

**BLOCK PLAN 1:500**

**HEDGE/SHRUB PLANTING SCHEDULE**

SPECIES	LENGTH (m)	IMPROVED HEDGEROWS				DESCRIPTION
		W01	W02	W03	W04	
<i>Crataegus monogyna</i>	88	88	154	270		60-80cms HIGH BARE ROOT
TOTALS		88	88	154	270	

**Notes:**  
plant spacing at 450mm centres in double staggered row 200mm apart.

**General notes:**  
- All shrub/woodland planted areas to have a minimum of 400mm good quality topsoil, and an optional 50mm layer of fine grade bark mulch.

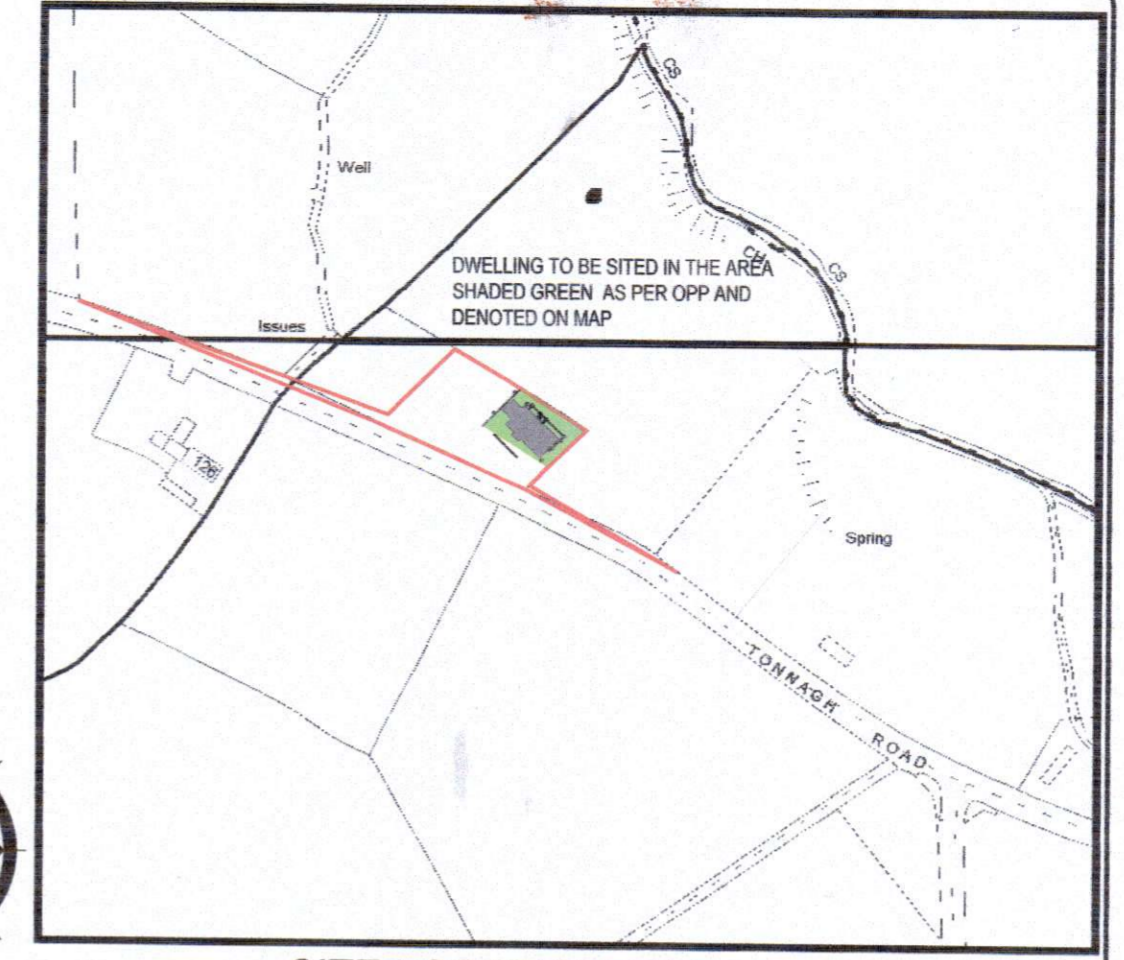
**General notes:**  
- All plants in accordance with the National Plant Specification as published by the Horticultural Trades Association.  
- The setting out of all planting works to be agreed on site with the Landscape Architect.  
- All workmanship to be in accordance with BS4428 1998.

