ACCESS

VISIBILITY SPLAYS:
VISIBILITY SPLAYS TO 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.
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.
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 SHALL
BE PLANTED AT LEAST 1M 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 ROADSIDE
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 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 028 6634 3700). WATERCOURSES BEHIND/IN FRONT OF A
HEDGE/FENCE LINE SHALL BE PIPED TO THE SATISFACTION OF THE RIVERS AGENCY
(TEL 028 6638 8529)
GRADIENT
GRADIENT OF ACCESS SHALL NOT EXCEED 1 IN 12.5 (8%) OVER THE FIRST 5M OUTSIDE
THE ROAD BOUNDARY IE: FROM THE BACK OF THE VERGE/BACK OF FOOTWAY/FENCE
LINE/EDGE OF CARRIAGEWAY.
GRADIENT OF ACCESS SHALL NOT EXCEED 1:25 (4%) OVER THE FIRST 10M OUTSIDE
THE ROAD BOUNDARY IE: FROM THE BACK OF THE VERGE/BACK OF FOOTWAY/
FENCE-LINE/EDGE OF CARRIAGEWAY.
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.
GATES/SECURITY/BARRIERS
ENTRANCE GATES WHERE ERECTED SHOULD BE SITED AT LEAST 5M 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.
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 BACKING KERB PROVIDED. THE EXTENSION MUST USE THE SAME MATERIAL
(BITMAC/ASPHALT) USED IN CONSTRUCTION OF THE FOOTWAY.
ANY EXISTING ACCESS SHALL BE CLOSED WITHIN 4 WEEKS OF NEW ACCESS OPENING.
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.

THE APPLICANT IS REQUIRED UNDER THE ROADS (NI) ORDER 1993 TO BE IN POSSESSION
OF THE DEPARTMENTS CONSENT BEFORE ANY WORK COMMENCES WHICH INVOLVES
OPENINGS TO ANY FENCE/HEDGE/WALL ETC BOUNDING FRONT OF A SITE. THE CONSENT
IS AVAILABLE FROM THE ARVALEE DEPOT OMAGH TEL:028 82254600.
A DEPOSIT WILL BE REQUIRED.

NOTE
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.

OIL STORAGE TANK

HEATING OIL STORAGE TANK:
THE OIL STORAGE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF: -
I. OFS T 200: 2010, FOR STEEL OIL STORAGE TANKS: AND
II. OFS T 100: 2008, FOR POLYETHYLENE OIL STORAGE TANKS.

PROVIDE OIL STORAGE TANK INTEGRALLY BUNDED. THE BUND SHALL HAVE A CAPACITY OF NOT LESS THAN 110% OF THE TANK IT CONTAINS.

THE ABOVE GROUND OIL STORAGE TANK SHALL BE PLACED ON A HARD SURFACE CONSTRUCTED OF CONCRETE OR PAVING SLABS NOT LESS THAN 42MM THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE TANKS EXTERNAL SURFACE BY NOT LESS THAN 300MM.

A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY BUILDING WITHIN 1800MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK, OR ANY PART OF THE BUILDING OR EAVES WITHIN 1600MM OF THE OIL STORAGE TANK SHALL BE IMPERFORATE AND HAVE 30 MINUTE FIRE RESISTANCE.
A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY SITE BOUNDARY WITHIN 750MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK.

AUTOMATIC ISOLATION:
THE FUEL PIPEWORK FROM THE OIL STORAGE TANK TO OIL BURNER SHALL BE RESISTANT TO THE EFFECTS OF FIRE AND FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING, IN ACCORDANCE WITH BS 5410 PART 1: SECTIONS 8.2 AND 8.3. ALL PIPEWORK SHALL BE RIGID AND FIRMLY FIXED, AND PROTECTED WHERE NECESSARY AGAINST DAMAGE. JOINTS SHALL BE KEPT TO A MINIMUM AND THE USE OF PLASTIC COATED MALLEABLE COPPER PIPE IS RECOMMENDED. INSIDE THE BUILDING EVERY EFFORT SHALL BE MADE TO AVOID THE USE OF JOINTS BETWEEN THE ENTRY POINT OF THE PIPE AND THE BOILER CONNECTION. WHERE PIPES PASS THROUGH THE WALL OF BUILDINGS THEY SHALL BE SLEEVED. PIPES SHALL BE ADEQUATELY SUPPORTED TO PREVENT SAGGING. BURIED PIPES SHALL BE LOCATED WHERE THE CHANCE OF DAMAGE FROM DIGGING OR OTHER ACTIVITIES IS MINIMAL. WHERE THIS CANNOT BE DONE, THE PIPEWORK SHALL BE PROTECTED BY COVERING WITH TILES.

