

CONSTRUCTION DETAILS
STANDARD CONSTRUCTION DETAILS FOR PRIVATE STREET WORKS CAN BE FOUND IN THE PRIVATE STREETS DEVELOPERS PACK REFER TO http://www.roadnsgov.uk/index/publications/publications-specific-interest_publications/publications-development_control/developers_pack.htm

CONSTRUCTION DETAILS AND SPECIFICATIONS FOR WORKS CARRIED OUT ON THE PUBLIC ROAD NETWORK SHALL BE IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES

DRAINAGE DISCHARGE CONSENTS
THIS PLANNING APPROVAL DOES NOT GIVE AUTHORITY TO DISCHARGE ANY DRAINAGE INTO A ROADS SERVICE DRAINAGE SYSTEM.

DRAINAGE & GULLIES
PRECISE GULLY LOCATIONS MUST BE AGREED WITH ROADS SERVICE IN ADVANCE OF INSTALLATION. RELOCATED OR EXTRA GULLIES MAY BE DEEMED NECESSARY ON SITE.

ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT SURFACE WATER RUN OFF FROM PRIVATE AREAS, VERGES AND EMBANKMENTS FLOWING ONTO THE PUBLIC/ADOPTABLE FOOTWAY AND CARRIAGEWAY

LAYOUTS AND GRADIENT
ROAD GRADIENTS SHALL BE IN ACCORDANCE WITH THE APPROVED LONGITUDINAL PLAN AND WITHIN THE FOLLOWING LIMITS.
DEVELOPMENT ACCESS MUST BE NO STEEPER THAN 1:25 FOR THE FIRST 10M FROM THE NEAR EDGE OF THE PUBLIC ROAD.
DEVELOPMENT ROAD GRADIENT MUST BE BETWEEN 1:10 & 1:125.

HOUSE DRIVEWAY GRADIENTS MUST BE NO STEEPER THAN 1:125 FOR THE FIRST 5M FROM THE BACK OF THE FOOTWAY OR SERVICE STRIP.
FOOTWAYS HAVE A CROSSFALL OF 1:40 TOWARDS THE ROAD.
SERVICE STRIPS SHALL BE FLAT, AND HAVE NO OBSTACLES, INFRINGEMENTS OR TRIPS
RETAINING WALLS
ANY STRUCTURES WHICH ALSO INCLUDE WALLS RETAINING MORE THAN 1.0M IN HEIGHT MUST BE APPROVED UNDER THE DRD, ROADS SERVICE TECHNICAL APPROVAL OF STRUCTURES SCHEME (TAS), IF THE STRUCTURE OR WALL IS ABUTTING OR WITHIN 6 METRES OF AN ADOPTABLE ROAD OR FOOTWAY, OR THE EXISTING ROAD OR FOOTWAY. APPROVAL, IN PRINCIPLE, IS REQUIRED PRIOR TO ANY BUILDING WORKS COMMENCING.

GROUND CONDITIONS
THE STANDARDS APPROVED ASSUME NORMAL GROUND CONDITIONS. WHERE GROUND CONDITIONS ARE UNCERTAIN OR SOFT POCKETS ARE IDENTIFIED, GEOTECHNICAL CERTIFICATION IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES SHALL BE REQUIRED.

FENCES
AN APPROVED FENCE OR BARRIER WILL BE REQUIRED WHERE THE ROAD OR FOOTWAY ABUTS A STEEP INCLINE OR SUDDEN DROP IN LEVEL.

STREET LIGHTING
EXISTING STREET LIGHTING COLUMNS SHALL BE RELOCATED BEHIND VISIBILITY SPLAYS AND AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER. ALL ALTERATIONS TO STREET LIGHTING SHALL BE AGREED WITH ROADS SERVICE STREET LIGHTING SECTION BASED AT CO HALL, BALLYMENA.

STATUTORY SERVICES
STATUTORY SERVICE POLES/MINI-PILLARS SHALL BE RELOCATED AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES OR BEHIND THE SIGHTLINES IF GREATER. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER.