**TREE PLANTING SCHEDULE**

CODE	No.	SPECIES
QR		<i>Quercus robur</i> (Heavy standard)
BP		<i>Betula pubescens</i> (Heavy standard)
FS	12	<i>Fagus sylvatica</i> (Heavy standard)
FE	9	<i>Fraxinus excelsior</i> (Heavy standard)
TOTALS	21	

**Notes:**  
Spacing as shown on drawing.  
RB: Rootball, BR: Bare Root.

**LEGEND:**  
 EXISTING TREES BEING RETAINED  
 EXISTING HEDGES BEING RETAINED  
 NEW HEDGEROW AS SCHEDULE  
 NEW TREES AS SCHEDULE



**SITE LOCATION MAP 1:2500  
MAP REF 175/06 NW**

**GRADIENT**  
GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:12.5 (8%) OVER THE FIRST 5 METERS OUTSIDE THE ROAD BOUNDARY I.E. FROM THE BACK OF THE VERGE/ BACK OF FOOTWAY / FENCE LINE / EDGE OF CARRIGEWAY.

GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:25 (4%) OVER THE FIRST 10 METERS OUTSIDE THE ROAD BOUNDARY I.E. FROM THE BACK OF THE VERGE/ BACK OF FOOTWAY / FENCE LINE / EDGE OF CARRIGEWAY.

WHERE A 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.

**DRAINAGE**  
DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ON TO 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 ON TO THE ACCESS. REFER TO PLAN.

**OPEN DRAINS IN THE ROAD VERGE SHALL BE PIPED TO THE SATISFACTION OF DRD ROAD SERVICE (Tel: 66343700) WATERCOURSES BEHIND/IN FRONT OF A HEDGE/FENCE LINE SHALL BE PIPED TO THE SATISFACTION OF THE RIVERS AGENCY. (Tel : 66388529).**

**DRIVEWAY WIDTH**  
MINIMUM WIDTH 3.2 METERS  
MAXIMUM - 5.0 METERS

**SURFACE MATERIAL**  
ENTRANCES / LAYBYS SHALL BE SURFACED IN BITMAC/ASHPALT BETWEEN THE EDGE OF THE PUBLIC ROAD AND A POINT IN-LINE WITH THE CENTRE LINE OF THE EXISTING HEDGE/FENCE/WALL ETC.

**GATES / SECURITY BARRIERS**  
ENTRANCE GATES, WHERE ERECTED, SHOULD BE SITED AT LEAST 5 METERS FROM THE EDGE OF THE CARRIGEWAY. WHERE THIS IS NOT POSSIBLE THEY SHALL BE SITED SO THAT WHEN THEY OPEN THEY DO NOT PROJECT OVER THE FOOTWAY

**POSITION OF TREATMENT PLANT TO BE AS SHOWN. DRAINAGE MUST NOT BE DISCHARGED DIRECTLY TOWARDS THE PUBLIC ROAD OR INTO ANY DRAIN LEADING TO THE PUBLIC ROAD.**

**VISIBILITY SPLAYS**  
VISIBILITY SPLAYS MUST BE RETAINED IN PERPETUITY.

THE AREA WITHIN THE VISIBILITY SPLAYS SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE OF NO HIGHER THAN 250mm ABOVE THE LEVEL OF THE ADJOINING CARRIGEWAY AND SHALL BE RETAINED AND KEPT CLEAR THEREAFTER.

