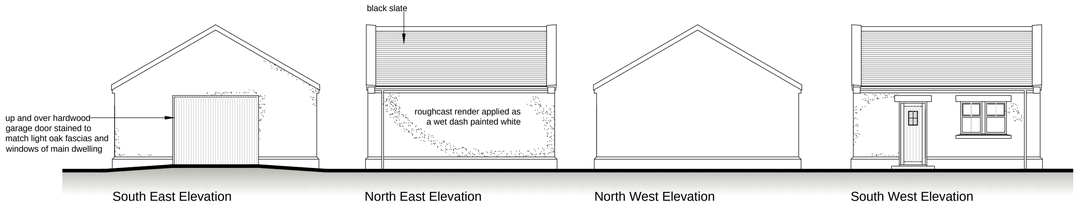
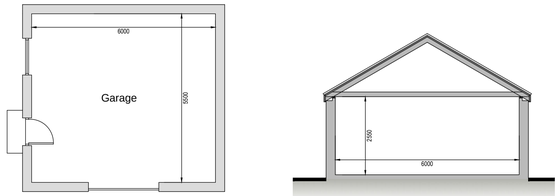
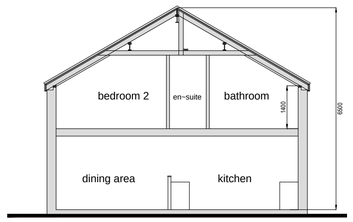


South East Elevation | North East Elevation | North West Elevation | South West Elevation

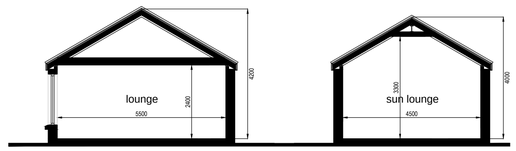


Garage Floor Plan

Typical Section Thru' Garage

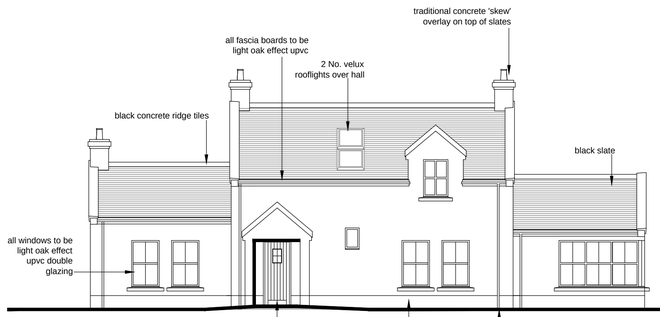


Section B ~ B



Section A ~ A

Section C ~ C



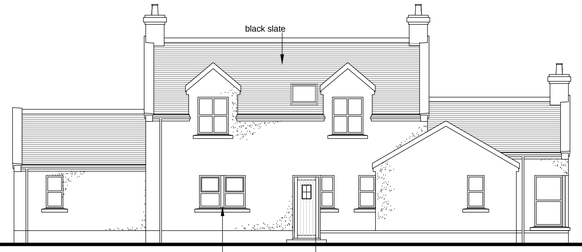
Front Elevation

South West Facing

hardwood painted front door | flat roofed bay window with concret coping around. | all rainwater goods to be black upvc

Side Elevation

North West Facing

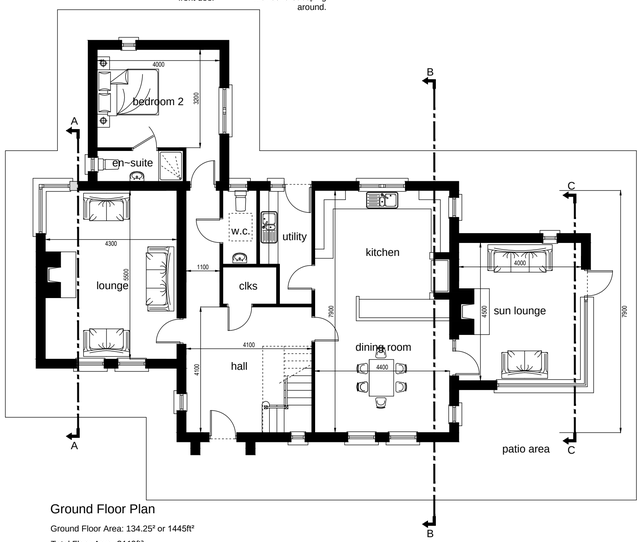


Rear Elevation

North East Facing

Side Elevation

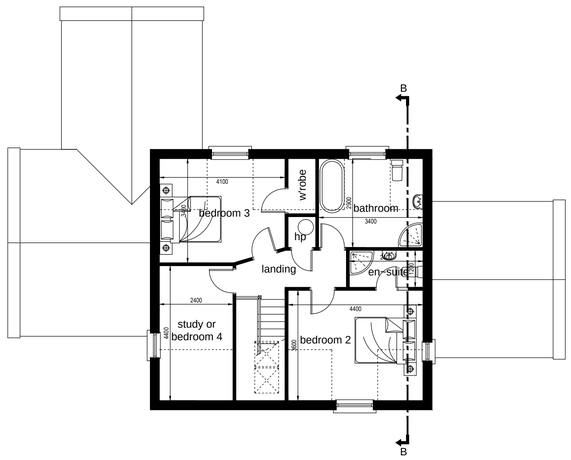
South East Facing



Ground Floor Plan

Ground Floor Area: 134.25² or 1445ft²

Total Floor Area: 2118ft²



First Floor Plan

First Floor Area: 62.60² or 673ft²

Trees within Boundary Planting:

