

21. In the case of industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of the carriageway that will allow the largest vehicle likely to use the access to stop clear of the carriageway when the gates or barriers are closed

DRIVEWAY WIDTH "x"
22. Minimum width 3.2 m. Maximum - 5.0m

VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY

22. The footway shall be extended to the rear of the visibility splays and a backing kerb provided. The extension must use the same material (Bitmac/Asphalt) used in the construction of the footway.

23. Any existing access shall be closed within 4 weeks of new access opening.

TRUNK ROADS - DWELL AREA

24. Where the access is above the public road, the access gradient for the first 15m immediately adjacent to a trunk road shall be between 0 and 2%.

SURFACE MATERIAL "x"

25. 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.

DROPPED KERBS

26. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance

SEPTIC TANKS "X"

27. Position of the septic tank to be shown. Drainage must not be discharged directly towards the public road or into any drain leading to the public road.

ACCESS ACROSS VERGE/FOOTWAY, ETC

28. 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 matter planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

DISABLED PARKING

29. A minimum of one marked disabled parking space shall be provided close to the entrance (over 25 spaces: 1/25).

30. 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. The consent is available from

31. 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 of up to 15mm. See Point 3.1 of DCAN15 for guidelines on forward sight distance (Document available from Council)

KEY

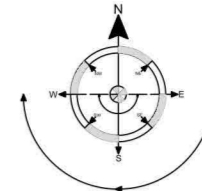
- 1 TILIA (LIME TREE)
- 2 ACER CRIMSON KING (MAPLE)
- 3 SORBUS AUCUPARIA (ROWAN)
- 4 HEDGING MIX
- 5 PRUNUS AVIUM (WILD CHERRY)
- 6 FAGUS SYLVATICA (COMMON BEECH)
- 7 BETULA PENDULA (BIRCH)
- 8 ACER CAMPESITE (FIELD MAPLE)
- 9 FRAXINUS EXCELSOR L (ASH)

PROPOSED MIXED SHRUBS - FUCHSIA HARDY

ALL TREES TO BE 120-150cm IN HEIGHT AND AT CENTRS SHOWN.
ALL HEDGROWM TO BE 60-90cm IN HEIGHT AND PLANTED @ 60-75cm CTRS

DURNING THE FIRST PLANTING SEASON AFTER THE COMMENCEMENT OF WORK, NATIVE TREES AND SHRUBS SHALL BE PLANTED. ALL TREES OR SHRUBS DYING WITHIN 5 YEARS SHALL BE REPLACED.

NOTES:
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. ANY POLE, OR COLUMN MATERIALLY AFFECTING VISIBILITY MUST ALSO BE REMOVED. NO WORK SHALL COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS HAVE BEEN PROVIDED.



VISIBILITY SPLAYS "x"
12. Visibility splays must be retained in perpetuity.

VISIBILITY SPLAYS
13. 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 "x"

14. 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 "x"

15a. Any hedges/walls/fences/trees/shrubs etc (of any height) located in front of the visibility splays shall be removed.

FENCE/WALL "x"

15b. 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 1.0m back from the visibility splays to allow for future growth and some species will require additional set back.

DRAINAGE

16a. 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.

16b. It is the Applicant's responsibility to ensure that surface water from the roof of the development does not flow onto the public road, including the footway.

17. Open drains or outlets in the road verge shall be piped to the satisfaction of DfI Transport NI. Watercourses behind/ in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency).

GRADIENT "X"

