

scale: 1/500

proposed works: Erection of new dwelling & domestic garage. location: Magonragh, Lisbellaw. date: MAY 2011 drw. no. DB/01/11 Existing mature vegetation. to be retained. \* RE-DESIGNED DWELLING Treated effluent to be piped away from package plantthrough a 150mm  $\phi$  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.

Cexisting open silo pits. -> Discharge point. Proposed new protective fence 2.0m high along this boundary (to prevent children crossing) Existing mound of earth retained in its present form. 104.15, 105.34 fl. 104.50 103.24

104.57 (patio

lawn A

103.74

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.
Planning (N.!.) Order 1991 Proposed location for new dwelling.

> Plant to inner side of fence a new beech hedge:

38 500

New stock proof fence - wooden treated posts with Davided & 72 6 Fence/Wall

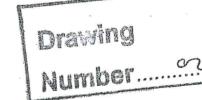
New stock proof fence - wooden treated posts with Davided & 72 6 Fence/Wall

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

> Area Planning Office RECEIVED 2 5 MAY 2011

water to be piped to nearby land drain.

BLOCK PLAN scale - 1/500



## **RS1** Roads Notes

Visibility splays

PROPOSED LANDSCAPING DETAILS

HEIGHT

8 - 12M

4 - 7M

0.75M

sycamore 6 - 10M

poplar

Make book has been

beech hedge

SPECIES

12. Visibility splays must be retained in perpetuity.

APPROX NO

as shown

as shown

as shown

as shown

double row

3 / M

SPACING

as shown

as shown

as shown

as shown

300mm

<u>Visibility splays</u>
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

Poles / Columns

14. Any pole or column materially visibility must also be A maximum of 1 No slender pole or column is acceptable in seach visibility splay. The cost of No work shall on site until the visibility splays have been provided.

Hedges

hedges/walls/fences/trees/shrubs etc. Decision form No. Unlock (of any height) located in front of the Decision form No.

splays to allow for future growth and

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

some species will require additional

shall be provided where onto the public road. xisting road drainage must be appropriate and 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

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 carriageway.

late winter

TIME TO PLANT INFO

existing

mature trees

existing

mature

existina

mature trees

existing

mature

trees

trees

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 1993to be in possession of the department's consent before any work commences which involves openings 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.

L/2011/04