

LANDSCAPING SCHEDULE

| Ref. | Species | Planting | Girth | Height |
|------|------------|----------------------|----------|--------|
| A | Oak | Along boundary | 50-100mm | 2.4m |
| B | Holly | Along boundary | 40-80mm | 2.1m |
| C | Hazel | Along boundary | 30-75mm | 1.8m |
| D | Whitethorn | Along boundary | 30-80mm | 1.8m |
| E | Blackthorn | Along boundary | 30-80mm | 1.8m |
| F | Whitethorn | Hedge set back | 30-50mm | 1.2m |
| G | Apple | Cluster of 5 | 50-120mm | 2.4m |
| H | Pear | Cluster of 2 | 50-120mm | 2.4m |
| I | Plum | Cluster of 4 | 30-90mm | 1.8m |
| J | Beech | INTRAUSING HEDGE ROW | 50-120mm | 2.4m |

The existing mature trees and vegetation along the entire site boundaries are to be retained except where it is required to provide sight lines. No trees or vegetation should be lopped, topped or removed except where necessary to prevent danger to the public in which case the Department should be notified in writing.

MANHOLE DIMENSIONS

| DEPTH | INTERNAL DIMENSIONS |
|----------|--|
| 0-600mm | 600 x 475mm |
| 6-900mm | 755 x 575mm |
| 9-1800mm | 1000 x 700mm with 225mm walls |
| 1800mm+ | 1375 x 800mm with 225mm walls and step irons every fourth course |

100mm plastic storm and sewer pipes. Falls in pipes to be 1:50 (max). Pipes to have 600mm cover generally. Sewer pipes and fittings to BS 4660. Protection to drains - BS 5955. Movement joints at 6m centres and connections. Pea gravel surround otherwise. Provide rodding access to pipes at any change in direction.

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, jasminium nudiflorum, creeping roses etc.

Selected native woodland species shall be planted as indicated along the boundaries of the site.

Site landscaping to include indigenous hedging and semi-mature hardwood trees.

Orchard area to have No. fruit trees, selected varieties of apple, plum and pear to suit Fermanagh climate.

Boundary planted with native oak, holly, ash, whitethorn, blackthorn, hazel trees, 1.8m high at time of planting and under planted with blackthorn and white thorn hedge.

NEW LANEWAY: Topsoil and soft subsoil down to a good load bearing surface to be removed. Provide 225mm 'quarry rack' (0-150mm dia.) well compacted mechanically. Provide 100mm 0-50mm bearing course well compacted mechanically. Provide 50mm blinding well compacted and rolled. Allow to compact under vehicle traffic and replenish and re-roll before providing tarmac finish. Provide 250mm x 125mm concrete road kerbs on concrete foundation. Provide 400mm x 150mm with concrete benching. Provide tarmac wearing course 50mm of 14mm aggregate. Provide finish course 30mm of 10mm aggregate.

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 clear thereafter. Any pole or column materially affecting visibility must also be removed. No work shall commence on site until the visibility splays have been provided.

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 metre back from the visibility splays to allow for future growth and some species will require additional set back.

Any hedges/walls, fences, trees, shrubs etc. (of any height) locate front of any visibility splays shall be removed.

Visibility splays must be retained in perpetuity and developer must have ownership/legal easement to ensure retention.

Plant visibility splay/forward sight distance with ground covering shrub eg. Erica Carnea Whitehall-mature height 150mm or other shrubs with maximum mature height of up to 15mm, see point 3.1 of DCANIS guidelines on forward sight distance (document available from Plann Service).

During the first available planting season after the occupation of the dwelling a hawthorn hedge shall be planted 250mm to the rear of the splay along the front boundary of the site. Plants shall be spaced 150mm centres and those dying within five (5) years of planting shall be replaced.

Provide post & rail fence behind visibility splays.

F/08/0882

foundations to be dug out using reinforced concrete lintols.

TREATMENT SYSTEM
Condor CT6 Sewerage treatment system or similar approved by FDC Building Control.

Sampling Chamber

OUTFALL DRAIN

NOTE:

- (a) Oil tanks sited less than 1800mm from a building or 750mm from a boundary to be protected by a fire wall.
- (b) The fuel pipe-work from the tank shall be resistant to the effects of fire and be fitted with a fire valve system where it enters the building.

Effluent and storm water to outfall drain via 100mm dia. perforated land drains laid in gravel filled trenches min. 400mm below invert level of outfall drain. Provide impervious layer at sub-soil level to prevent storm-water flooding the trenches.

