

PLANTING

GENERAL NOTES ...

- All new planting will be comprised of indigenous or native species as scheduled. All planting as specified to be carried out in the first planting season following the commencement of the construction works. Any trees or shrubs which, within a 5 year period of the completion of the developments, die, are removed, or become damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- Tree shelters are to be provided around individual trees to prevent weather and animal damage. Trees and undergrowth is to be suppressed around new planting by the use of an approved weedkiller in winter and frequent mowing.
- Existing trees and hedgerows are to be retained intact unless shown otherwise. Temporary fences are to be erected around individual trees under the full extent of the canopy. The areas within such fences are not to be driven on or trampled through. The ground level around existing trees is not to be altered. Stockpiles of topsoil are not to be located in the vicinity of existing trees and hedgerows.
- For clump planting of mixed species, plant larger (including evergreen) to centre or rear.
- Newly planted trees of over 90cm height are to be supported by staking system as shown on detail sheets. Stakes to support up to one third of the tree height, and the tree secured using adjustable rubber straps. Support to be maintained for the first three years. The management and maintenance programme as shown on schedule is to be followed for at least the first five years, and thereafter when necessary.
- No tree shall be topped, topped, felled or removed except where necessary to prevent danger to the public, in which case the OGE Planning Service must be informed in writing beforehand.
- Trees to be planted or retained near construction works to be to BS5837 and NMS Practice note 3 (Building near trees and BS6181 No.28 (The influence of trees on house foundations in clay soils).

8. Other trees affecting the works are : BS3999 Recommendations for Tree Work : BS4428 Recommendations for General Landscaping Operations : BS4243 Recommendations for the Transplantation of trees/shrubs trees : BS5988 Recommendations and classification of Topsoil. BS5338 Cultivation and Planting of trees in the advanced Nursery Stock category : BS5338 Nursery Stock Part 1 : Trees and shrubs Part 4 : Forest trees

STOCK SIZES	Overall Height	Stem Height	Birth	PLANTING TIMES
T = Transplant	0.1 - 0.5m	N/A	N/A	BARE ROOTED PLANTS : November to March.
W/B = Whip / B	0.6 - 1.2m	N/A	N/A	BARE ROOTED PLANTS : November to March.
F = Feathered whip	1.2 - 3.0m	N/A	60cm	ROOT BALLED PLANTS : November to March.
HS = Half standard	2.0 - 2.4m	1.2 - 1.4m	60-80cm	
3/4S = 3/4 standard	2.1 - 2.4m	1.4 - 1.6m	60-80cm	
LS = Light standard	2.4 - 2.7m	1.6 - 1.7m	60-80cm	
S = Standard	2.7 - 3.0m	1.7 - 1.8m	80-100cm	
TS = Tall standard	3.0 - 3.6m	1.8m min	100-120cm	CONTAINER GROWN PLANTS :
SS = Selected std.	3.0 - 3.6m	1.8m min	100-120cm	Any time providing soil conditions are suitable and weather conditions are not extreme.
MS = Heavy standard	3.6 - 4.2m	1.8m min	120-140cm	
MSB = Extra hvy std A	4.2 - 4.8m	1.8m min	140-160cm	
MSD = Extra hvy std B	4.8 - 5.4m	1.8m min	160-180cm	
MSHC = Extra hvy std C	5.4 - 6.0m	1.8m min	180-200cm	
MSL = Semi mature A	6.0 - 6.6m	1.8m min	200cm min	
MSB = Semi mature B	6.6 - 8.0m	1.8m min	200cm min	

Note: Hedging to be planted at centres as shown, in double rows 30cm apart.
 Birth measured at 1m above ground (except for feathered whips)
 CS = Container grown plants
 BR = Bare rooted

ACCESS

VEHICULAR BRAYS
 VEHICULAR BRAYS TO BE INSTALLED IN FRONT OF THE AREA WITHIN THE VEHICULAR BRAY SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE NO HIGHER THAN 200MM ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE RETAINED AND CLEAR THROUGHOUT.

POLE-COLUMNS
 ANY POLE OR COLUMN MATERIALLY AFFECTING VEHICULAR BRAYS MUST ALSO BE REMOVED. A MAXIMUM OF TWO POLE OR COLUMN IS ACCEPTABLE IN EACH VEHICULAR BRAY. THE COST OF REMOVING COLUMN/POLES IS Borne BY THE APPLICANT. NO WORK SHALL COMMENCE ON SITE UNTIL THE VEHICULAR BRAYS HAVE BEEN PROVIDED.