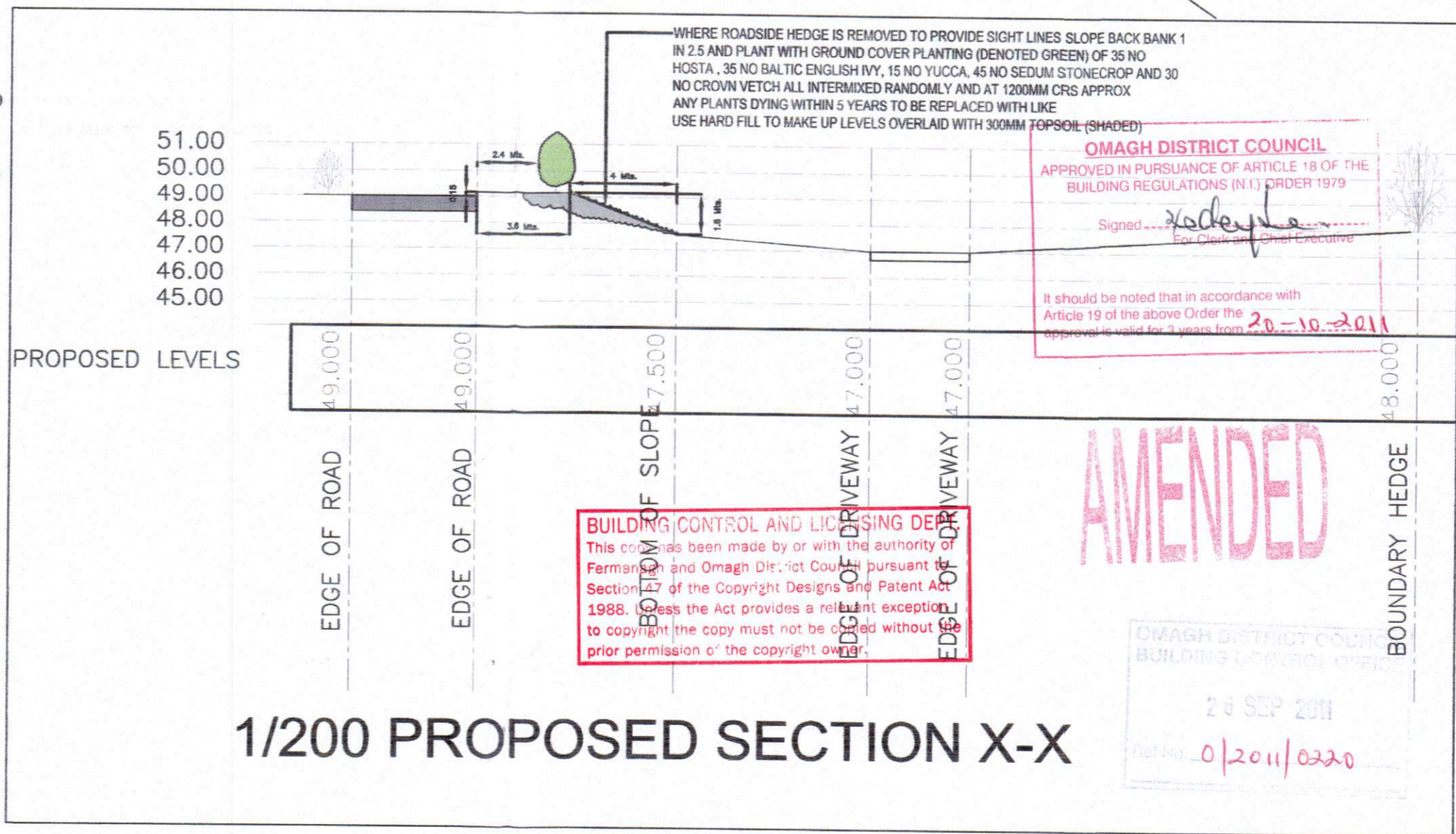
ANY POLES OR COLUMNS MATERIALLY AFFECTING VISIBILITY MUST ALSO BE REMOVED. A MAXIMUM OF ONE NO. POLE OR COLUMN IS ACCEPTABLE IN EACH VISIBILITY SPLAY. THE COST OF REMOVING COLUMNS/POLES IS BOURNE BY THE APPLICANT. NO WORK SHALL COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS HAVE BEEN PROVIDED.