Consent to Discharge of Effluent has been applied for and will be submitted on receipt

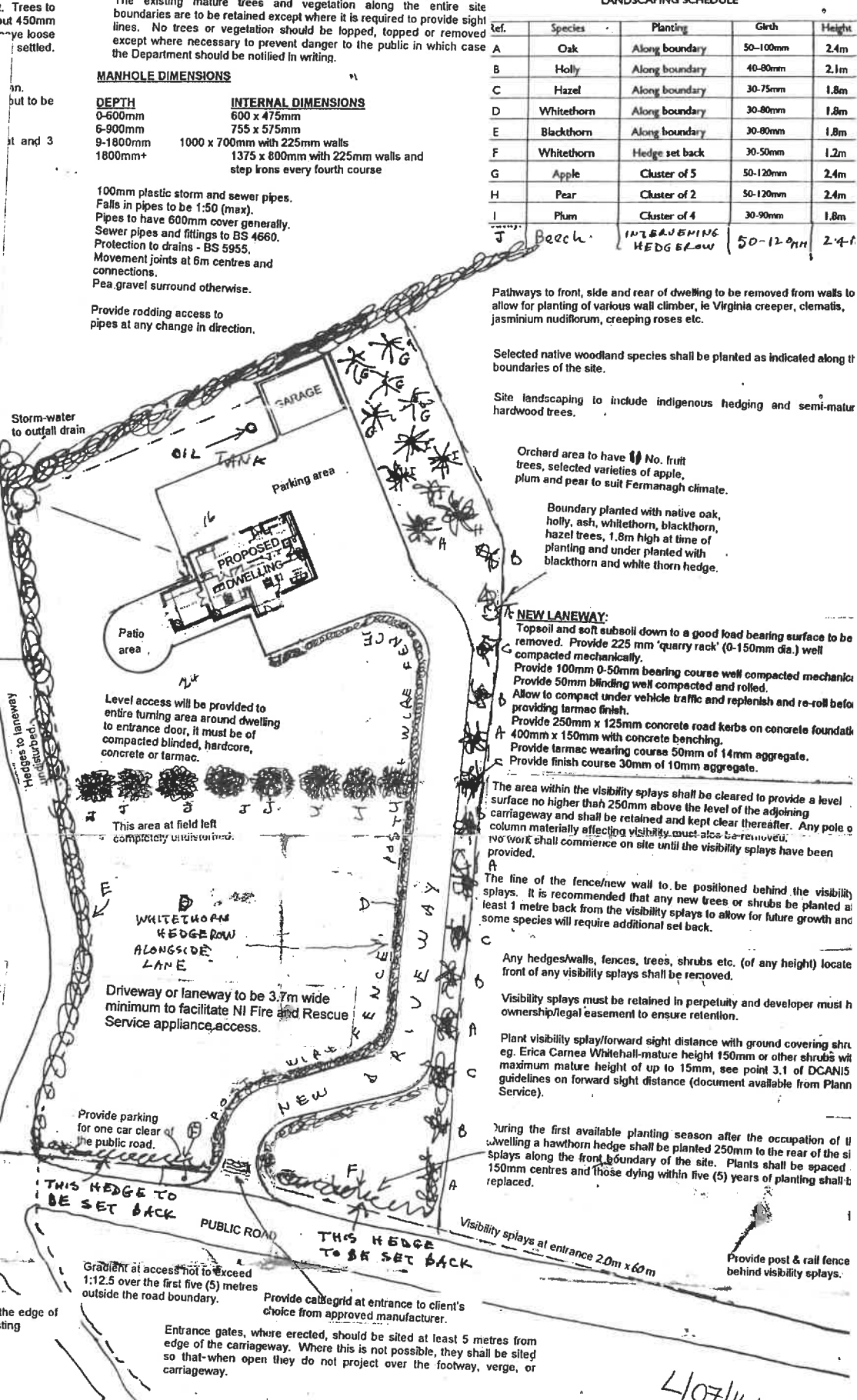
Mains water brought into house in 28mm polythene pipe 750mm below ground level surrounded by 200mm of sand.

Visibility splays at entrance 2.9m x 60m

Entrance laid with fall to gully piped via 150mm diameter pipe to drain.

Piers, gates, fencing to client's choice.

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.



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

This area at field left completely unobstructed.

Driveway or laneway to be 3.7m wide minimum to facilitate NI Fire and Rescue Service appliance access.

Provide parking for one car clear of the public road.

Gradient at access not to exceed 1:12.5 over the first five (5) metres outside the road boundary.

Provide catgrid at entrance to client's choice from approved manufacturer.

Entrance gates, where erected, should be sited at least 5 metres from 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.

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.

New Dwelling & Garage

For, [Redacted]
At Derrylea
Newtownbutler
Co.Fermanagh, BT92 8BL

Block Plan

1:500

- a Oil tanks sited less than 1800mm from a building or 750mm from a boundary to be protected by a fire wall.
- b The fuel pipe-work from the tank shall be resistant to the effects of fire and be fitted with a fire valve system where it enters the building.

Oil tank to be banded to a capacity of 110% of its maximum capacity.

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

Consultants

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Land Registers of Northern Ireland

Date: 20 Dec 2007
County: Fermanagh
Folio: FE86924
Scale: 1:2500
Our Ref: 2007/588771
Your Ref: EM IM R023 (14)
Map Ref(s): 26004NE,26004SE,26101NW,
26101SW
Sheet 1 of 1

Key to folio labels:
a - FE86924

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