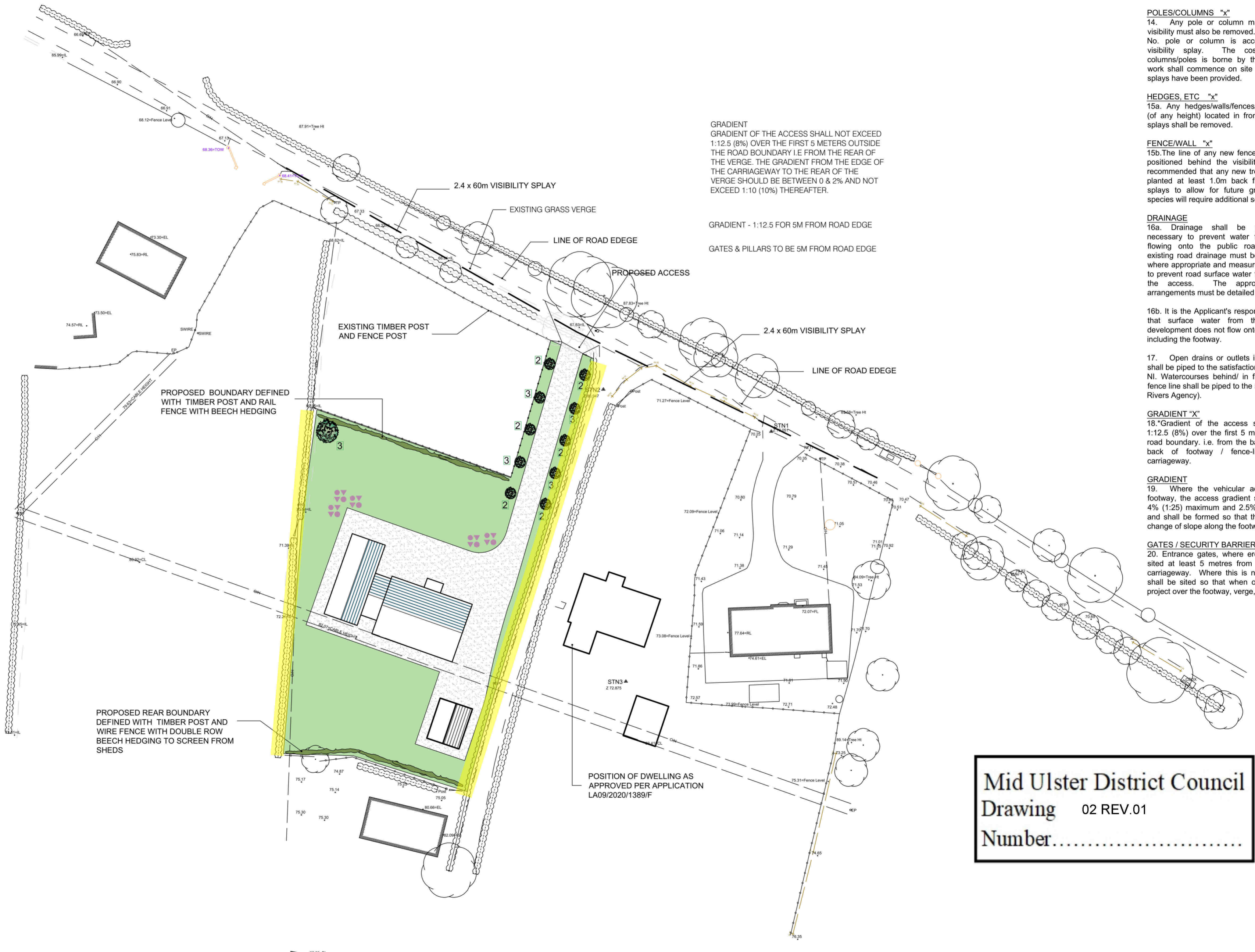
18. Gradient of the access shall not exceed 1:12.5 (8%) over the first 5 metres outside the road boundary, i.e. from the back of the verge/ back of footway / fence-line / edge of carriageway.

GRADIENT

19. Where the vehicular access crosses a footway, the access gradient shall be between 4% (1:25) maximum and 2.5% (1:40) minimum and shall be formed so that there is no abrupt change of slope along the footway.

GATES / SECURITY BARRIERS "X"

20. Entrance gates, where erected, should be sited at least 5 metres from the edge of the carriageway. Where this is not possible, they shall be sited so that when open they do not project over the footway, verge, or carriageway.



GRADIENT
GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:12.5 (8%) OVER THE FIRST 5 METERS OUTSIDE THE ROAD BOUNDARY I.E FROM THE REAR OF THE VERGE. THE GRADIENT FROM THE EDGE OF THE CARRIAGEWAY TO THE REAR OF THE VERGE SHOULD BE BETWEEN 0 & 2% AND NOT EXCEED 1:10 (10%) THEREAFTER.

GRADIENT - 1:12.5 FOR 5M FROM ROAD EDGE

GATES & PILLARS TO BE 5M FROM ROAD EDGE

Mid Ulster District Council
Drawing 02 REV.01
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