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 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 AN ADDITIONAL SETBACK.

**PLANT VISIBILITY SPLAY/FORWARD SIGHT DISTANCE WITH GROUND COVERING SHRUBS EG ERICA CARNEA WHITEHALL - MATURE HEIGHT 150mm OR OTHER SHRUBS WITH A MAXIMUM MATURE HEIGHT OF 150mm.**

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 ANY FENCE/HEDGE/WALL ETC BOUNDING THE FRONT OF A SITE. THE CONSENT IS AVAILABLE FROM M BREEN TEL: 66343717. A DEPOSIT WILL BE REQUIRED.

ROADS SERVICE HAVE NO OBJECTION TO ACCESS ACROSS A ROADSIDE VERGE/FOOTWAY. THE ONLY EXCEPTION TO THIS IS WHERE AN ACCESS IS ONTO A PUBLIC CAR; IN THIS PARTICULAR CASE A LEGAL AGREEMENT (TOGETHER WITH PAYMENT) MUST BE ENTERED INTO WITH ROADS SERVICE PRIOR TO FULL/RESERVE MATTERS PLANNING PERMISSION BEING RECOMMENDED. APART FROM CAR PARKS THERE IS NO NON-REFUNDABLE CHARGE FOR CROSSING A VERGE/ FOOTWAY.



1. THE EFFLUENT DISCHARGED TO THE WATERWAY VIA THE UNDERGROUND STRATUM SHALL NOT:
  - a. HAVE BIOCHEMICAL OXYGEN DEMAND IN EXCESS OF 20mg PER LITRE;
  - b. CONTAIN SUSPENDED SOLIDS IN EXCESS OF 30mg PER LITRE;
  - c. EXCEED 1 CUBIC METRE(S) PER DAY;
  - d. CONTAIN ANY SUBSTANCE (OTHER THAN DEFINED IN (B) ABOVE) WHICH WILL CAUSE THE WATERWAY TO BE TOXIC OR INJURIOUS TO FISH OR OTHER AQUATIC ORGANISMS.
2. ALL SURFACE WATER SHALL BE EXCLUDED FROM THE SYSTEM.
3. THE TANK SHALL BE DESLUDGED AT LEAST ONCE EVERY YEAR.
4. FACILITIES SHALL BE AVAILABLE FOR THE SAMPLING OF THE FINAL EFFLUENT.
5. THE SAMPLING POINT SHALL BE AT THE PURPOSE BUILT CHAMBER IMMEDIATELY AFTER THE SEWAGE TREATMENT PLANT.
6. THE EFFLUENT SHALL BE DISCHARGED INTO A SUB-SURFACE IRRIGATION SYSTEM:
  - a. WHICH SHALL NOT BE LESS THAN 60 METRES IN LENGTH AND;
  - b. WHICH SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE BS CODE OF PRACTICE (BS 6297 : 2007).

Rev	Date	Description
A	21/9/11	amended for Building Control O/2011/0220

**\*\*ALL DIMENSIONS TO BE CHECKED ON SITE\*\***

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**Client**  
MARIO DALY  
FINTONA, CO TYRONE

**Project Title**  
NEW DWELLING AT  
100M NE OF 126 TONAGH ROAD  
FINTONA CO TYRONE

**Drawing Title**  
SITE PLAN AND BLOCK PLAN

**Drawing Status** : PRELIMINARY

Scale	Date	Drawing No.	Rev.
1/2500 1/500	SEPT 08	003	A

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