PROPOSED FRONT ELEVATION.
SCALE - 1:100.



scale - 1:500.
PROPOSED SITE LAYOUT