TRAFFIC SIGNS / ROAD MARKINGS
ALL TRAFFIC SIGNS AND ROAD MARKINGS ARE TO BE PROVIDED IN ACCORDANCE WITH TRAFFIC SIGNS MANUAL CHAPTER 5 2003 AND TRAFFIC SIGNS REGULATIONS (NORTHERN IRELAND) 1997 AND TO THE SATISFACTION OF DRD ROADS SERVICE PRIOR TO ADOPTION.
THE COST OF THE PROVISION OF TRAFFIC SIGNS AND ROAD MARKINGS IS TO BE BORNE BY THE DEVELOPER

KERBING
KERB LEVELS SHALL BE AGREED WITH DRD ROADS SERVICE PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK

AVENUE PLANTING
ANY TREES PROVIDED AS AVENUE PLANTING ADJACENT TO THE CARRIAGEWAY OR FOOTWAY SHALL BE CONTAINED IN 2.0 METRE DIAMETER CONCRETE RING OR SIMILAR APPROVED. ANY TREE PLANTING WHICH HAS THE POTENTIAL AT MATURITY TO IMPAIR ANY VISIBILITY SPLAYS MUST BE CAREFULLY SELECTED TO ENSURE CLEAR VISION BETWEEN HEIGHTS OF 600MM AND 2.0 METRES ABOVE GROUND LEVEL

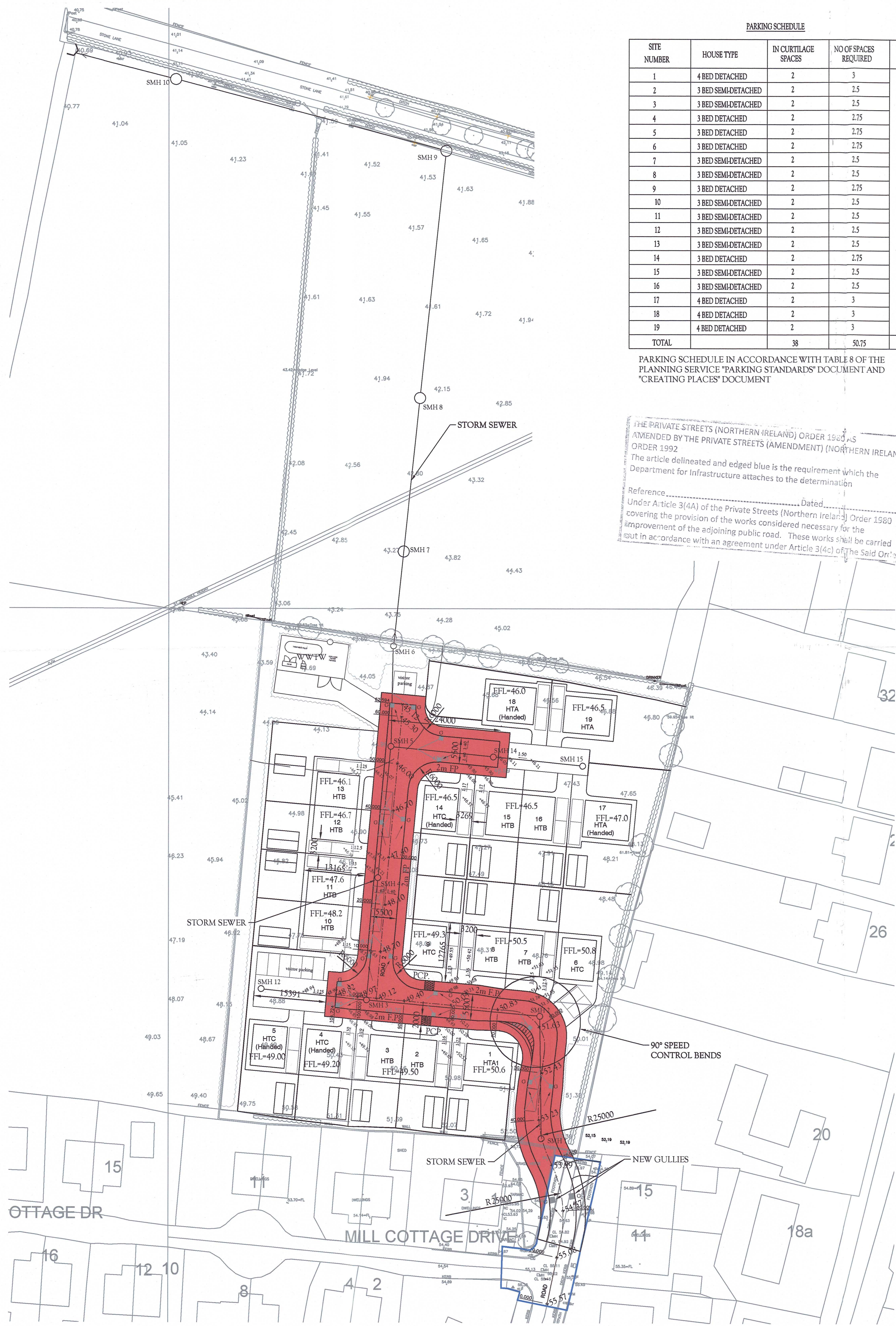
ROAD WIDENING/ RIGHT TURN LANES
EXTENTS AND LIMITS OF BITUMINOUS RESURFACING, POSITION OF BITUMINOUS WEARING COURSE JOINTS AND NEW CROWN LINES SHALL BE AGREED AND APPROVED BY DRD ROADS SERVICE PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK. ANY BITUMINOUS LONGITUDINAL JOINTS ASSOCIATED WITH THE WORKS SHALL BE KEPT CLEAR FROM THE WHEEL TRACKS OF VEHICULAR TRAFFIC

