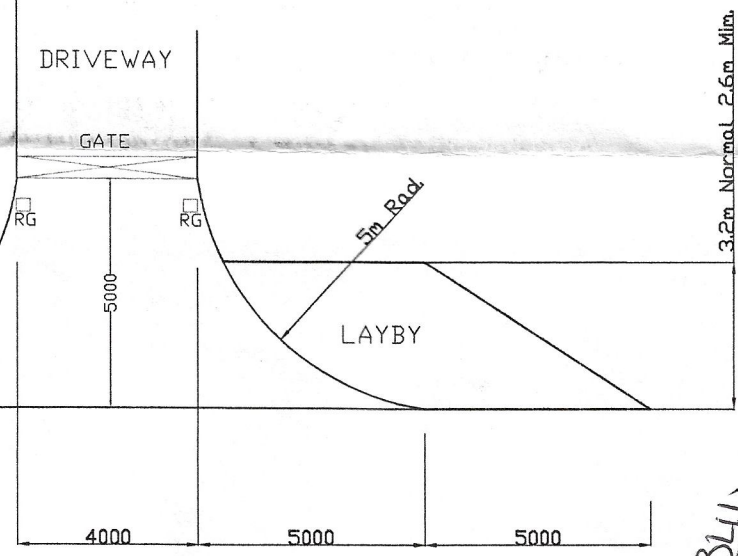




Existing hedges to be retained

Septic Tank

Irrigation system



The Planning Service
RECEIVED
 16 FEB 2006
 File No. OMA6H

Drawing
 Number 02
 Planning

Access Detail

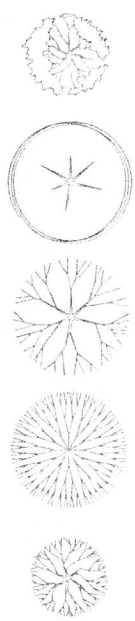
Subject to Conditions (new) as set out on
GRANTED
 Team 13
 N/2006/0341/F
 Planning (N.I.) Order 1991
 Omagh Division
 Date: 16/02/06

LANDSCAPING:

Proposed hedges to be Hawthorn. Planted at a density of 1.2 /1m and at height of 500mm.

Proposed trees to be as follows:-

- | REF: | VARIETIES | HEIGHT m | GIRTH mm |
|------|--------------------------|----------|----------|
| 1 | Acre (Maple) | 2.0 | 100 |
| 2 | Aesculus(Horse Chestnut) | 2.5 | 120 |
| 3 | Betula (Birch) | 2.0 | 100 |
| 4 | Fagus (Beech) | 2.1 | 100-200 |
| 5 | Sorbus (Mountain Ash) | 2.0 | 100 |



SITE ENTRANCE NOTES:-

An unobstructed sight splay in both direction of 2.4m from edge of road at center of entrance to a point 45 m as indicated on drawings. Sight splays must be provided before any work commences on site. All existing hedges and fences in front of sight lines must be removed and replaced by a fence/hedge positioned behind the splays. The area within the visibility splay should be leveled to between 150mm above road level, soiled and sown in grass seed and kept free from all trees and shrubs. Access to be constructed in such a manner as to facilitate the parking of at least one vehicle clear of the road. Adequate provision shall be made to ensure that surface water does not flow from the site onto the public road. entrance radius to be 5m minimum. Access gradient to be 1 in 12.5 maximum for the first 5m. Laneway to have a minimum width of 3.7m with an access gate width of 3.1m minimum. Access to be capable of withstanding 12.5 tones

DRAINAGE:-

Septic tank to have a minimum capacity of 2.7m sq. and to Public Health standard design and be located 15m minimum from all dwellings. Sub-soil irrigation system to be 75mm dia. perforated pipes laid a maximum fall of 1 in 200 on and surrounded with pea gravel. The length of the system shall be sufficient to facilitate the disposal of effluent without causing any pollution or nuisance, have a minimum length of 200 m x 600mm wide, unless sub-soil conditions are suitable for less. Last manhole for storm/foul drainage system to be 12 m maximum from public connection point. Location of Public sewer to be agreed with water service. Deep seals traps to be provided to all first floor sanitary appliances pipework enters a soil stack within 200m below a WC connection. Shower trays must be fitted with a trap incorporating a removable waste tip tube. WC to be connected to SVP 200 mm above any other connections.

