bds	project	Proposed Housing Development at Rear of 6-12 Circular Road, Omagh, Co Tyrone			
	client	Circular Property Developments Ltd			
	dwg title	Proposed Site Layout			
	dwg no.	2360-D-012 (C)	scale	1:500	
	drawn	P.B.	checked A.B.	date	July'19

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PSD ROADS NOTES

CONSTRUCTION DETAILS

Standard construction details for Private Street Works can be found in the Private Streets Developers Pack Refer to http://www.roadsni.gov.uk/index/publications/publications-specific_interest_publications/publications-specific-development_control-developers_pack.htm
Construction details and specifications for works carried out on the public road network shall be in accordance with the Design Manual for Roads and Bridges

DRAINAGE DISCHARGE CONSENTS
This planning approval does not give authority to discharge any drainage into a Transport NI drainage system.

DRAINAGE & GULLIES
Precise gully locations must be agreed with Transport NI i in advance of installation. Relocated or extra gullies may be deemed necessary on site.
Adequate measures shall be taken to prevent surface water runoff from private areas, verges and embankments flowing onto the public/adoptable footway and carriageway

LAYOUTS AND GRADIENT
Road gradients shall be in accordance with the approved longitudinal plan and within the following limits.
Development access must be no steeper than 1:25 for the first 10m from the near edge of the public road.
Development road gradient must be between 1:10 & 1:150.
House driveway gradients must be no steeper than 1:12.5 for the first 5m from the back of the footway or service strip.
Footways have a cross fall of 1:40 towards the road.
Service strips shall be flat, and have no obstacles, infringements or trips.

RETAINING WALLS
Any structures which also include walls retaining more than 1.0m in height must be approved under the DRD, Transport Ni Technical Approval of Structures scheme (TAS), if the structure or wall is abutting or within 6 metres of an adoptable road or footway, or the existing road or footway. Approval, in principle, is required prior to any building works commencing.

GROUND CONDITIONS
The standards approved assume normal ground conditions. Where ground conditions are uncertain or soft pockets are identified, geotechnical certification in accordance with the Design Manual for Roads and Bridges shall be required.

FENCES
An approved fence or barrier will be required where the road or footway abuts a steep incline or sudden drop in level.

STREET LIGHTING
Existing Street Lighting columns shall be relocated behind visibility splays and at the back of new or reconstructed footways and verges. The cost of this work is to be borne by the developer. All alterations to Street Lighting shall be agreed with Transport NI Street Lighting Section based at Co Hall, Ballymena.

STATUTORY SERVICES
Statutory Service poles/mini-pillars shall be relocated at the back of new or reconstructed footways and verges or behind the sightlines if greater. The cost of this work is to be borne by the developer.

TRAFFIC SIGNS / ROAD MARKINGS
All traffic signs and road markings are to be provided in accordance with Traffic Signs Manual Chapter 5 2003 and Traffic Signs Regulations (Northern Ireland) 1997 and to the satisfaction of DRD Transport Ni prior to adoption
The cost of the provision of traffic signs and road markings is to be borne by the developer

