



Rev.	Description	Date
B	road realigned, 2m wide footpaths, access & positioning to all plots revised; sight visibilities increase to north, incutlidge parking to all plots, drainage on roads added, FFL's revised plots 1,2,3,4,6,8	31/06/17

ADP ARCHITECTS
 J. McBride & P. Dolan

PROJECT
 CHURCH ROAD, GORTACLARE, OMAGH

client
 Newpark Developments (NW) Ltd

drawing
 proposed site plan

drawn	checked	approved
pbm	PD	PD
scale(s)	date	copyright
1:200	30/08/17	ADP
job nr.	drawing nr.	revision
K.29	A116	B

status
 - Prelim
 - Planning
 - Construction
 - Tender

Planning

notes
 - all work to be carried out in accordance with accredited construction details.
 - dimensions not to be scaled from this drawing in preference to figured dimensions.
 - any error or omission shall be reported to the architect before work proceeds.
 - figured dimensions & levels should be verified by the contractor on the site before construction / manufacture & any discrepancies brought to the designer's attention.

Key Value	Keynote Text
A500/10	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.
A500/20	POLES/COLUMNS - Any pole or column materially affecting visibility must also 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.
A500/30	HEDGES, ETC. - Any hedges/walls/fences/trees/shrubs etc. (of any height) located in front of the visibility splays shall be removed. Any new hedgerow to be planted behind new sight visibility splays.
A500/40	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.
A500/50	GATES / SECURITY BARRIERS - Entrance gates, where erected, should be 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. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed.
A500/60	DRIVEWAY WIDTH - Minimum width 3.2 m. Maximum - 5.0m DRIVEWAY GRADIENT - 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. 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.
A500/70	DROPPED KERBS - Kerbs shall be dropped over a distance of 6m across the mouth of the entrance.
A500/80	SEPTIC TANKS "X" - 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.
A500/90	DRAINAGE - 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 water from flowing onto the access. The appropriate drainage arrangements must be detailed on the plan. 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. 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 a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 6638 8529).
A500/110	drainage pipes - the materials of all drainage pipes to be uPVC pipe to BS 4660:1973 diameters as indicated on plans/sections, where different materials are used they shall be separated by non-metallic material to prevent electrolytic corrosion. rigid pipes shall have flexible joints. all joints shall remain watertight under working conditions, nothing in the pipes, joints, or fittings shall project into the pipe line or cause an obstruction pipe bedding and cover to be Class 'E' standard, minimum cover to gravity sewers to be 1.2m under carriageways and 0.9m elsewhere. Drainage pipes shall be protected by surrounding in 150mm of concrete, where ground cover is less than 1.2m
A500/170	planting - 1. all new planting to be comprised of indigenous or native species as scheduled. All plantings 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. 2. Tree shelters are to be provided around individual trees to prevent weather and animals damaging them. Grass and undergrowth is to be 3 Existing trees and hedges 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 trees within such fences are not to be driven or overgrown through. The ground level around existing trees is not to be altered. Stockpiles of topsoil are not to be located in the vicinity of the 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 high are to be supported by staking system (as shown on detail sheets where provided). Stakes to support 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 program as shown on schedule is to be followed for at least the first five years and thereafter when necessary. 6. No trees 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 BS 5837 and NRS Practice note Building Near Trees and BRE Digest 298 (The influence of trees on house foundation in clay soils. 8. Other Regulations affect the works are: BS 3998 Recommendations of tree work. BS 4428 Recommendations for general landscape operations; BS 4043 Recommendations for the transplanting of semi mature trees; BS 3862 Recommendation and classification of topsoil; BS 5283 Cultivation and planting of trees in advanced Nursery Stock Category; BS 3938 Nursery Stock Part 1 Trees and shrubs, Part 4 Forest trees