HEDGES ETC
 ANY HEDGES/WALLS/FENCES/TREES/SHRUBS ETC FOR ANY HEIGHT LOCATED IN FRONT OF THE VEHICULAR BRAYS SHALL BE REMOVED. HEDGES/WALLS/FENCES/WALLS OF ANY HEIGHT OR WALL MUST BE POSITIONED BEHIND THE VEHICULAR BRAYS. IT IS RECOMMENDED THAT ANY NEW TREES OR SHRUBS SHALL BE PLANTED AT LEAST 1M BACK FROM THE VEHICULAR BRAYS TO ALLOW FOR FUTURE GROWTH AND SOME SPECIES WILL REQUIRE ADDITIONAL SET BACK DRAINAGE.

DRAINAGE
 DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE PUBLIC ROAD. BULKING THE EXISTING HEDGEROW 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 DRAIN THIS SURFACE WATER FROM THE ROAD DEVELOPMENT DOES NOT FLOW ONTO THE PUBLIC ROAD.

OPEN DRAINS OR OUTLETS IN THE ROAD SERVICE SHALL BE PRIED TO THE SATISFACTION OF THE ROAD SERVICE (E.G. ONE 60MM DRAIN WATERCOURSES REMOVED IN FRONT OF A HEDGE/FENCE LINE SHALL BE PRIED TO THE SATISFACTION OF THE ROAD SERVICE) (E.G. ONE 60MM DRAIN)

GRAVEL
 GRAVEL ON ACCESS SHALL NOT EXCEED 102.5 OVER THE HEDGE 8M FROM THE EDGE OF THE PUBLIC ROAD.

GATES/SECURITY BARRIERS
 BARRIERS GATES WHERE ERRECTED SHOULD BE SITED AT LEAST 8M FROM THE EDGE OF THE CARRIAGEWAY. WHERE THIS IS NOT POSSIBLE THIS SHALL BE 5M TO 8M THAT WHEN OPEN THEY DO NOT PRODUCE OVER THE VERGE OF CARRIAGEWAY.

DRAINAGE
 DRAINAGE WITHIN 3M, MAXIMUM - 60M.

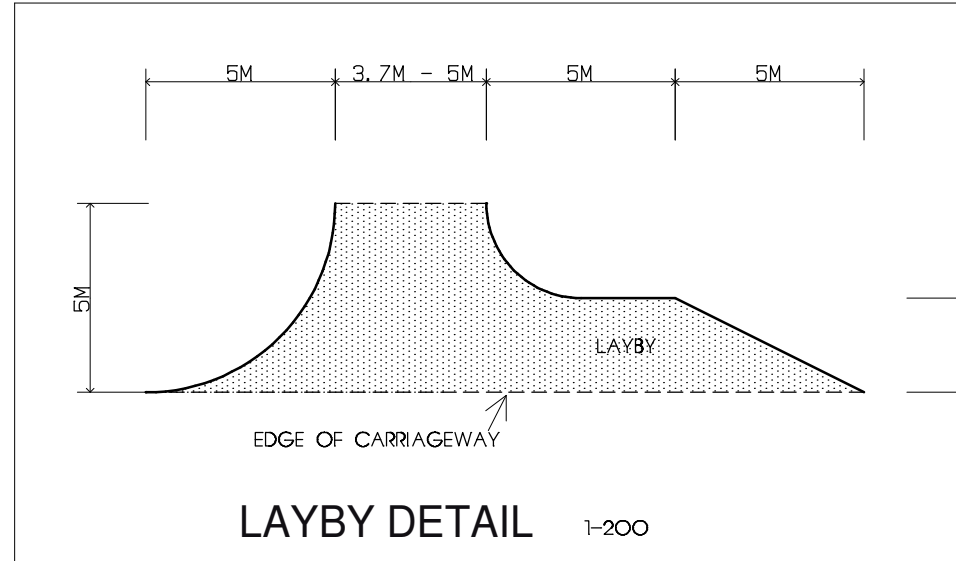
VEHICULAR BRAYS
 VEHICULAR BRAYS ACCESS DRAINAGE FLOWWAY.
 ANY EXISTING ACCESS SHALL BE CLOSED WITHIN 4 METERS OF NEW ACCESS OPENING.