ANY ROADS SERVICE STORM DRAIN IN THE EXISTING FOOTWAY OR VERGE THAT IS AFFECTED BY ROAD WIDENING SHALL BE RELOCATED BEHIND THE NEW ROAD EDGE OR KERB. ROAD GULLIES SHALL BE RELOCATED TO THE NEW ROAD EDGE. ALL ROAD DRAINAGE DETAILS AND WORKS TO BE AGREED WITH DRD ROADS SERVICE PRIOR TO WORKS COMMENCING.

THE DEVELOPER IS RESPONSIBLE FOR LIAISING WITH THE STATUTORY BODIES IN RELATION TO ANY SERVICES IN THE VICINITY OF ANY PROPOSED WORKS.

STANDARD ROAD CONSTRUCTION NOTES

- EACH DWELLING SHALL BE PROVIDED WITH A 100 MM DIA FOUL AND 150MM DIA STORM PIPELINE TO THE PUBLIC SEWER - THE MINIMUM GRADIENT TO BE 1 IN 80, THE MAXIMUM 1 IN 20. DOMESTIC MANHOLES / INSPECTION CHAMBERS TO BE PROVIDED AT NOT MORE THAN 12.5M FROM THE PUBLIC SEWER.
- ALL MATERIALS AND COMPONENTS USED IN THE CONSTRUCTION OF THE SEWERAGE SYSTEMS SHALL CONFORM WITH THE CURRENT EDITION OF THE STANDARD SPECIFICATION FOR WATER & SEWERAGE SCHEMES AS PREPARED BY THE SCOTTISH DEVELOPMENT DEPARTMENT'S FOLLOWING AMENDMENTS:-
 - (i) ALL UPVC PIPES, JOINTS AND FITTINGS TO B.S.4660:1989 OR B.S.5481:1989. (ii) ALL VITRIFIED CLAY PIPES AND FITTINGS TO B.S.65:1991
 - (iii) ALL CONCRETE PIPES, FITTINGS AND JOINTS TO B.S.5911:1998 (b) CONCRETE BRICKS FOR MANHOLES TO B.S.6073: PART 1:1981
 - (c) MANHOLE COVERS AND FRAMES, GRADE A CLASS 2 HEAVY DUTY TYPE MA-60 TO B.S.497 IN ROADS AND DRIVEWAYS, IN FOOTPATHS AND VERGES AND GARDENS - MEDIUM DUTY TYPE MB2-60.
 - (d) ALL GULLY GRATINGS TO B.S.497:TYPEGA2/325 (DUCTILE IRON)
- WHERE SEWERS PASS UNDER ROADS, FOOTPATHS OR DRIVEWAYS, THE MINIMUM COVER DEPTH TO THE CROWN OF ANY PIPELINE SHALL BE 1.2M; WHERE SEWERS PASS UNDER VERGES, GARDENS ETC. THE MINIMUM COVER SHALL BE 750MM. WHERE SUFFICIENT COVER CANNOT BE OBTAINED SEWER PIPES SHALL BE SURROUNDED WITH 150MM THICK CONCRETE OF CLASS C20/20 OR SUBJECT TO THE NI WATER'S SUB-DIVISIONAL ENGINEER'S APPROVAL, SURROUNDED WITH 150MM COMPACTED THICKNESS OF TYPE 'C' GRANULAR MATERIAL RAFTED OVER WITH 150MM THICK LAYER OF LEAN MIX CONCRETE ALL OR ELSE AS SPECIFIED TO B.S.5911
