

LANDSCAPING
Boundary planted with native oak, holly, ash, white thorn, black thorn, hazel trees, 1.8m high at time of planting and under planted with black thorn and white thorn hedge. Trees and hedging to be planted in first growing season after commencements of work. Any trees which fail in the first five years to be replaced. Pathways to front side and rear of dwelling to be removed from walls to allow for planting of various wall climber, ie virginia creeper, clematis, jasminum nudiflorum, creeping roses etc.

PLANTER BED & WALLS
225mm planter bed wall carried off 450 x 150 concrete strip foundation, rounded on top and plastered as dwelling, to finish 150mm below finished floor level. planter bed planted with various heathers, creepers and ground cover plants.

LANEWAY
225mm crushed rock road base, 225mm crushed rock sub base, 500mm dust binding, Pea gravel top coat 6-10mm (50mm deep).

Yard
225mm Crushed Rock Road Base, 225mm Crushed Sub Base, 50mm Dust Binding, 50mm Washed Pea Gravel Top.

KERBING
Natural stone kerbing on 450 x 150mm concrete strips backed with concrete.

PATIO & PATHS
Bradstone old town house flags on 75mm sand cement screed on 100mm concrete base on 225mm consolidated hardcore.

MAINS WATER
Mains water brought into house in 28mm blue polythene pipe 750mm blow ground level surrounded in 200mm of sand.

ELECTRICITY, OIL, GAS & TELEPHONE
Electric, oil, gas and telephone services to be brought into house in p.v.c ducts positioned min 750mm below ground level. Ducts to be provided prior to commencement of building works, at footings stage. Electricity meter cupboard to be white upvc meter cupboard positioned 900MM above external ground level. Cable into meter cupboard to be brought up inside cavity.

Visibility splays
visibility splays must be retained in perpetuity.

Visibility splays
The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriage way and shall be retained and kept 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 poles / columns 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 any visibility splays shall be removed.

Fence/Wall
The line of the fence/ new wall to 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
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 arrangements must be detailed on the plan.

It is the applicants responsibility to ensure that surface water from the roof of the development does not flow onto the road, including the footway.

Open drains or outlets in the road verge shall be piped to the satisfaction of DRD roads service (Tel: 66343700). Watercourses behind/infront of a hedge/ fence line shall be piped to the satisfaction of the rivers agency (Tel: 66388529)

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 5 metres from edge of the carriage way, where it is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriage way.

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 be the same material (Bitmac/Asphalt) used in the 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.

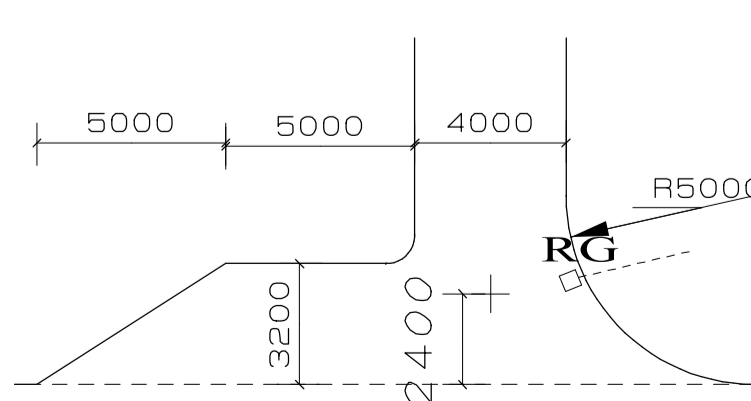
Septic tanks
Position of the septic to be shown. Drainage must not be discharged directly towards the public road or onto any drain leading into any drain leading to the public road.

Plant visibility splay/ forward sight distance with ground covering shrubs, e.g. Erica Carnea Whitehall - mature height 150mm or other shrubs with a maximum mature height of up to 15mm. see point 3.1 of DCANIS for guidelines on forward sight distance (Document available from planning service)

LEVEL ACCESS
Level access will be provided to entire turning area around dwelling to entrance door, it must be of compacted blinded,hardcore, concrete or tarmac

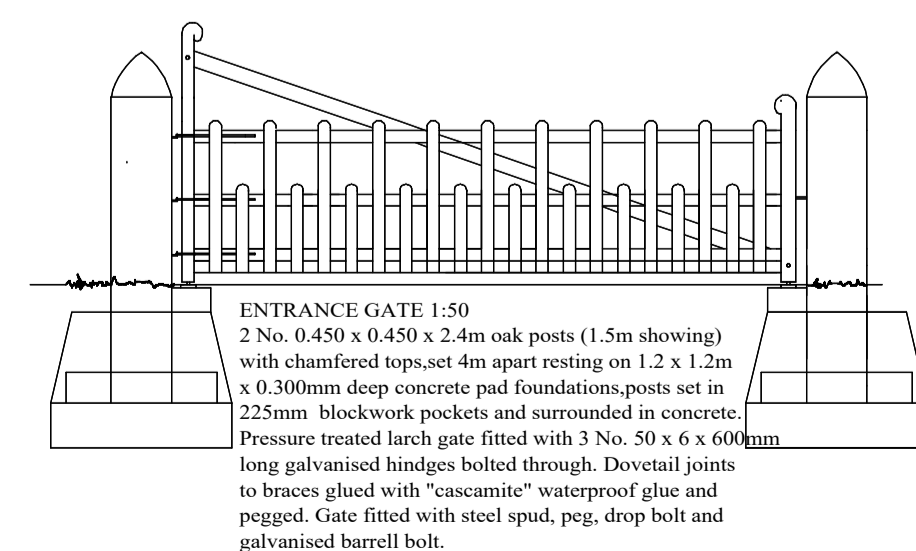
PACKAGE SEWAGE TREATMENT WORKS
Package Plant to be minimum 15m from dwelling
Package plant to be capable of producing a 20/30 BOD/SS standard effluent.

D.R.D. ROAD ENTRANCE DETAILS
1:200



Provide 160m sight lines from point in the proposed access 2.4m back from the near edge of the public road. Provide drainage grid to ensure no water spills from the site entrance on to the public road. Provide bitmac topped layby 5.0 x 3.2 x 5.0m splay at entrance. Provide radius to entrance as detailed. Road side drain to be piped to department of agriculture drainage standards. Site entrance to have a clear width of 4m min (between kerb if provided). Road side hedge to be replanted 4.2m back from road edge to allow for future growth. The entrance and sight distance are to be provided prior to commencement of work on site.

TREE SCHEDULE						
BOTANICAL NAME	COMMON NAME	PRESENTATION	NO.	TYPE	SPACING	
Betula jacquemontii	Birch	1.8m E.H.S	n/a	Boundary Tree	Random	
Fraxinus excelsior	Ash	1.8m E.H.S	9	Boundary Tree	Random	
Leix Aquisolum	Common Holly	1.8m E.H.S	n/a	Boundary Tree	Random	
Cretaeagus Monogyna	Hawthorn	Whippet	2500	Hedges	150c/c	
Corylus Columa	Hazel	1.5m high	n/a	Boundary Tree	Random	
Quercus robur	Oak	1.8m E.H.S	11	Boundary Tree	Random	
	Existing Trees					



© Copy Right Reserved

PROJECT:	Erection of Dwelling and Domestic Garage at Scribbagh, Garrison, Co. Fermanagh.
DRAWING:	Blockplan
SCALE:	1:500
DESIGNED:	RONAN MURPHY Craft Village, Main St., Belleek, BT93 3FX Tel/Fax: 028686 58190 e-mail: info@murphybuildingdesign.com