A FIRE VALVE SHALL BE FITTED TO FUEL PIPEWORK TO CUT OFF THE SUPPLY OF OIL REMOTELY FROM THE HEATING APPLIANCE IN THE EVENT OF ACCIDENTAL FIRE OCCURRING IN OR AROUND THE APPLIANCE.
FOR APPLIANCES INSIDE BUILDINGS (INCLUDING APPLIANCE INSIDE AN EXTERNAL BOILER HUT), THE OIL SUPPLY SHALL BE SHUT OFF EXTERNALLY TO THE BUILDING (EXTERNAL TO BOILER HUT). VALVE SENSORS SHALL BE POSITIONED INSIDE THE APPLIANCE CASING OVER THE BURNER. THE SENSOR ACTIVATING TEMPERATURE SHALL BE RATED SO AS NOT TO CAUSE NUISANCE CUT OUTS AND THE SENSOR WILL BE LOCATED IN A POSITION RECOMMENDED BY THE MANUFACTURER.

FIRE VALVES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:-
I. THEY WILL BE CAPABLE OF SENSING A FIRE INSIDE OR CLOSE TO A HEATING APPLIANCE AND ALSO SHUT OFF THE OIL SUPPLY EXTERNALLY FROM THE BUILDING.
II. IN THE EVENT THAT ANY PART OF THE VALVE BECOMING DAMAGED, IT SHALL CLOSE OFF THE SUPPLY OF OIL.
III. MANUAL OPERATION SHALL BE NECESSARY IN ORDER TO PASS OIL AFTER BEING THERMALLY ACTIVATED.
IV. IT SHALL BE PROVIDED WITH A MEANS FOR TESTING FOR SATISFACTORY OPERATION AND FOR RESETTING MANUALLY.
V. ELECTRICALLY OPERATED FIRE VALVES SHALL BE SUITABLY DESIGNED WITH ELECTRICALLY OPERATED VALVE COUPLED TO THERMAL FUSES LOCATED AS DESCRIBED IN BS 5410 PART 1 : 1997, PARAGRAPH 8.3.1. THE VALVE SHALL BE SELF-CLOSING ON OPEN CIRCUITING OF THE THERMAL FUSES, AND SHALL BE INSTALLED SO THAT THE OIL PRESSURE EXERTED BY THE HEAD OF OIL IN THE TANK ASSISTS CLOSURE. THE THERMAL FUSES SHALL BE OF THE TYPE WHICH REMAINS OPEN CIRCUITED AFTER OPERATION.
VI. A WEIGHT OR SPRING LOADED VALVE CAN BE USED. IT SHALL BE HELD OPEN BY A FLEXIBLE CABLE WITH FUSIBLE LINKS INSERTED IN ITS LENGTH OVER EACH FIRING POINT. AT ALL CHANGES OF DIRECTION, THE FLEXIBLE CABLE SHALL PASS OVER A CORROSION RESISTANT METAL PULLEY WITH GOOD QUALITY BEARING AND A DIAMETER OF NOT LESS THAN 40MM. MAXIMUM OF 1M DIRECTLY ABOVE THE BURNER.
VII. WHERE THE SENSITIVE ELEMENT IS POSITIONED EXTERNALLY TO ANY APPLIANCE CASING IT SHALL BE LOCATED AT A MAXIMUM OF 1M DIRECTLY ABOVE THE BURNER.
VIII. ELECTRICAL CIRCUIT SHALL BE INDEPENDENT OF THE BURNER AND OTHER CONTROL CIRCUITS.

DRAINAGE

PROVIDE 100MM DIA FOUL DRAINS LAID AT FALL OF 1 IN 40 AND
BEDDED IN PEA GRAVEL, ANY PIPES WHICH PASS THROUGH WALLS
OR UNDER FLOORS TO BE WRAPPED IN POLYTHENE AND SURROUNDED
IN 150MM CONC. PROVIDE EXPANSION JOINTS AT 5M CRS AND ALSO
AT CONNECTIONS USING 25MM POLYSTYRENE
PROVIDE REIN CONC LINTELS OVER PIPES PASSING THROUGH WALLS
OR UNDER FLOORS TO BE DETERMINED BY STRUCTURAL ENG
PROVIDE 100MM DIA STORM DRAINS LAID TO 1 IN 40 FALL TO MAINS SEWER
FILLED WITH PEA GRAVEL AS INDICATED ON SITE PLAN.
ALL PIPES TO CONFORM WITH BS4660.
PIPES TO HAVE MIN COVER OF 400MM IN GARDENS AND 700MM IN DRIVEWAYS
BED WITH CLASS N MATERIAL WITH 150MM MIN COVER, 150MM MIN EACH SIDE
AND 100MM MIN BEDDING BELOW PIPE. REFER TO TECH BOOKLET N DIAGRAM 3.2
MANHOLES TO BE BUILT IN BLOCKWORK OR CONC BASE AND PLASTERED
AND BENCHED INTERNALLY. FIT SAME WITH GAL HEAVY DUTY COVER &
FRAME. FIT STEP IRONS TO MANHOLES OVER 1M DEEP.
PROVIDE 125MM OGEE ALUM GUTTERS TO DWELLING AND 68MM DIA PVC
DOWNPIPES. DOWNPIPES TO TERMINATE INTO VERT BACK INLET GULLY
TRAP (VBGT) AS SHOWN ON PLAN. PROVIDE 110MM DIA SVP AS PLAN
PROVIDE 110MM DIA PVC SOIL/VENT PIPE TO RISE 900MM ABOVE ANY
WEATHER CAWL IF EXTERNAL OR FITTED TO SUITABLE SLATE/TILE
VENT IN ROOFSPACE AS PER MANU INSTR. PROVIDE RODDING ACCESS
POINTS TO ALL CHANGES IN DIRECTION OF WASTE PIPES AND LEAVE
SUITABLE ACCESS TRAPS.