SURFACE MATERIAL
 DRAINAGE/ACCESS SHALL BE SURFACED IN BITUMAC/ASPHALT BETWEEN THE EDGE OF THE PUBLIC ROAD AND A POINT IN LINE WITH THE CENTRE LINE OF THE EXISTING HEDGE/FENCE/WALL ETC. DRAINAGE SHALL BE DROPPED OVER A DISTANCE OF 4M ACROSS THE MOUTH OF THE ENTRANCE.

SEPTIC TANK
 PORTION OF THE SEPTIC TANK TO BE BROWN. DRAINAGE MUST NOT BE DISCHARGED DIRECTLY TOWARDS THE PUBLIC ROAD OR INTO ANY DRAINAGE LEADING TO THE PUBLIC ROAD.

APPLICANT IS REQUIRED TO ENSURE THE ROAD (E.G. OVER 1000 TO BE IN POSSESSION OF THE DEPARTMENT'S CONSENT BEFORE ANY WORK COMMENCES WHICH INVOLVES OPENING TO ANY HEDGE/WALL/ FENCE/ FENCE FRONT OF A SITE. THE CONSENT IS AVAILABLE FROM THE LOCAL ROAD SERVICE DEPOT. A REPORT WILL BE REQUIRED.

NOTE
 IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SURFACE WATER FROM THE ROOF OF THE DEVELOPMENT DOES NOT FLOW ONTO THE PUBLIC ROAD.



OIL STORAGE TANK

HEATING OIL STORAGE TANK
 THE OIL STORAGE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF: -
 I. BS 5905: 1997, FOR STEEL STORAGE TANKS; AND
 II. DFD 1 100: 1995, FOR MEDIUM DENSITY POLYETHYLENE TANKS.

PROVIDE OIL STORAGE TANK INTERNALLY BUNDLED. THE BUND SHALL HAVE A CAPACITY OF NOT LESS THAN 110% OF THE TANK IT CONTAINS. THE TANK SHALL BE CONSTRUCTED OF CONCRETE OR PAVING SLABS NOT LESS THAN 40MM THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE TANK EXTERNAL SURFACE BY NOT LESS THAN 300MM.

A 30 MINUTE FIRE RESISTANT FENCE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY BUILDING WITHIN 1800MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FENCE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK, OR ANY PART OF THE BUILDING OR BARRIERS WITHIN 1800MM OF THE OIL STORAGE TANK SHALL BE IMPERFORATE AND HAVE 30 MINUTE FIRE RESISTANCE.

A 30 MINUTE FIRE RESISTANT FENCE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY SITE BOUNDARY WITHIN 750MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FENCE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK.