Alnus glutinosa (Ag) - planted as Standards
Betula pubescens (Bpu) - planted as Standards
Prunus avium (Pa) - planted as Standards
Sorbus aucuparia (Sau) - planted as Standards
Sorbus aucuparia (SaL) - planted as Selected Standards

For detailing of species and nos within Woodland, Tall Edge, Low Edge & Informal Shrub Mix Areas, Hedging and for Tree details refer to associated Landscaping Specification

Proposed Mixed Hedging :

New hedging to be planted using indigenous species, of the following mix:

Crataegus monogyna (Hawthorn) - 35%
Prunus spinosa (Blackthorn) - 25%
Ligustrum vulgare (Wild Privet) - 20%
Rosa canina (Dog Rose) - 10%
Ilex aquifolium (Holly) - 10%

Hedging to be planted in double staggered row; 300mm between rows
and 350mm linear spacing between individual plants in each row, with each
species being evenly distributed throughout the overall length of the hedge.

Hedges to be kept back 350mm min behind visibility splay lines.

Woodland Mix:

Fraxinus excelsior
Carpinus betulus
Betula pubescens
Prunus avium
Alnus glutinosa
Sorbus aucuparia

(Planted as Feathered Whips @ 1.5m c/cs)

Tall Edge Mix:

Crataegus monogyna
Corylus avellana
Prunus padus
Sambucus nigra
Ligustrum vulgare
Salix caprea

(Planted as a mixture of Whips & Bare Root stock @ 1.5m c/cs)

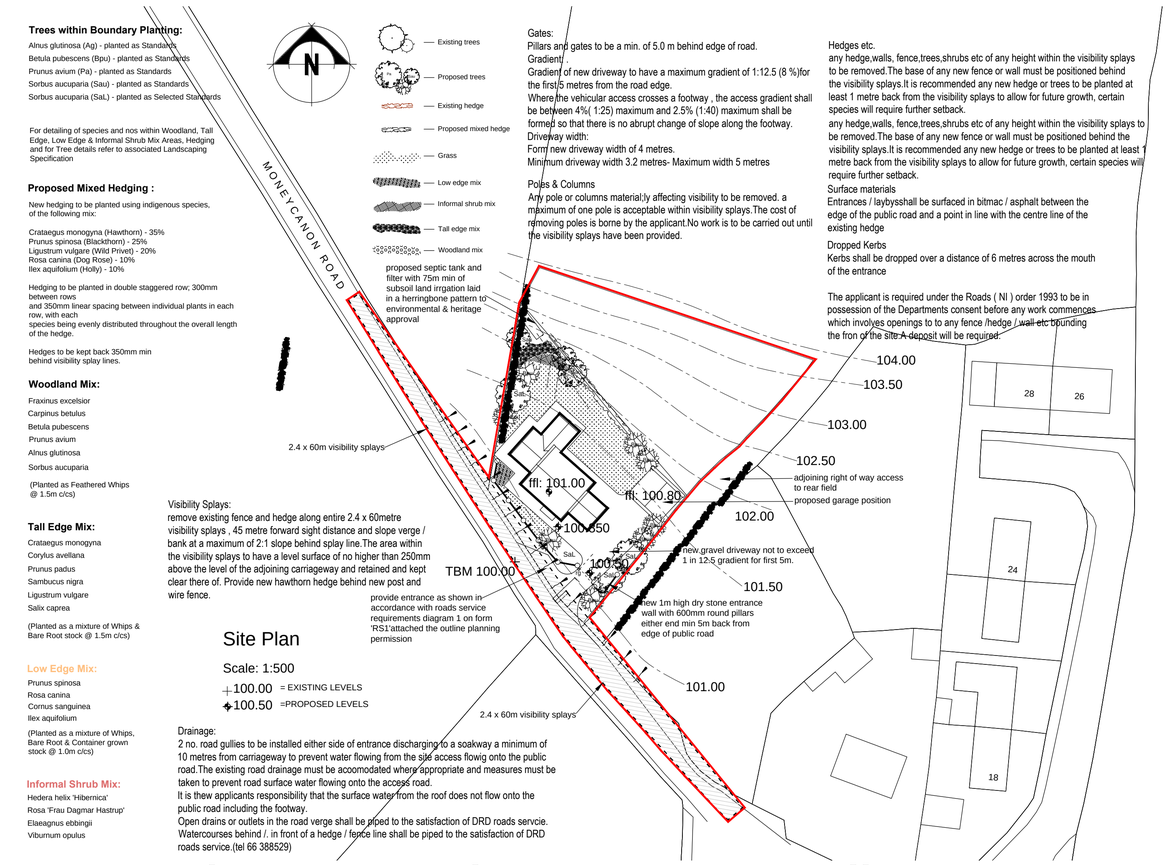
Low Edge Mix:

Prunus spinosa
Rosa canina
Cornus sanguinea
Ilex aquifolium

(Planted as a mixture of Whips, Bare Root & Container grown stock @ 1.0m c/cs)

Informal Shrub Mix:

Hedera helix 'Hibernica'
Rosa 'Frau Dagmar Hastrup'
Elaeagnus ebbingii
Viburnum opulus



Site Plan

Scale: 1:500

100.00 = EXISTING LEVELS

100.50 =PROPOSED LEVELS

Visibility Splays:
remove existing fence and hedge along entire 2.4 x 60metre visibility splays , 45 metre forward sight distance and slope verge / bank at a maximum of 2:1 slope behind splay line.The area within the visibility splays to have a level surface of no higher than 250mm above the level of the adjoining carriageway and retained and kept clear there of. Provide new hawthorn hedge behind new post and wire fence.

Drainage:
2 no. road gullies to be installed either side of entrance discharging to a soakway a minimum of 10 metres from carriageway to prevent water flowing from the site access flowig onto the public road.The existing road drainage must be accomodated where appropriate and measures must be taken to prevent road surface water flowing onto the access road.
It is thew applicants responsibility that the surface water from the roof 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 servcie.
Watercourses behind /. in front of a hedge / fence line shall be piped to the satisfaction of DRD roads service.(tel 66 388529)

Gates:
Pillars and gates to be a min. of 5.0 m behind edge of road.
Gradient/ .
Gradient of new driveway to have a maximum gradient of 1:12.5 (8 %)for the first 5 metres from the road edge.
Where the vehicular access crosses a footway , the access gradient shall be between 4%(1:25) maximum and 2.5% (1:40) maximum shall be formed so that there is no abrupt change of slope along the footway.
Driveway width:
Form new driveway width of 4 metres.
Minimum driveway width 3.2 metres- Maximum width 5 metres

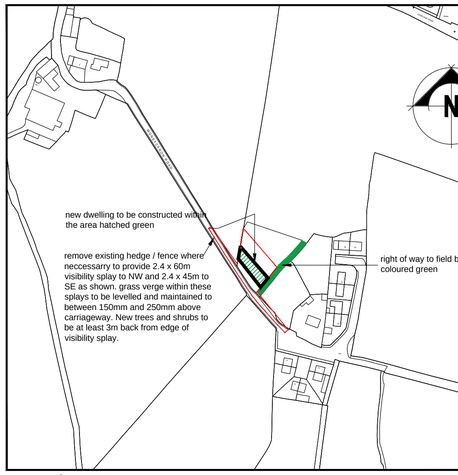
Poles & Columns
Any pole or columns materially affecting visibility to be removed. a maximum of one pole is acceptable within visibility splays.The cost of removing poles is borne by the applicant.No work is to be carried out until the visibility splays have been provided.

Hedges etc.
any hedge,walls, fence,trees,shrubs etc of any height within the visibility splays to be removed.The base of any new fence or wall must be positioned behind the visibility splays.It is recommended any new hedge or trees to be planted at least 1 metre back from the visibility splays to allow for future growth, certain species will require further setback.
any hedge,walls, fence,trees,shrubs etc of any height within the visibility splays to be removed.The base of any new fence or wall must be positioned behind the visibility splays.It is recommended any new hedge or trees to be planted at least 1 metre back from the visibility splays to allow for future growth, certain species will require further setback.

Surface materials
Entrances / laybysshall 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

Dropped Kerbs
Kerbs shall be dropped over a distance of 6 metres across the mouth of the entrance

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 to any fence /hedge / wall etc bounding the fron of the site.A deposit will be required.



Location Map-- os map ref: 61-06

Scale: 1:2500. Map reproduced from OSNI digital map data with the permission of the controller. Crown copyright reserved. 2008

REVISIONS			
A	PLANNING REVISIONS ADDED.	27-8-08	
PROJECT NUMBER	08-05		

PROJECT TITLE
PROPOSED DWELLING AND DOMESTIC GARAGE 60MNW OF No. 18 MONEYCANNON ROAD, DONEMANA

CLIENT
MR SEAN WARD

DRAWING TITLE
PLANNING PROPOSALS

DRAWING SCALE: 1:100 (unless ofhwerwise indicated)

DRAWING DATE: MAY 2008

DRAWING NO: PP-01 | REVISION: A

Figured dimensions to be taken in preference to scaled dimensions.
All dimensions are in millimetres unless stated otherwise