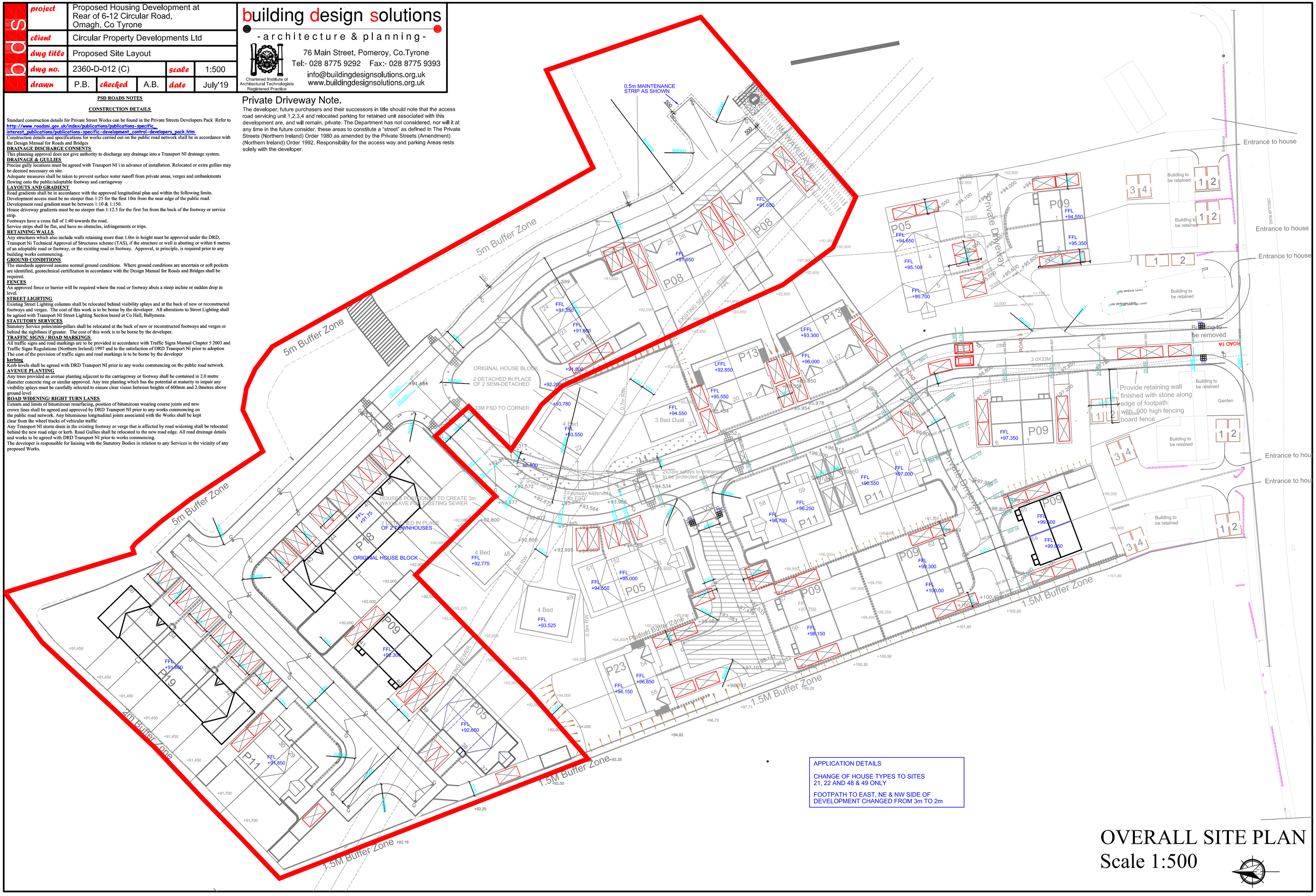
kerbing
Kerb levels shall be agreed with DRD Transport NI prior to any works commencing on the public road network.

AVENUE PLANTING
Any trees provided as avenue planting adjacent to the carriageway or footway shall be contained in 2.0 metre diameter concrete ring or similar approved. Any tree planting which has the potential at maturity to impair any visibility splays must be carefully selected to ensure clear vision between heights of 600mm and 2.0metres above ground level

ROAD WIDENING/ RIGHT TURN LANES
Extents and limits of bituminous resurfacing, position of bituminous wearing course joints and new crown lines shall be agreed and approved by DRD Transport NI prior to any works commencing on the public road network. Any bituminous longitudinal joints associated with the Works shall be kept clear from the wheel tracks of vehicular traffic
Any Transport NI storm drain in the existing footway or verge that is affected by road widening shall be relocated behind the new road edge or kerb. Road Gullies shall be relocated to the new road edge. All road drainage details and works to be agreed with DRD Transport NI prior to works commencing.
The developer is responsible for liaising with the Statutory Bodies in relation to any Services in the vicinity of any proposed Works.

Private Driveway Note.

The developer, future purchasers and their successors in title should note that the access road servicing unit 1,2,3,4 and relocated parking for retained unit associated with this development are, and will remain, private. The Department has not considered, nor will it at any time in the future consider, these areas to constitute a "street" as defined in The Private Streets (Northern Ireland) Order 1980 as amended by the Private Streets (Amendment) (Northern Ireland) Order 1992. Responsibility for the access way and parking Areas rests solely with the developer.



APPLICATION DETAILS

CHANGE OF HOUSE TYPES TO SITES 21, 22 AND 48 & 49 ONLY

FOOTPATH TO EAST, NE & NW SIDE OF DEVELOPMENT CHANGED FROM 3m TO 2m

OVERALL SITE PLAN
Scale 1:500