

ARCHITECTURAL DESIGN SERVICES
NEIL ARMSTRONG
 BEECH VIEW, DOON, TEMPO,
 CO. FERMANAGH
 BT94 3QG
 Tel/Fax 02889541757
 e-mail no. neil.armstrong1@btconnect.com

client: D. Barbour
 proposed works: Erection of new dwelling & domestic garage.
 location: Magonragh, Lisbellaw.
 date: MAY 2011
 scale: 1/500
 drw. no. DB/01/11

* RE-DESIGNED DWELLING.

Treated effluent to be piped away from package plant through a 150mm Ø perforated land drainage pipe, smooth bored inside and surrounded with clean quarried drainage stones, in 450mm wide trench x 600mm deep. Pipe effluent to watercourse on opposite side of road.

The proposed new access shall be in accordance with DOE Roads Service RS1 Roads Notes.

Proposed location for the new package treatment plant. Min. capacity 2.7m³, located at least 15m away from nearest part of dwelling.

Existing mature vegetation to be retained.

Discharge point.

Proposed new protective fence 2.0m high along this boundary (to prevent children crossing).

Existing open silo pits.

Existing mound of earth retained in its present form.

Proposed location for domestic garage.

Excavate high ground within the site to form a level building shelf.

Grade down difference in levels as well as erecting a new 1.2m high retaining wall.

Proposed location for new dwelling.

Plant to inner side of fence a new beech hedge (any)

New stock proof fence - wooden treated posts with barbed & sheep wire.

Proposed entrance gates & piers to be set back away from road edge. Height of gates & piers approx. 1.5m of traditional design & style. Create layby for 11 vehicle roadside parking. Install cattle grid with collection well for water, include for storm water to be piped to nearby land drain.

Area Planning Office
 RECEIVED
 26 MAY 2011
 File No.
 Enniskillen 3

BLOCK PLAN scale - 1/500

PROPOSED LANDSCAPING DETAILS					
SPECIES	HEIGHT	APPROX NO	SPACING	TIME TO PLANT	INFO
sycamore	6 - 10M	as shown	as shown	-----	existing mature trees
ash	8 - 12M	as shown	as shown	-----	existing mature trees
poplar	4 - 7M	as shown	as shown	-----	existing mature trees
hawthorn	4 - 6M	as shown	as shown	-----	existing mature trees
beech hedge	0.75M	3 / M double row	300mm	late winter	-----

RS1 Roads Notes

Visibility splays

12. Visibility splays must be retained in perpetuity.

Visibility splays

13. The area within the visibility splay 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

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. slender 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

15a. Any hedges/walls/fences/trees/shrubs etc. (of any height) located in front of the visibility splay shall be removed.

Fence/Wall

15b. 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

16a. 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 details must be detailed on the plan.

16b. 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.

17. Open drains and outlets in the road verge shall be piped to the satisfaction of DRD, Roads Service. Watercourses behind/in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency.

Gradient

18. 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.

Gates/Security Barriers

20. 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.

Driveway width

22. Minimum width 3.2m. maximum 5.0m.

Surface Material

26. 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.

Septic tanks

28. Position of septic tanks to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

31. 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 the site. The consent is available from your area Roads service office. A deposit will be required.

Drawing
 Number

L / 2011 / 04