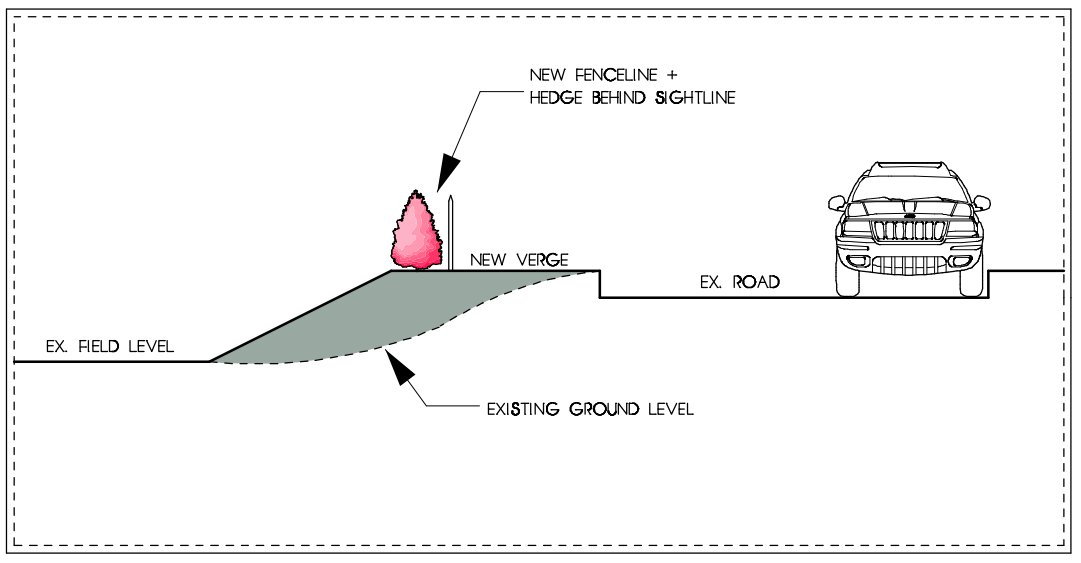
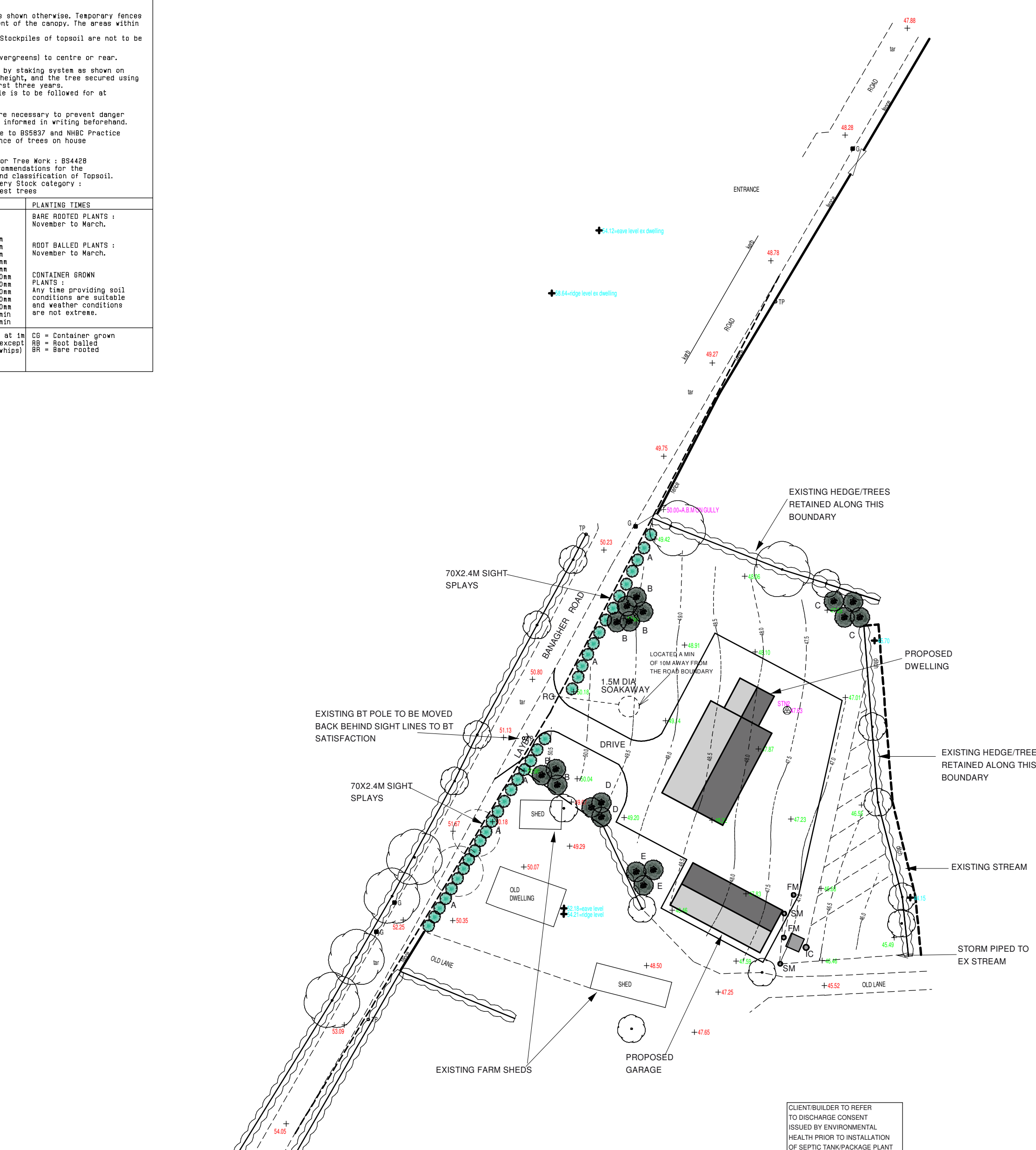
AUTOMATIC ISOLATION
 THE FUEL PIPEWORK FROM THE OIL STORAGE TANK TO OIL BURNER SHALL BE RESISTANT TO THE EFFECTS OF FIRE AND FITTED WITH A FINE VALVE SYSTEM WHERE IT ENTERS THE BUILDING IN ACCORDANCE WITH BS 5410 PART 1: 1999. SECTIONS 62 AND 63. ALL PIPEWORK SHALL BE RIGID AND FIREPROTECTED AND PROTECTED WHERE NECESSARY AGAINST DAMAGE. JOINTS SHALL BE KEPT TO A MINIMUM AND THE USE OF PLASTIC COATED MALLEABLE COPPER PIPE IS RECOMMENDED. INSIDE THE BUILDING EVERY EFFORT SHALL BE MADE TO AVOID THE USE OF JOINTS BETWEEN THE ENTRY POINT OF THE PIPE AND THE BOILER CONNECTION. WHERE PIPES PASS THROUGH THE WALL OF BUILDINGS THEY SHALL BE BUNDLED. PIPES SHALL BE ADEQUATELY SUPPORTED TO PREVENT SHAKING. BUNDLED PIPES SHALL BE LOCATED WHERE THE CHANCE OF DAMAGE FROM COLLISION OR OTHER ACTIVITIES IS MINIMAL. WHERE THIS CANNOT BE DONE, THE PIPEWORK SHALL BE PROTECTED BY COVERING WITH TILES.