- ALL PIPELINES OF LESS THAN 300MM NOMINAL BORE TO BE LAID ON CLASS 'B' GRANULAR BEDDING.
- WHERE POSSIBLE MAIN CHANNEL INVERTS THROUGH MANHOLES SHALL BE VITRIFIED CLAY UPVC LIPPED AND CHIPPED CHANNELS OF APPROVED MANUFACTURE MAY BE USED WHERE PRIOR APPROVAL HAS BEEN GRANTED BY THE SUB-DIVISIONAL ENGINEER NI WATER
- WHERE POSSIBLE DOMESTIC SEWERS SHALL BE CONNECTED TO MANHOLES ON THE MAIN SEWER, WHERE CONNECTIONS ARE MADE DIRECT TO THE PIPELINE, ALL WORK SHOULD ACCORD WITH CLAUSE 514 OF THE SPECIFICATION IN NOTE 2 ABOVE.
- THE WIDTH OF SINGLE DRIVEWAYS TO BE 3.2M MINIMUM, (3.6M FOR A HOUSE SPECIFICALLY DESIGNED FOR ALLOCATION TO A WHEELCHAIR USER), DOUBLE DRIVEWAYS TO BE 5.3M WIDE MINIMUM.
- WHERE DIRECTED BY THE DRD ROADS SECTION ENGINEER OR HIS APPOINTED REPRESENTATIVE, FRENCH DRAINS TO BE LAID ADJACENT TO NEW ESTATE ROADS.
- ROAD AND FOOTPATH FINISHES:
ROADS - W/C BITMAC
FOOTPATHS - W/C ASPHALT
OVER-RIDE STRIP/ CLEARANCE STRIPS BLOCK PAVOR OR W/C ASPHALT WITH 20MM PRE COATED CHIPPINGS
PARKING SPACES - BLOCK PAVOR OR W/C ASPHALT WITH 20MM PRE COATED CHIPPINGS.
- 800MM CLEARANCE STRIPS AT REAR OF PARKING SPACES TO BE KEPT FREE OF ALL OBSTRUCTION AND DELINEATED SEPARATELY FROM THE FOOTPATH.
- 500MM CLEARANCE STRIPS AT SIDE OF PARKING SPACES TO BE KEPT FREE OF ALL OBSTRUCTION AND DELINEATED SEPARATELY FROM THE FOOTPATH.
- ALL ROAD WORKS TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001, UNLESS OTHERWISE AGREED IN WRITING WITH DRD ROADS SERVICE.



PARKING SCHEDULE

SITE NUMBER	HOUSE TYPE	IN CURTLAGE SPACES	NO OF SPACES REQUIRED	ON STREET PARKING PROVIDED
1	4 BED DETACHED	2	3	2
2	3 BED SEMI-DETACHED	2	2.5	
3	3 BED SEMI-DETACHED	2	2.5	
4	3 BED DETACHED	2	2.75	
5	3 BED DETACHED	2	2.75	
6	3 BED DETACHED	2	2.75	
7	3 BED SEMI-DETACHED	2	2.5	
8	3 BED SEMI-DETACHED	2	2.5	
9	3 BED DETACHED	2	2.75	
10	3 BED SEMI-DETACHED	2	2.5	
11	3 BED SEMI-DETACHED	2	2.5	
12	3 BED SEMI-DETACHED	2	2.5	
13	3 BED SEMI-DETACHED	2	2.5	
14	3 BED DETACHED	2	2.75	
15	3 BED SEMI-DETACHED	2	2.5	
16	3 BED SEMI-DETACHED	2	2.5	
17	4 BED DETACHED	2	3	
18	4 BED DETACHED	2	3	
19	4 BED DETACHED	2	3	
TOTAL		38	50.75	14

