

GATES/SECURITY BARRIERS

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.

DRIVEWAY WIDTH

Minimum width - 3.2m, 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.

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 the site. The consent is available from the local office.

VISIBILITY SPLAYS

Visibility splays must be retained in perpetuity. 2.4x60m to west 2.4x60m to east

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 poles 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.

FENCE/WALL

The line of the 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

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 into a public car park, in this particular case a legal agreement (together with payment) must be entered into with Roads Service prior to full/reserved matters planning permission being recommended. Apart from car parks there is no non-refundable charge for crossing a verge/footway

RS1

All of the above to be read in conjunction with RS1 approval related to this planning application

HEDGE ETC

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

PARKING / TURNING

The required vehicle parking and turning areas to be provided within the curtilage of the site. Provision must be made for vehicles to reverse and exit in forward gear. (Private drive 18mx3.2m over 3 bedrooms require 24mx3.2m)

FENCING

To be located behind visibility splay

DRAINAGE

A 150mm pipe shall connect a gully to a suitable drain

The Applicant is required under the Roads NI order 1993 to be in possession of the Departments 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 P Curran 028 66343717. A deposit will be required.

DRAINAGE

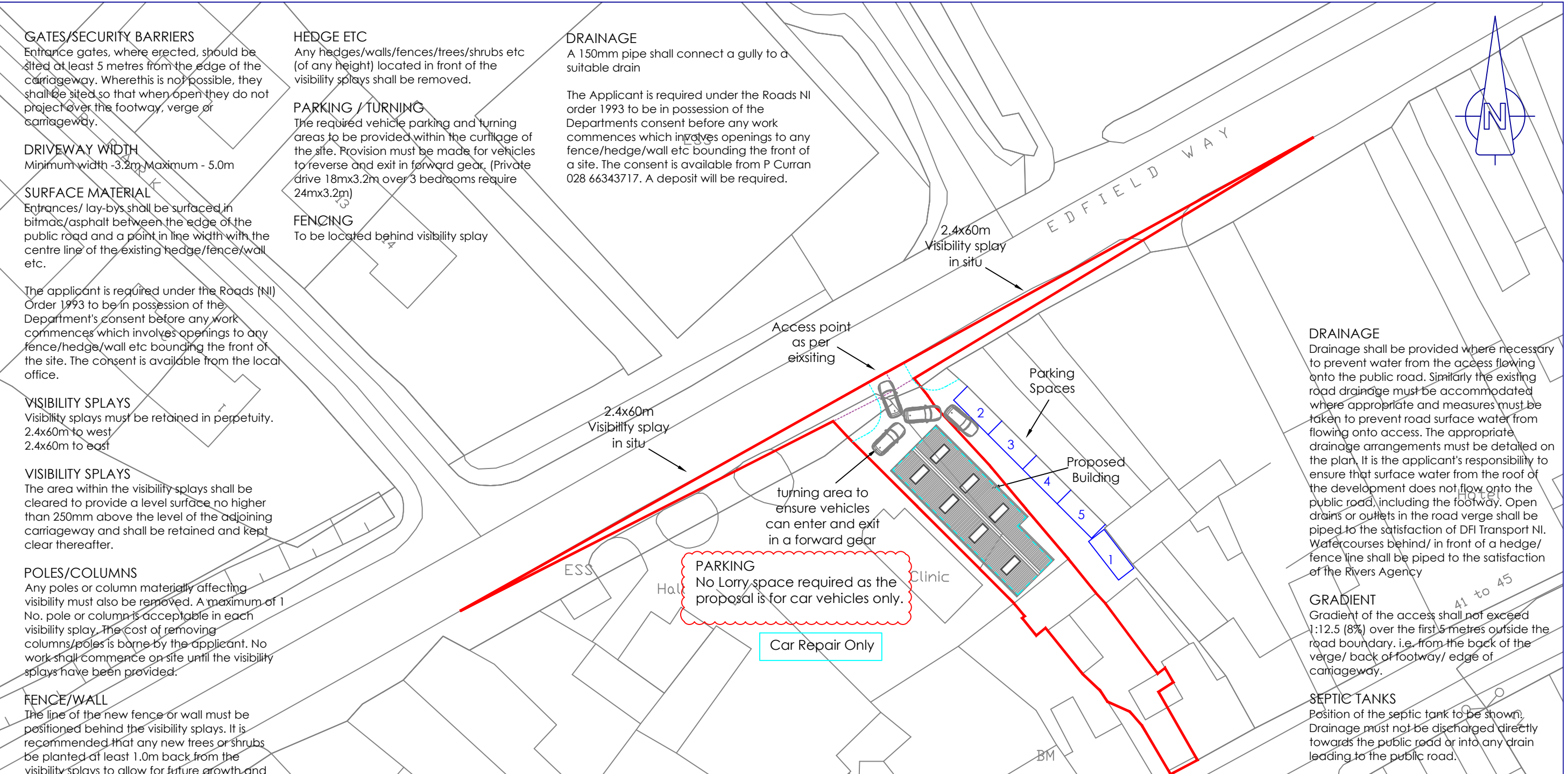
Drainage shall be provided where necessary to prevent water from the access flowing onto the public road. Similarly the existing road drainage must be accommodated where appropriate and measures must be taken to prevent road surface water from flowing onto access. The appropriate drainage arrangements must be detailed on the plan. 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. 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

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/ edge of carriageway.



SEPTIC TANKS

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.



PARKING
No Lorry space required as the proposal is for car vehicles only.

Car Repair Only

 Neil Irvine Design Limited Architectural Consultant		Block Plan	
Address: Unit 5 · The Buttermarket 132 Main Street Fivemiletown · Co. Tyrone BT75 OPW Tel: 028 8952 2129 Mob: 078 7989 1546 Email: neilirvinedesign@btinternet.com Web: www.neilirvinedesign.co.uk	Drawing No 2	Proposed Commercial Building	
	Date 23/06/21	John Irwin	
	Scale 1:500 @ A3	59 Main Street, Fivemiletown, BT75 OPQ	
	Amendments	23/06/21 17/08/21 08/09/21 13/06/22 24/08/23	
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