

Proposed Site Location Plan  
Scale 1/2500 from sheet 191-08-NE

HEDGE/SHRUB PLANTING SCHEDULE

	Woodland planting	Ground cover planting	Hedging	Improved boundary hedging
Number		80	420	
		(sight splays)		
TOTALS			420	

TREE PLANTING SCHEDULE

Denoted on plan	No.	SPECIES	Girth	Type
Or		Quercus robur (English oak)	10cm-12cm	Selected standard (RB)
Bp		Betula pubescens (Downy birch)	10cm-12cm	Selected standard (RB)
Fs	10	Fagus sylvatica (Beech)	10cm-12cm	Selected standard (RB)
Sa	7	Sorbus acuparia (Rowan)	10cm-12cm	Selected standard (RB)
Ag	10	Alnus glutinosa (Common alder)	10cm-12cm	Selected standard (RB)
Ms	9	Malus sylvestris (Crab apple)	10cm-12cm	Selected standard (RB)
TOTALS	25			

- Denotes tree planting with Type e.g Ag, Sa etc
- Denotes new hedgerow
- Traditional mixed native hedgerow: These plants are low growing and spreading in habit as ground cover reaching a height of 150mm-200mm. Spacing to be approximately 3 plants per sq metre.
- Ground cover planting: These plants are low growing and spreading in habit as ground cover reaching a height of 150mm-200mm. Spacing to be approximately 3 plants per sq metre.
- Ground cover plants: Species mix:
  - Elephant's ears 'Silverleaf' 15%
  - Bull thistle 10%
  - ling heather, 7.5%
  - cottonaster dammerii, 7.5%
  - rose of sharon, 7.5%
  - potentilla fruticosa, 7.5%
  - meadow cranesbill (Johnson blue), 1.5%
  - Sodium spectabile (ice plant), 7.5%
  - nepeta (cat mint), 7.5%
  - Ground cover roses and ivy 10%

**Proprietary effluent treatment system to DAERA and Building Control requirements min 15m from dwelling**

A copy of the discharge consent to be forwarded to building control before installation of the treatment plant

150mm effluent discharge pipe in gravel trench to sheugh

The depth of underbuilding between finished floor level and existing ground level shall not exceed 0.45m at any point FFL Dwelling 119.500

Proprietary effluent treatment system to DAERA and Building Control requirements min 15m from dwelling

A copy of the discharge consent to be forwarded to building control before installation of the treatment plant

- The effluent discharged to the roadway via the underground stratum shall not:
  - Have biochemical oxygen demand in excess of 20mgms per litre;
  - Contain suspended solids in excess of 30mgms per litre;
  - Exceed 1 cubic metre(s) per day;
  - Contain any substance (other than defined in (b) above) which will cause the wastewater to be toxic or injurious to fish or other aquatic organisms.
- All surface water shall be excluded from the system.
- The tank shall be desludged at least once every year.
- Facilities shall be available for the sampling of the final effluent.
- The sampling point shall be at the purpose built chamber immediately after the sewage treatment plant.

**ACCESS WITH PUBLIC ROAD**

The access shall be at a right angle to the public road over a distance of 5 metres as measured from the near edge of the public road.

Width of Access to be 4.1m for first 10m from near edge of public road and minimum of 3.9m thereafter for Fire Brigade access

**PARKING / TURNING**

The required vehicle parking and turning areas to be provided within the curtilage of the site as shown.

Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18 m x 3.2 m. Over 3 bedrooms require 24 m x 3.2 m)

**VISIBILITY SPLAYS**

Visibility splays of 2.4m X 60m must be retained in perpetuity. Ensure no blind spots exist where access is on the inside of a bend

**VISIBILITY SPLAYS**

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.

**POLES/COLUMNS**

Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. pole or column is acceptable in each visibility splay. The cost of removing columns/poles is borne by the Applicant. No work shall commence on site until the visibility splays have been provided.