A FINE VALVE SHALL BE FITTED TO FUEL PIPEWORK TO CUT OFF THE SUPPLY OF OIL REMOTELY FROM THE HEATING APPLIANCE IN THE EVENT OF ACCIDENTAL FIRE OCCURRING IN OR AROUND THE APPLIANCE.

FOR APPLIANCES INSIDE BUILDINGS (INCLUDING APPLIANCE INSIDE AN EXTERNAL BOILER HUT), THE OIL SUPPLY SHALL BE SHUT OFF EXTERNALLY TO THE BUILDING (EXTERNAL TO BOILER HUT). VALVE SENSORS SHALL BE POSITIONED INSIDE THE APPLIANCE CASING OVER THE BURNER. THE SENSOR ACTIVATING TEMPERATURE SHALL BE RATED SO AS NOT TO CAUSE NUISANCE OUT OFSIDE AND THE SENSOR SHALL BE LOCATED IN A POSITION RECOMMENDED BY THE MANUFACTURER.

FINE VALVES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:-
 I. THEY WILL BE CAPABLE OF SENSING A FIRE INSIDE OR CLOSE TO A HEATING APPLIANCE AND ALSO SHUT OFF THE OIL SUPPLY EXTERNALLY FROM THE BUILDING.
 II. IN THE EVENT THAT ANY PART OF THE VALVE BECOMING DAMAGED, IT SHALL CLOSE OFF THE SUPPLY OF OIL.
 III. MANUAL OPERATION SHALL BE NECESSARY IN ORDER TO PASS OIL AFTER BEING THERMALLY ACTIVATED.
 IV. IT SHALL BE PROVIDED WITH A MEANS FOR TESTING FOR SATISFACTORY OPERATION AND FOR RESETTING MANUALLY.
 V. ELECTRICALLY OPERATED FINE VALVES SHALL BE SUITABLY DESIGNED WITH ELECTRICALLY OPERATED VALVE COUPLED TO THERMAL FUSES LOCATED AS DESCRIBED IN BS 5410 PART 1: 1999. PARAGRAPH 6.1.1. THE VALVE SHALL BE SELF-CLOSING ON OPEN CIRCUITS OF THE THERMAL FUSES, AND SHALL BE INSTALLED SO THAT THE OIL PRESSURE EXERTED BY THE HEAD OF OIL IN THE TANK ASSISTS CLOSURE. THE THERMAL FUSES SHALL BE OF THE TYPE WHICH REMAINS OPEN CIRCUITS AFTER OPERATION.
 VI. A WEIGHT OR SPRING LOADED VALVE CAN BE USED. IT SHALL BE HELD OPEN BY A FLEXIBLE CABLE WITH FUSIBLE LINKS INSERTED IN ITS LENGTH OVER EACH FERRING POINT. AT ALL CHANGES OF DIRECTION, THE FLEXIBLE CABLE SHALL PASS OVER A CORROSION RESISTANT WHEEL WITH GOOD QUALITY BEARINGS AND A CLEARANCE OF NOT LESS THAN 10MM.
 VII. WHERE THE SENSITIVE ELEMENT IS POSITIONED EXTERNALLY TO ANY APPLIANCE CASING IT SHALL BE LOCATED AT A MAXIMUM OF 1M DIRECTLY ABOVE THE BURNER.
 VIII. ELECTRICAL CIRCUIT SHALL BE INDEPENDENT OF THE BURNER AND OTHER CONTROL CIRCUITS.