NI WATER RECOMMEND CONNECTION PIPES BE 150MM DIA FOR FOUL AND
100MM DIA FOR STORM
ARTICLE 161 APPLICATION HAS BEEN SUBMITTED TO NI WATER AND A COPY
OF SAME TO BE PROVIDED TO BC WHEN APPROVED BY NI WATER

AN INSPECTION CHAMBER TO BE PROVIDED TO PRIVATE DRAINS WITHIN 12M OF
PUBLIC SEWER CONNECTION OR JUNCTION

SITES 1 - 4 AS PER PREVIOUS
APPROVAL LA10/2016/0049/F
SITES 5 - 14 AS PER PREVIOUS
APPROVAL LA10/2017/0298/F
SITE 15-20 AS PER PREVIOUS
APPROVAL LA10/2018/0362/F
SITE 21-34 AS PER PREVIOUS
APPROVAL LA10/2018/1006/F
SITE 35-39 AS PER PREVIOUS
APPROVAL LA10/2018/1340/F

WARNING:

DENOTES APPROX POSITION OF O/HEAD ELECTRICITY LINE.
CLIENT TO LIASE WITH NIE TO ASERTAIN WHETHER LINE
NEEDS TO BE RAISED OR RELOCATED TO ACCOMMODATE
NEW DWELLING.
CARE SHOULD BE TAKEN WHEN WORKING NEAR ELECTRIC
LINES AND ALL HEALTH & SAFETY REGULATIONS ADHERED TO.

ROAD LAYOUT, SEWER DESIGN
AND PLANTING AS PREVIOUS
APPROVAL L/2008/0853/F

DENOTES HOUSE TYPE 2
AS SEPARATE PLAN

HT2 HT2A

DENOTES HOUSE TYPES 3 / 3A/ 3B
AS SEPARATE PLAN

HT3 / HT3A HT3B

DENOTES HOUSE TYPE 1 / 1A
AS SEPARATE PLAN

HT1/HT1A

PHASE SIX SITE PLAN
(SITES 40 - 48)

REVISION	

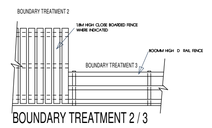
MARCUS KERR DESIGN

CLIENT	CLARAGH HOMES LTD
PROJECT	PROPOSED HOUSING DEVELOPMENT
LOCATION	SCALLEN RD IRVINESTOWN
DATE JAN 2021	DRAWN BY MK/BN
SCALE 1-500	DRWG NO S-01
DRWG TITLE	PROPOSED SITE LAYOUT/ PLANTING

111 GILLYGOOLEY ROAD
OMAGH CO TYRONE NI TEL 028 8283 1211
BT78 4SU
E-MAIL INFO@MARCUSKERRDESIGN.COM

BOUNDARY TREATMENT KEY

	BOUNDARY TREATMENT 2
	BOUNDARY TREATMENT 3



BOUNDARY TREATMENT 2 / 3

EXISTING VEGETATION

EXISTING VEGETATION AT SITE BOUNDARY TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

PROPOSED VEGETATION

HEAVY STANDARD TREES (NATIVE SPECIES) FOR THE PROVISION OF VISUAL RELIEF TO RECEPTOR GROUPS

NOTES ON PLANTING

Preparation Planting
All areas to be planted should receive a minimum of 400mm topsoil and prior to planting and seeding all planted areas should be cultivated to a depth of 300mm

Planting Programme
The planting works will be phased to coincide with the phasing of the development and will be carried out in the first available planting season after finished ground levels around the dwellings and at garden areas have been established

HST (ST HART) (C)
SPEC 1.8-2.1M CLEAR STEM
12-14CM GIRTH
HEIGHT 3.5-4.2M

SPECIES		TOTAL PLANTS
ACER CAMPESTRE	AC	11
ALNUS GLUTINOSA	AG	10
BETULA PENDULA	BP	10
FAGUS SYLVATICA	FS	10
FRAXINUS EXCELSIOR	FE	12
PRUNUS PADUS	PP	11
SORBUS ARIA	SA	10
SORBUS MAJESTICA	SM	8
SORBUS THIBETICA "JOHN MITCHELL"	ST	8
		90 total

N W E S

S.D.S.
STEVEN DRUSE SURVEYING

LOCATION= SCALLEN RD IRVINESTOWN
CO FERMANAGH

EMAIL=sdsruse@yahoo.co.uk

CLIENT= MARCUS KERR DESIGN (CLARAGH HOMES)

LEVELS RELATED TO= O.DATUM

DATE=
REF= 2359-15 SCALLEN RD IRVINESTOWN

CHECKED BY= STEVEN DRUSE
TEL=07714021721 / 02837511320

NOTES: ALL DIMENSIONS TO BE VERIFIED BY
CONTRACTOR ON SITE PRIOR TO ANY WORKS