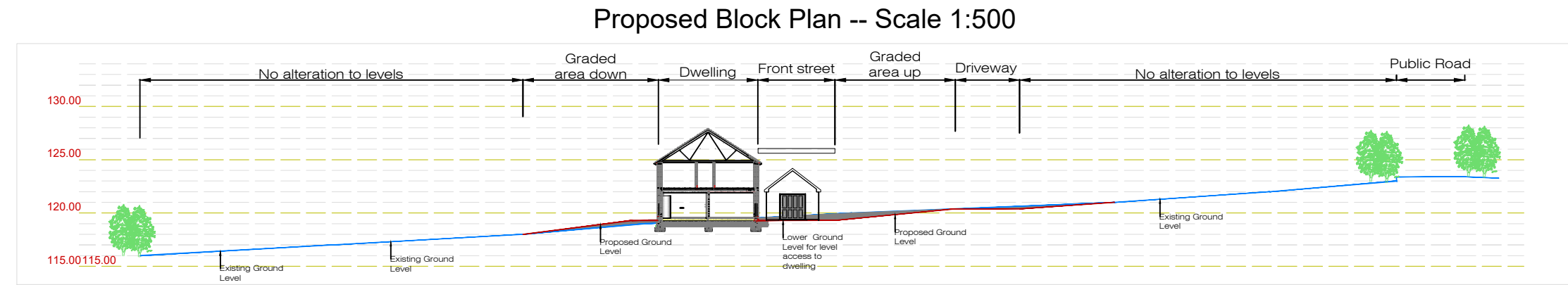
**HEDGES, ETC.** Any hedges/walls (except Parapet walls where access serves 1 no house)/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

**DRIVEWAY WIDTH**

Minimum width 3.2 m. Maximum - 5.0m

**SURFACE MATERIAL**

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.



Proposed Site Section A\_A -- Scale 1:500

The vehicular access, including visibility splays of 2.4 metres by 60 metres and any forward sight distance shall be provided, before any other work is carried out on site and retained in perpetuity.

**REASON:** To ensure there is a satisfactory means of access in the interests of road safety and the convenience of road users.

The Applicant shall comply with the RS1 form

**ACCESS ACROSS VERGE/FOOTWAY, ETC**

Roads Service have no objection to access across a roadside verge/footway. The only exception to this is where an access is onto a public car park; in this particular case a legal agreement (together with payment) must be entered into with Transport NI prior to full reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

The Applicant is required under the Roads (NI) Order 1993 to be in possession of the Department's consent before any work commences which involves openings to any fence/hedge/wall etc bounding the front of a site. A deposit will be required.

Plant visibility splay/Forward sight distance with ground covering shrubs, e.g. Erica Carnea Whitehall - mature height 150 mm or other shrubs with maximum mature height up to 15mm. See Part 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Planning Service)

\*\*If the access is located close to a crest then the FSD is also measured vertically to & from a point 1.0 metre above road level.

It is an offence under the Roads Order to reduce the width of a roadside verge.

The existing mature trees and vegetation within and around the entire site boundaries of the host agricultural field shall be retained intact. No trees or vegetation shall be lopped topped or removed except as necessary to provide requisite sight lines

Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first planting season after commencement of the development.

All tree or hedgerow removal or vegetation clearance should be kept to a minimum and any removal shall not be carried out during the bird breeding season between March 1st and August 31st.

Any mature trees and/or buildings which require works should be surveyed for the presence of bats by an experienced Bat worker or surveyor 48 hours prior in accordance with Bat Conservation Trust Good Practice Guidelines. If there is evidence of Bat activity on the site all works shall cease immediately and further advice sought from The Wildlife Team, Northern Ireland Environment Agency. Tel 028 9056 9557 or 028 9056 9558

All areas to be planted to be cleared of all extraneous matter and all compaction relieved by main contractor to the satisfaction of the Landscape contractor/client

The areas to be backfilled with selected topsoil inspected by all parties

Watering to be carried out as necessary

All broadleaved trees to be double staked to L.S. 131 1964

All advanced nursery stock shall conform to BS 5236 : 1975 and have a strong fibrous root system with strong anchorage roots and good crown. Bare roots shall be protected during delivery to site.