All planting shall be carried out during the first amiable season after occupation. Existing trees, shrubs, hedges, etc., to be protected by a 1.2 m high post and wire fence placed 3 m from existing planting during construction works. If any retained tree is removed, uprooted or destroyed or dies within 3 years from date of the occupation of the building for its permitted use, another tree or trees shall be planted at the same place and those trees shall be of such size and species and shall be planted at such time as may be specified by the department.

Revisions:

Project:

Proposed Dwelling 120 m North of 14 Tulavern Rd Ballygawley

Client:

Stanley Dunlop

Drawing:

Site Plan

Drawn By: AK

Scale: 1:500

Date: 2/2/06

Job No: 2389

Checked By: AK

J. AIDAN KELLY M.B.I.A.T. (Ltd)

Tel: 028 87727600

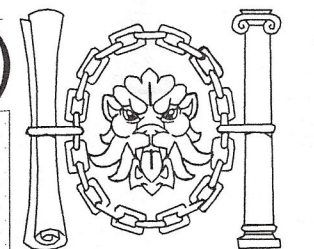
Fax: 028 87727300

Mobile 07801594462

www.jakelly.co.uk

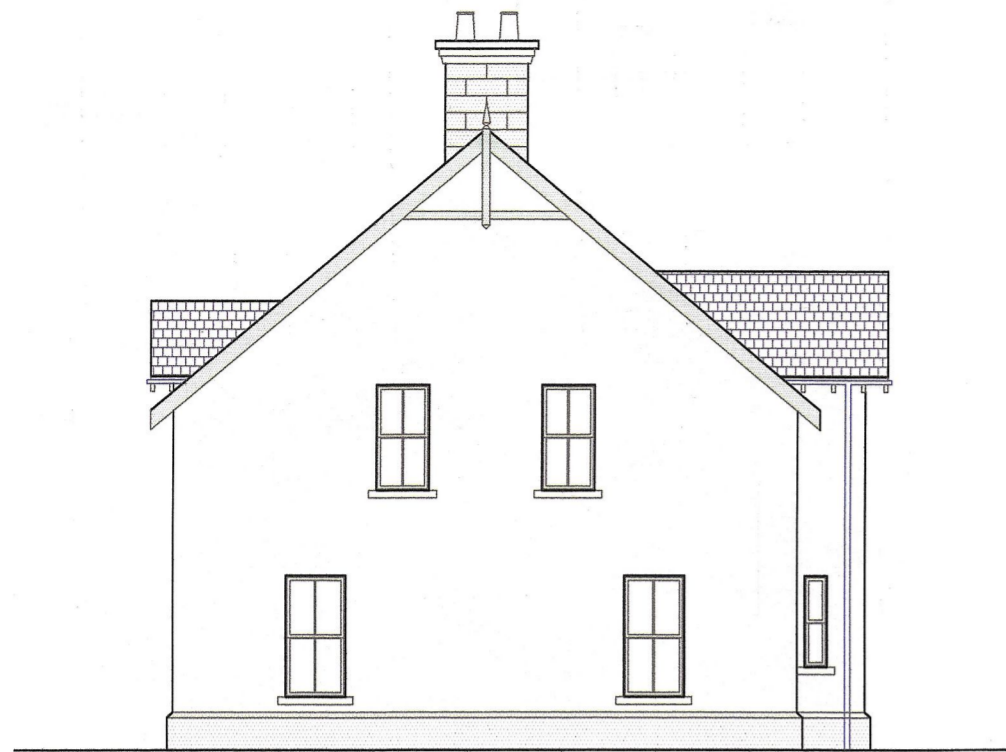
e-mail -info@jakelly.co.uk

9 George's Street Dungannon BT70 1BP



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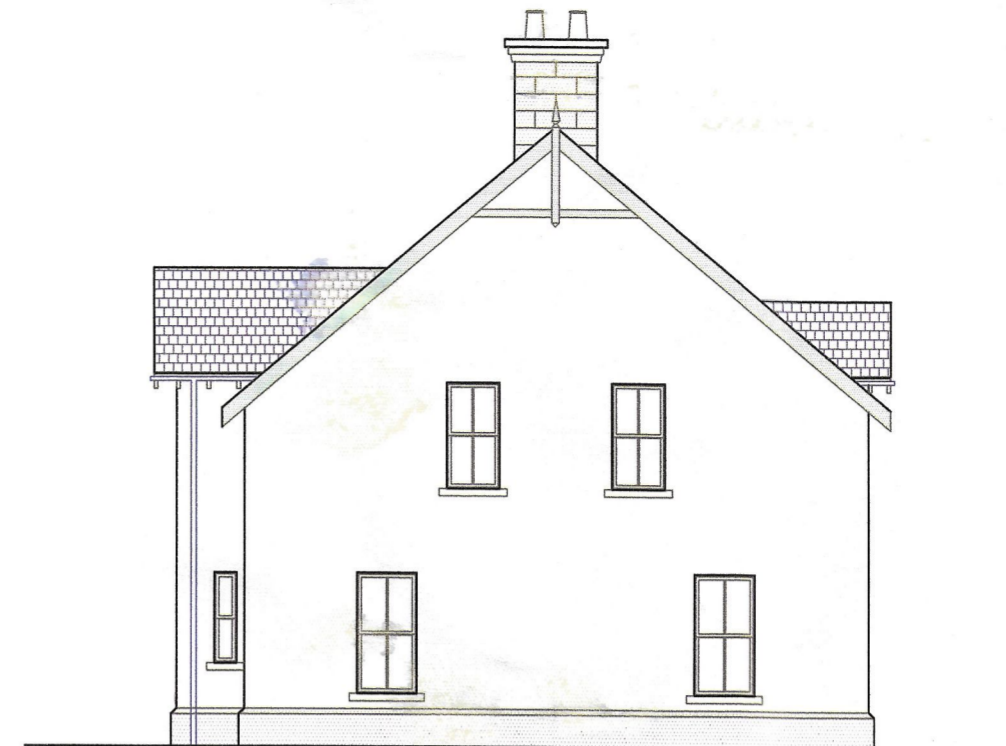
S:\9994_1p.am.141 (Kadogan) (Sawney, Molyneux) - 301



