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|---|-----------------------------|
| project | |
| PROPOSED ERECTION OF DWELLING & DOMESTIC GARAGE | |
| location CALDRAGH, KINAWLEY | |
| client MR L. KEYS | title PROPOSED SITE PLAN |
| scale 1:500 | revisions |
| date OCT 07 | plan no 002A |
| agent DESMOND O'NEILL ARCHITECTURAL & DESIGN SERVICES 17 MAIN STREET DROMORE, Co.TYRONE. Tel 02882 897052 | |
| O.S Sheet Number 259-07-NW04 | |

45m sight line

gradient of access shall not exceed 1:12.5 over the first 5 m from the edge of the carriage way

ENTRANCES/ LAYBYS 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.

VISIBILITY SPLAYS

Visibility splays must be retained in perpetuity

VISIBILITY SPLAYS

The area within the visibility splays shall be cleared. To provide a level surface no higher than 250mm above the level of the adjoining carriage way and shall be Relained and kept clear thereafter.

POLES/COLUMNS

Any pole or column materially affecting visibility must also be removed. A maximum of 1 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/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 and some species will require additional set back.

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 Applicants 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 Arvaile Depot Omagh 254 600) Watercourses behind/in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency

GRADIENT

Gradient of the access shall not exceed 1:12.5 (6%) over the first 5 metres outside the road boundary, i.e. from the back of the verge/bank of footway/fence-line/edge of carriageway. Gradient of the access shall not exceed 1:25 (4%) over the first 10 metres outside the road boundary, i.e. from the back of the verge/bank of footway/fence-line/edge of carriageway

GATES/SECURITY BARRIERS

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, verge, or carriageway.

PROPOSED DWELLING

PROPOSED GARAGE

RETAIN EXISTING TREES AND HEDGE LINE

In the cases 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.

DRIVEWAY WIDTH
Minimum width 3.2m Maximum - 5.0m

VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY
The footway shall be extended to the rear of the visibility splays and a hatching kerb provided. The extension must use the same material (bitmac/asphalt) used in the construction of the footway.

An existing access shall be closed within 4 weeks of new access opening

TRUNK ROADS - DWELL AREA
Where the access is above the public road, the access gradient for the first 15m immediately adjacent to a trunk road shall be between 0 and 2%

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

DROPPED KERBS
Kerbs shall be dropped over a distance of 6m across the mouth of the entrance

SEPTIC TANKS
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
Roads Service have 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 a verge/footway.

DISABLED PARKING
A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/23)

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 Arvaile Depot Omagh Tel 254 600 or M. Brean Tel 0286343717 Enniskillen. A deposit will be required. Plant visibility splay/Forward sight distance with ground covering shrubs, eg. Erica Carnea Whitehall - mature height 150mm or other shrubs with maximum mature height of up to 150mm. See Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service). * If the access is located close to a crest then the FSD is also measured vertically to it from a point 1.0m above road level.

Drawing
Number... 02



LANDSCAPING DETAILS

| No | Species | Planting Sizes | | | Mature Height | Comments |
|----|--|------------------------|-------|-----------------------|---------------------------------|------------------------------------|
| | | Height | Girth | Centres | | |
| 1 | Thorn & Beech Mixed hedge row of fagus purpurea and crataegus crusgalli | 750mm bare root quicks | / | 200mm cirs double row | hedge leaped at a height of 4.5 | |
| 2 | Cherry (prunus purpurea) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | trees planted as indicated on plan |
| 3 | Ash (fraxinus pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 4 | Rosin (sorbus aucuparia) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 5 | Hornbeam (carpinus betulus fastigiat) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 6 | Hornbeam (carpinus betulus fastigiat) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 7 | Weeping Ash (fraxinus pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 8 | Silver Birch (betula pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 9 | Silver Birch (betula pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 10 | Silver Birch (betula pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 11 | Silver Birch (betula pendula) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 12 | Cherry (prunus purpurea) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 13 | Cherry (prunus purpurea) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |
| 14 | Rosin (sorbus aucuparia) | 1.2 metres | 55mm | 6.0m cirs | 10.0 metres | |

settlement Tank &

Filter Drains to Existing

Drain 1991

Planning (N.I.) Co.

Omagh Division

Enniskillen Sub-Office

Team 12

RECEIVED
The Planning Service
File No. ENNISKILLEN 1
28/04/2013
2010/47855

GRANTED

Subject to Conditions (if any)

as per plan

Decision Form No... 14/10/2013
Date... 17.8.13