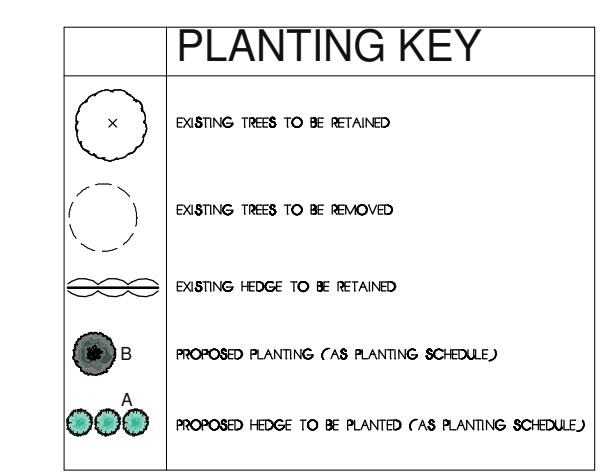
SITE PLAN



VERGE DETAIL
 SCALE 1:100

PLANTING SCHEDULE

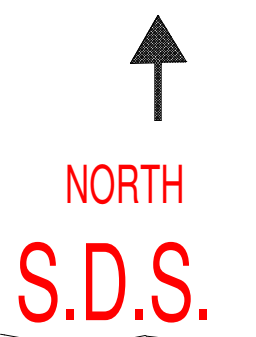
SPECIES	NUMBER	SPACING (Metres)	TYPE
A <i>Crataegus monogyna</i> (HAWTHORN)	300	5/5	BR
B <i>Betula pubescens</i> (BIRCH)	8	3.0	BR
C <i>Sorbus aucuparia</i> (ROWAN)	4	3.0	BR
D <i>Quercus petraea</i> (OAK)	3	4.0	BR
E <i>Fraxinus excelsior</i> (ASH)	3	3.0	BR



SEPTIC TANK
 2000 STANDARD PACKAGE PLANT THE SEPTIC TANK OF MIN CAPACITY 2500 LITRES/TANK TO BE POSITIONED A MIN OF 20M FROM ANY DWELLING AND SET ON CONC OR BENCH WITH RA GRAVEL.

DRAINAGE
 PROVIDE 100MM DIA. 100 DRAIN LAD AT FALL OF 1 IN 40 AND BENCH TO RA GRAVEL. ANY PIPES WHICH PASS THROUGH WALLS OF UPPER FLOORS TO BE WRAPPED IN POLYTHENE AND BURIED IN 100MM COARSE GRAVEL. PROVIDE 100MM DIA. 100 DRAIN LAD AT CONNECTIONS LEAVING TOWN POLYTHENE. PROVIDE 100MM DIA. 100 DRAIN LAD TO 1 IN 40 FALL TO STREAM OR DOWNWAY FILLED WITH RA GRAVEL AS INDICATED ON SITE PLAN. ALL PIPES TO CONFORM WITH BS 5905.

MANHOLES TO BE BUILT IN BLOCKWORK ON CONC BASE AND FLEXIBLE AND BUNDLED INTERNALLY TO BASK WITH GALV HEAVY DUTY COVER & FRAME. 80 LITRE PIPES TO MANHOLES OVER 1M DEEP. PROVIDE TOWN COSE ALUM GUTTER TO DWELLING AND 60MM DIA. PVC DOWNPIPES DOWNWARDS TO TERMINATE INTO VERT BACK-BLET GULLY. TOWN PIPES AS SHOWN ON PLAN. PROVIDE 100MM DIA. SIP AS RAIN BREATHER IN ANY ABOVE WINDOW ROOMS AND FITTED WITH PVC WEATHER COVE. IF INTERNAL OR FITTED TO SUITABLE BLENDED TILE VENT IN BLOCKWORK AS PER MANHOLE PROVIDE ROOFING ACCESS POINTS TO ALL CHANGES IN DIRECTION OF WASTE PIPES AND LEAVE SUITABLE ACCESS TILES.



STEVEN DRUSE SURVEYING

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CLIENT= MARCUS KERR DESIGN (HEANEY/MCLOSKEY)

LEVELS RELATED TO +50.00M ON GULLY

DATE= 11/12/2012
 REF= 1721-12 62 BANAGHER RD DUNGIVEN

CHECKED BY= STEVEN DRUSE
 TEL= 07714021721 / 02827511320

NOTES: ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY WORKS