

LAYOUT FOR ACCESS

VISIBILITY SPLAYS

the area within the 2.4 x 60m visibility splays indicated 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.

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.

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 columns/poles is borne by the applicant. no work shall commence on site until the visibility splays have been provided.

all existing vegetation / trees along the northern, eastern and western boundaries of the site shall be retained intact except to provide access to the site and the required visibility standards. during the first planting season after the occupation of the dwelling any hedgerow removed to facilitate access requirements shall be replaced with a hawthorn/natural species hedge, planted in a double staggered row 200mm apart at 450mm spacing, 500mm to the rear of the sight splays along the western boundary of the site.

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 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 from flowing onto the access. details of drainage arrangement as indicated on plan.

It is the applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway

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

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

SURFACE MATERIAL

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 Arvalee Depot Omagh Tel: 254 600. A deposit will be required

septic tank to be positioned as shown, final discharge into existing stream, to be approved by Environment and Heritage.



a	revised to planning requests 24/10/08		
note: all dimensions to be checked on site by main contractor before work commences			
clients	Mario Daly		
contract	proposed private dwelling & garage		
location	Estimote Road, Tattymoye Upper, Trillick		
drawing title	proposed block plan		
job no	drawing no	scale(s)	drawn by
710	pl-02a	1:500	dkm / dk / jjd
			date
			august 2008
<div> <div>dan m c nulty</div> <div> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> CHARTERED ARCHITECT </div> </div> <div> 4 ballynahatty road, omagh/co.tyrone, bt78 1pn t. 028 8225 8335 f. 028 8225 8335 m. 07767 860208 www.danmcnulty.com e. info@danmcnulty.com </div>			