

NOTES:

The applicant and/or his/her successors in title shall comply with conditions stated.

Visibility Splays

Visibility splays must be retained in perpetuity

All areas within visibility splays to be cleared to provide a level surface no higher than 250mm above the adjoining road level and shall be retained and kept clear thereafter. Any pole or column materially affecting visibility must also be removed. A max. of 1 no. pole or column is acceptable. In each visibility splay, the cost of removing poles/columns shall be born by the applicant. No work shall commence on site until the visibility splays have been provided.

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

The line of any new fence/wall must be positioned behind the visibility splays. Any new hedge, 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 setback.

Waste Storage/Disposal

A washable hard-standing base of not less than 1800 x 1200 shall accommodate waste containers and shall provide for reasonable access to same.

New Fences/Walls/Hedges

Any new roadfront fence/wall line to be 4M min. from road edge.

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.

Drives/Entrance

Drives to be 3.20 min. and 5M max. First 5M at entrance to have a gradient not exceeding 1:12.5.

Entrance 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 etc.

Oil Storage Tank

Refer to Part L. Appendix to Drawing for details of oil storage tank. Automatic Isolation & Fire valves. Oil storage tank to be located min. of 1800mm from any building & min. of 750mm from site boundary.

Oil tanks sited less than 1800mm from a building or 750mm from a boundary to be protected by a fire wall. Fuel pipework from the tank shall be resistant to the effects of fire and be fitted with a fire valve system where it enters the building. Oil tank to be bunded to a capacity of 110% of its maximum capacity.

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Landscaping/Planting

Plant visibility splays/forward sight distances with ground covering shrubs e.g. Erica Carnea Whitehall with a mature height of 150mm or other shrubs with a max. mature height of 150mm

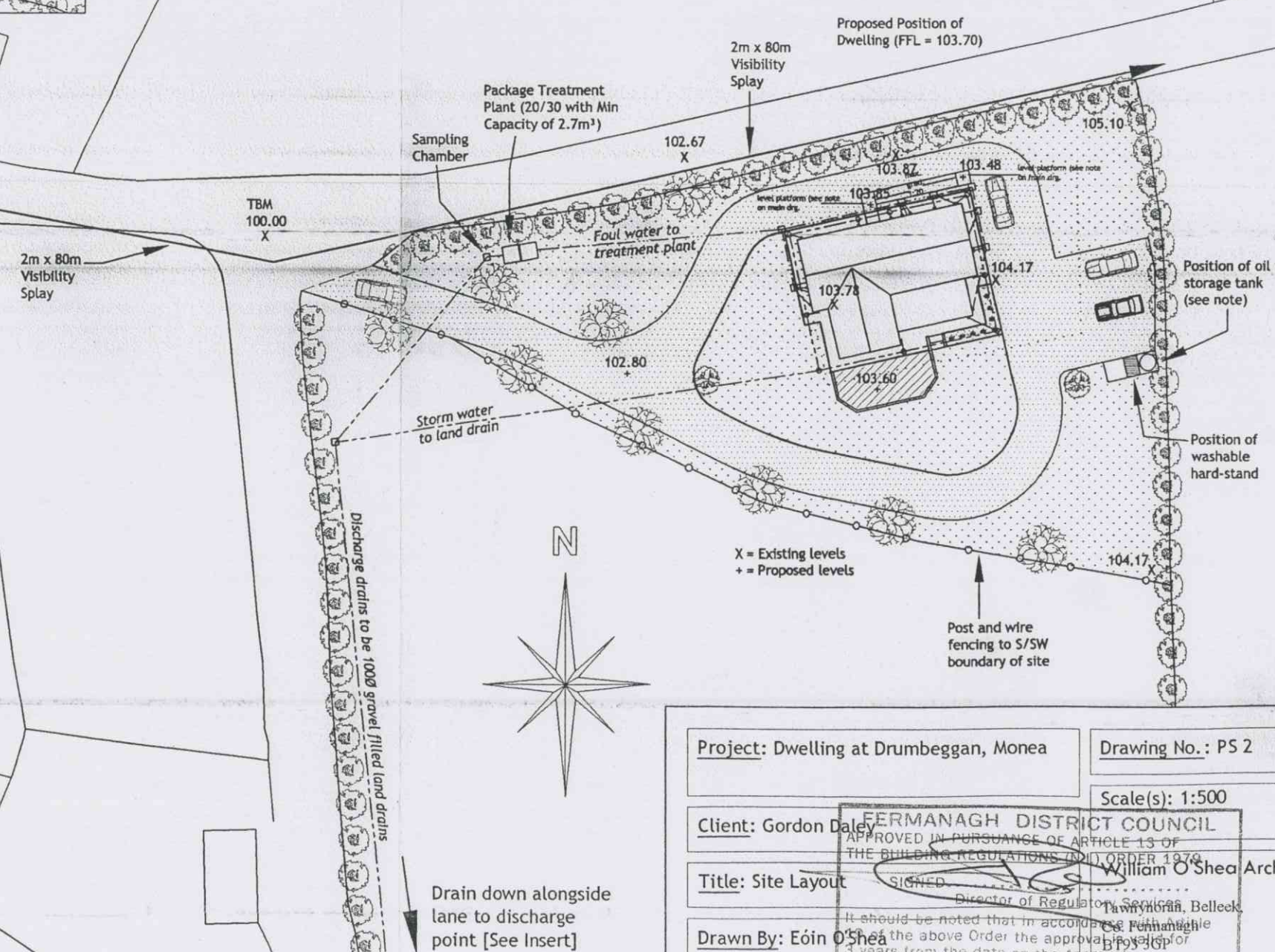
No road frontage vegetation to be removed apart from that which is required to provide sight lines and entrance. Where this should occur, a new hedge of similar species shall be planted behind the sight lines

Planting & Landscaping Schedule/Key:

- Maple/(S) Silver Birch 5L 1000MM planted 1/1/.5M
- Cherry (bird) 3L 900MM planted 1/1.5M
- Planting/shrub areas
- Gravel Drive
- Concrete path
- Concrete pavers
- Grass lawn
- Existing mature boundary vegetation to be retained

All new planting to take place in first planting season after completion and all plants that may die within the first 5 years to be replaced with similar species. All new planting to be indigenous species. All plants to be installed to HTA spec. guidelines (on the supply of Hardy Nursery Stock) and in accordance with common horticultural practice. Trees will be installed in partnership to the main construction process. All other planting will take place upon completion of all hard landscaping. Grass seeding will be No. 2 lawn seed @ 11b/9M2 on completion of all other works.

Existing boundary vegetation to remain and enhance, where required, with hawthorn (may) and holly



Project: Dwelling at Drumbeggan, Monea	Drawing No.: PS 2	Revision:
Client: Gordon Daley	Scale(s): 1:500	Date: July 2011
<p>FERMANAGH DISTRICT COUNCIL APPROVED IN PURSUANCE OF ARTICLE 13 OF THE BUILDING REGULATIONS (NO. 1) ORDER 1979</p> <p>SIGNED: Director of Regulatory Services, Belleek</p> <p>It should be noted that in accordance with the provisions of Article 13 of the above Order the approval is valid for 3 years from the date on the Approval</p>		
Title: Site Layout	William O'Shea Architecture & Surveying	
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