PARKING SCHEDULE IN ACCORDANCE WITH TABLE 8 OF THE PLANNING SERVICE 'PARKING STANDARDS' DOCUMENT AND 'CREATING PLACES' DOCUMENT

THE PRIVATE STREETS (NORTHERN IRELAND) ORDER 1980 AS AMENDED BY THE PRIVATE STREETS (AMENDMENT) (NORTHERN IRELAND) ORDER 1992
The article delineated and edged blue is the requirement which the Department for Infrastructure attaches to the determination
Reference: Dated:
Under Article 3(4A) of the Private Streets (Northern Ireland) Order 1980 covering the provision of the works considered necessary for the improvement of the adjoining public road. These works shall be carried out in accordance with an agreement under Article 3(4c) of the Said Order.

LEGEND:

- 35.88 EXISTING SURVEY LEVELS
- 36.725 PROPOSED FINISH LEVEL
- FFL=37.0 PROPOSED FINISHED FLOOR LEVEL
- G ROAD GULLY
- INDICATES FALL TOWARDS GULLIES.
- PEDESTRIAN CROSSING POINT
- ROAD TO BE ADOPTED
- LANDS ALREADY UNDER ROAD SERVICE OWNERSHIP
- VISIBILITY SPLAY

- NOTES:**
- DRIVEWAY GRADIENTS TO BE NO STEEPER THAN 1 IN 12.5
 - ROAD CROSSFALLS TO BE 2.5%
 - PEDESTRIAN CROSSING POINT TO BE IN ACCORDANCE WITH DIETR / SCOTTISH OFFICE PUBLICATION: 'GUIDANCE ON THE USE OF TACTILE PAVING SURFACES'
 - ALL ROAD WORKS SHALL BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NI) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NI) 2001
 - IT IS THE INTENTION THAT NI WATER WILL ADOPT THE ENTIRE STORM SYSTEM.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PRIVATE STREETS DETERMINATION AS APPROVED UNDER C/2007/1128

DEPARTMENT FOR INFRASTRUCTURE
PRIVATE STREETS (NORTHERN IRELAND) ORDER 1980
PART II, ARTICLE 3(1)

The Department for Infrastructure as road authority recommends that the carriageways, footways, verges, service strips, etc. shown coloured on this drawing be determined as the width, position and arrangement of the streets and the land to be regarded for the purpose of Part III of the above Order as being comprised in those streets and this drawing has been endorsed accordingly

COLOUR KEY:
Carriageway, Footway and Access Crossings: Red
Verge: Green
Service Strip: Green with black hatching

SIGNED:
Authorised Officer:
DATE: 26/11/20

Planning Office RECEIVED
20 OCT 2020
File No.
Causeway Coast and Glens Borough Council

LA01/2019/0993

Drawing Number 08C...

REVISED AS PER DR COMMENTS	E	16.09.20	MD	RGS
REVISED AS PER DR COMMENTS	D	22.06.20	MD	RGS
REVISED AS PER ARCHITECTS LAYOUT	C	09.01.20	MD	RGS
DRAINAGE REVISED	B	08.08.19	MD	RGS
TITLE BLOCK REVISED	A	15.08.19	MD	RGS
AMENDMENTS	REV	DATE	BY	APPR

Planning Act 2011
Causeway Coast and Glens Borough Council

GRANTED

Subject to Conditions (if any) as set out on
Decision form No. LA01/2019/0993
Date: 23/6/21

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STATUS: PLANNING
CLIENT: MCALISTER BUILDERS
ARCHITECT: VISION DESIGN ARCHITECTS
PROJECT: PROP. RESIDENTIAL DEVELOPMENT, MILL COTTAGE DRIVE, STRANOCUM
TITLE: ROAD LAYOUT - PSD
SCALE: 1:500 @ A1 DATE: JUNE 2019
DRAWN BY: MD CHECKED BY: MC APPROVED BY: RGS
PROJECT No: 19-1056 DRAWING No: C-01 REV. No: E