The time of planting shall be agreed with all parties but shall not commence before 30th October or after 31st March

**OIL STORAGE TANK**

Provide 2500 litre (550 gal) plastic storage tank, bolted down to all the feet provided to 4 no 900mm high legs, rendered and sited where directed by employer. Oil tank to be constructed in accordance with the recommendations of OFS T 100: 1995

Where a steel tank is provided it should be installed in accordance with BS 799-5: 1987. The oil tank should be installed no closer than 1800mm from any building or 750mm from a boundary unless it is protected by a firewall.

Oil tank will have not less than 42mm thick concrete or paving slab base extending beyond the tank on all sides by not less than 300mm.

**Discharge of products of combustion**

A combustion appliance shall be so installed and any connected flue-pipe, flue or chimney shall be so constructed and installed as to ensure that the products of combustion are discharged to the external air without causing a hazard to the health of any person. Low level outlet from oil boiler to emit at least 600 mm from any opening into building.

The fuel pipework from the tank shall be fire resistant and fitted with a fire valve system where it enters the building

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

Flue to condensing combustion appliance to be lined with impervious, corrosion resistant components and provided with means of draining condensate

All flues to be checked for compliance upon completion a suitably qualified person, to ensure they are free from obstruction, satisfactorily gas-tight and constructed with materials and components of sizes that suit application. A report shall be forwarded to building control for assessment.

A durable notice plate shall be fixed at an appropriate location in the dwelling (under regulation L5), for each hearth, fireplace and flue stating:-

- location
- type of appliance that can be accommodated
- type, size and manufacturer of flue or liner
- installer's name and date of installation

Example of a notice plate can be seen in Technical Booklet L paragraphs 1.46 - 1.48.

**SURFACE WATER FLOODING**

No adjacent developments would be directly affected by run-off from the site but in any case, surface water shall be controlled by means of a suitable surface water drainage system

The site currently comprises substantially green space, therefore the development will lead to an increase in the impermeable area of the site, thus resulting in an increase to the rate and volume of runoff from the site when compared to the existing scenario. Surface Water will discharge to the adjoining field drains

It is recommended that an attenuation tank be sited within the site as shown. This below ground rainwater attenuation tank is an excellent solution for small drainage areas for which SuDS are required. Infiltration may not be possible due to due poor ground conditions (impermeable clay) or limited space. Likewise, an above ground attenuation tank may not appeal due to aesthetic/planning considerations.

This package provides the perfect solution to satisfying Policy FLDO3 of Local Development Plan 2030 Plan Strategy as a drainage solution with an aim to "slow the flow". Where peak rainfall exceeds the tank outlet capacity the balance is stored, attenuated, in the tank and released slowly back into the surface water system.

The tank is pre-fitted with a Flowbrake flow control device which limits the discharge leaving the tank. The amount of attenuation required varies from site to site so a design and SuDS attenuation calculation will be necessary to be provided when the design of the dwelling and access are agreed and this will be submitted to Planning before construction if the application is successful. The tank comes complete with an internal filter which prevents debris in the system and has a 3000l storage capacity with a minimal footprint.

In addition all newly paved areas (from Public Road to dwelling and turning area) to be paved with Hydropave Tegula Permeable paving with traditional styling.

Hydropave Tegula permeable block paving is ideal for traditional projects and is available in two solid and four multi-tone colours

- Functions as a SuDS paving system
- Processed to give an aged, antique appearance
- Vibrant long-lasting colours
- Suitable for both modern or traditional projects

Any trees or shrubs which may be damaged or die within a period of 5 years from the date of planting shall be replaced by plants of similar species and size at the time of their removal. All landscaping shall take place within the first planting season after commencement of the development.

Rev	Date	Description

\*\*ALL DIMENSIONS TO BE CHECKED ON SITE\*\*  
\*\*DO NOT SCALE, USE WRITTEN DIMENSIONS ONLY\*\*

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Client

Project Title  
**Site for Dwelling and Garage at Clara Road, Inisway, Derrygonnelly Derrygonnelly, Co Fermanagh BT93 7AZ**

Drawing Title  
**Existing and proposed site layout plans Location plan**

Drawing Status : .

Scale	Date	Drawing No.	Rev.
1/500	May 2024	PMcS/JOB/201	.
1/2500			

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