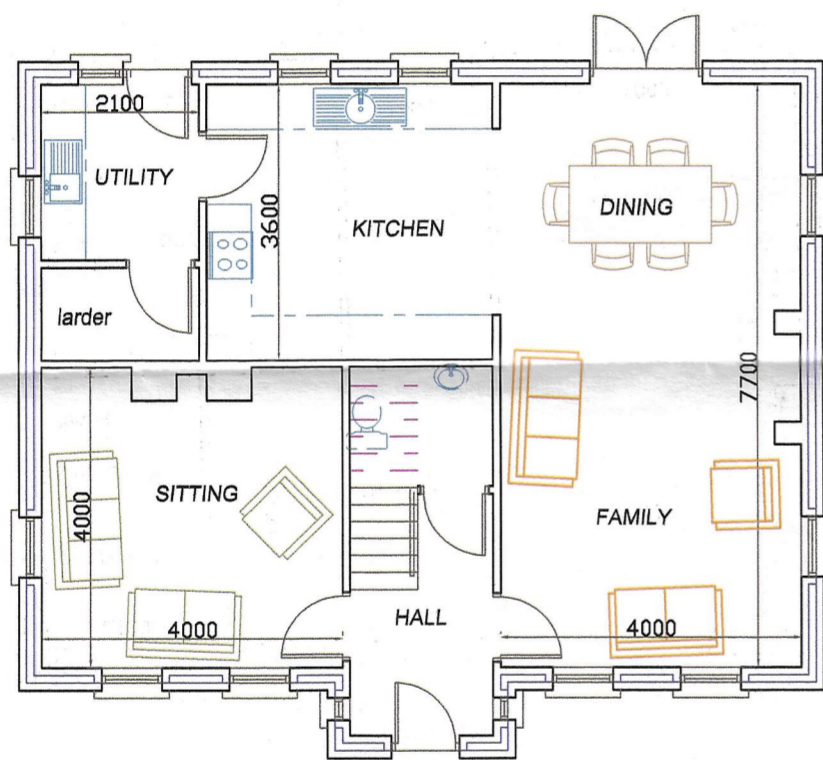
SIDE ELEVATIONS



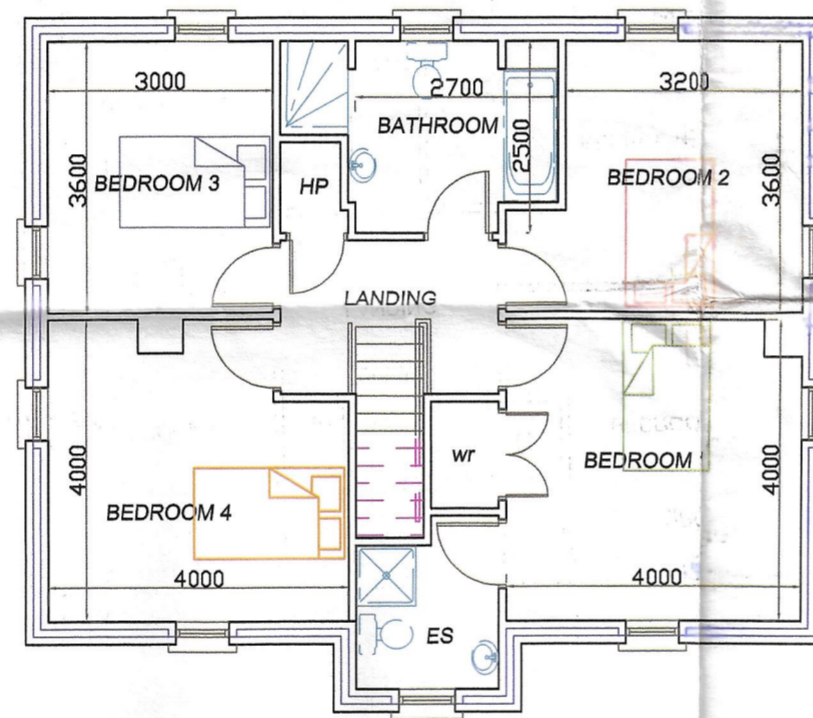
REAR ELEVATIONS



SIDE ELEVATIONS



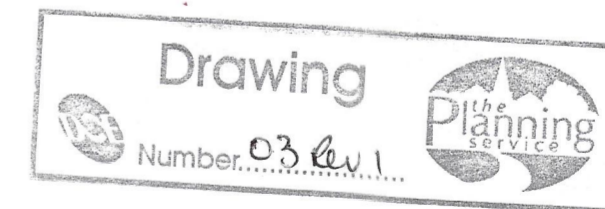
HOUSE TYPE 1 GROUND FLOOR LAYOUT
1650ft sq Total Floor Area



FIRST FLOOR LAYOUT

EXTERNAL FINISHES

- Roof Covering - Blue Black Natural Slate.
- Guttering - Cast Aluminium Gutter & Downpipes.
- Fascia, Barge boards & Rafter Ends - Painted Redwood.
- Main Walls - Smooth Plaster Render Painted.
- Base Chimneys etc. - Smooth Plaster Ashlar effect Painted.
- Windows - White uPVC Windows Painted.
- External Doors - Hardwood Painted.

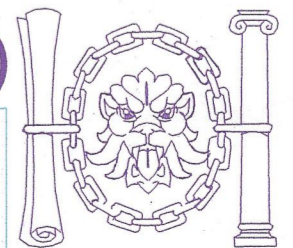


Revisions:

Project: Proposed Dwelling at Tulnavern Ballygawley
 Client: Mr S Dunlop
 Drawing: Design Drawings - Layouts & Elevations

Drawn By: W G Duff
 Scale: 1:100
 Date: 7/2/05
 Job No: 1343
 Checked By:

J. AIDAN KELLY M.B.I.A.T. (Ltd)
 Tel: 028 87727600
 Fax: 028 87727300
 Mobile 07801594462
 www.jakelly.co.uk
 e-mail -info@jakelly.co.uk
 9 George's Street Dungannon BT70 1BP



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FRONT ELEVATIONS