

PLOT 1



PROPOSED FRONT ELEVATION 1/100.



PROPOSED SIDE ELEVATION 1/100.



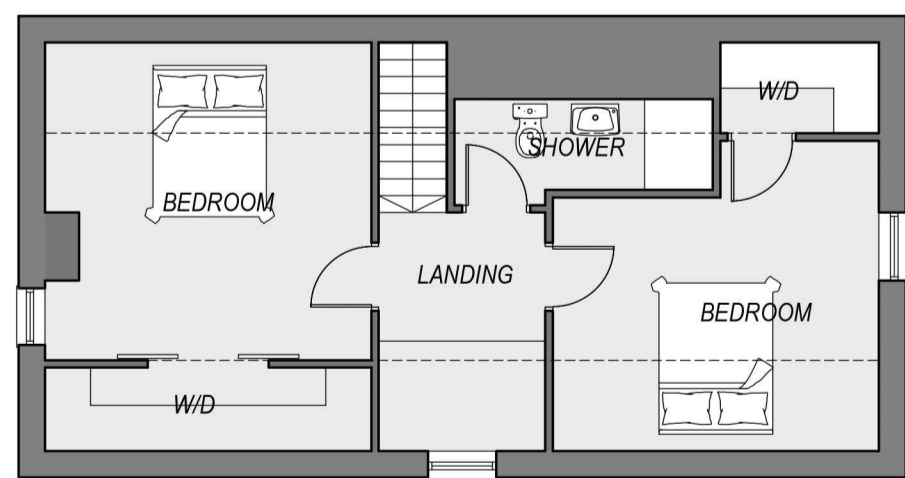
PROPOSED REAR ELEVATION 1/100.



PROPOSED SIDE ELEVATION 1/100.



PROPOSED GROUND FLOOR PLAN 1/100.



PROPOSED FIRST FLOOR PLAN 1/100.

Planning Act (NI) 2011 Mid Ulster District Council
GRANTED
For the reasons set out on
Decision form No. LA029/2023/0216/E.....
2 Date: 19 Dec 2023

Mid Ulster District Council
Drawing 02 Rev.01
Number.....

- EXTERNAL FINISHES
- ROOF: NATURAL ROOFING SLATES WITH P.C.C. RIDGE TILES
- RAINWATER GOODS: 100 DIA HALF ROUND P.C.C. GUTTERS WITH 63 DIA CIRCULAR DOWNPIPES
- FASCIA: P.V.C. BY WILPLAS OR EQUAL
- WALLS: SMOOTH PAINTED RENDER WITH NATURAL DONEGAL STONE WALLS
- CILLS: 140 DEEP GRANITE SILLS WITH MIN LEADING EDGE OF 100
- WINDOWS & DOORS: ANTHRACITE UPVC

DFI ROADS NOTES

VISIBILITY SPLAYS

1. THE AREA WITHIN THE VISIBILITY SPLAYS SHALL BE CLEARED TO PROVIDE A LEVEL SURFACE NO HIGHER THAN 250 MM 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.

2. THE LINE OF ANY NEW FENCE OR WALL MUST BE POSITIONED BEHIND THE VISIBILITY SPLAYS. IT IS RECOMMENDED THAT ANY NEW TREES OR SHRUBS BE PLANTED AT LEAST 3.0 M BACK FROM THE VISIBILITY SPLAYS TO ALLOW FOR FUTURE GROWTH AND SOME SPECIES WILL REQUIRE ADDITIONAL SET BACK. ALL EXISTING PLANTING MUST BE KEPT TRIMMED BEHIND VISIBILITY SPLAYS.

GRADIENT

WHERE THE VEHICULAR ACCESS CROSSES A FOOTWAY, THE ACCESS GRADIENT SHALL BE BETWEEN 4% (1:25) MAXIMUM AND 2.9% MINIMUM AND SHALL BE FORMED SO THAT THERE IS NO ABRUPT CHANGE OF SLOPE ALONG THE FOOTWAY.

DRAINAGE

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. THE APPROPRIATE DRAINAGE ARRANGEMENTS MUST BE DETAILED ON THE PLAN. ANY OPEN DRAINS IN THE ROAD VERGE SHALL BE PIPED TO THE SATISFACTION OF DRD TRANSPORT NI. OPEN DRAINS BEHIND THE FENCE/HEDGE LINE SHALL BE PIPED TO THE SATISFACTION OF THE DEPARTMENT OF AGRICULTURE - WATERCOURSE MANAGEMENT DIV.

ORANGE LINES INDICATE SURFACE WATER DRAINAGE AT SITE ENTRANCES - WHICH LEAD INTO A STONE SOAKAWAY ON EACH PROPERTY

- LANDSCAPE SCHEDULE**
- EXISTING MATURE NATURAL SPECIES TREE
 - EXISTING MATURE LEVEL HEDGEROW
 - PROPOSED CRATEGUS MONOGYNA (HAWTHORN) HEDGEROW
 - PROPOSED ALNUS GLUTINOSA (ALDER) TREE
 - PROPOSED ILEX AQUIFOLIUM (HOLLY) TREE



PROPOSED SITE LAYOUT PLAN 1/500.

- 6-8 PERSON SEPTIC TANK
- REGRADE EXISTING CONTOURS WHERE NECESSARY TO MEET NEW LEVELS
- 2-COAT BITMAC DRIVEWAY (450MM WIDE) EDGED WITH 150 X 100 P.C.C. KERBS
- EXISTING BOUNDARIES TO BE RETAINED AND SUPPLEMENTED WHERE NECESSARY
- PATHS AND PATIO AREA TO BE SURFACED EX 600 X 600 GRANITE FLAGS ON COMPACTED HARDWARE AND EDGED WITH 150 X 100 GRANITE KERBS
- 2.4 X 33M VISIBILITY SPLAYS
- THE AREA BETWEEN SIGHT SPLAYS AND THE ROAD EDGE TO BE LEVELLED TO 250MM ABOVE THE CARRIAGEWAY, SOILED AND SOWN IN GRASS SEED AND KEPT FREE FROM ALL TREES/SHRUBS ETC
- BLUE DASHED LINES INDICATES 33M FORWARD SIGHT DISTANCES
- F.F.L. OF BOTH DWELLINGS 31.500
- FINISHED FLOOR LEVEL OF DWELLING NOT TO EXCEED 375MM ABOVE THE ORIGINAL GROUND LEVEL AT ANY POINT

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Project: Proposed Dwellings				
Client: Mel Lavery				
Title: Plot 1 Plans, Elevations & Site Layout Plan				
Address: Lands at Derryoghill Road, Moy, Co. Tyrone				
Date: 06/23	Scale: Stated	File Ref: J000578	Page Size: A1	Drawing No.: P02B
Notes: Rev 0: CAM 1103 Planning & DFI Roads Amendments				