

Visibility splays must be retained in perpetuity.

Any pole or column materially affecting visibility must also be removed. A maximum of two poles or columns is acceptable in each visibility splay. The cost of removing same is borne 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 etc. must be positioned behind the visibility splays. It is recommended that any new trees/shrubs be planted at least 1m 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 water from flowing onto the access. The appropriate drainage arrangements must be detailed on the 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.

Open drains or outlets in the road verge shall be piped to the satisfaction of DRD Roads Service (Tel: 66343700). Watercourses behind/in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency (Tel: 66388529).

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.

Driveway width 5m max. 3.2m min.

Entrance/layby 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.

Position of septic tank indicated on site plan.

The area within the visibility splays 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 thereafter.

Visibility splays must be retained in perpetuity.

Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary i.e. from the back of the verge/back of footway/fence/wall/edge of carriageway.

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 front of site. The consent is available from Arvalee Depot, (Tel: 82254600). A deposit will be required.

GRANTED
Planning (N.I.) Order 1997
Order Ref: 14/12/2007
Subject to Conditions (if any) set out on K/06/1633/04
14/12/2007

K/06/1633

Drawing

Number..... 02

Planning

19 AUG 2007

REMOVE 9M OF HEDGE TO EACH SIDE OF ENTRANCE AND REPLANT BEHIND REQUIRED SIGHTLINES

EXISTING ROADSIDE VEGETATION TO BE RETAINED EXCEPT FOR SIGHTLINES

ENTRANCE TO BE 10M FROM WESTERN BOUNDARY OF SITE

SITE PLAN (1:500)

Proposed dwelling for [redacted] at Tattymoyle Upper, Fintona.

