

AAI Licensed Surveyor Chris Hayes CR 17791/087	MI 44-28-8224-3000 email: info@kieranmartin.com
Job Title	Survey of site at Clannabogan Road for Mr C Hayes
Job Number	2172
Date	13th January 2020
Room	Levels to OS Datum Co-ords to Irish Grid
Location	54°32'41.3"N 7°24'01.2"W

0 10 20 30 40 50 Metres

\*Please verify all measurements on the COMPUTER RETRIEVED ALIQUOT SURVEY\*



**Visibility splay** must be retained in perpetuity.

Provide unobstructed sightlines of 45m in both directions from the proposed access 2.0m back from the road edge. The visibility splay is to be levelled between 150mm above the road level, sealed and sown in grass, kept free of obstructions, shrubs and trees thereafter.

Any pole or column materially affecting the visibility must also be removed. The height of the 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 splay has been provided.

The gradient of the access shall be between 0 and 2% from the edge of the carriageway to the rear of the verge and gradient of the access shall not exceed 8% (1:12.5) for a distance of 5m from the rear of the verge.

The driveway is to have a minimum width of 4.1m for a at least the first 10m and 3.7m thereafter up to dwelling.

Entrance gates / barriers, where erected should be sited at least 5m back from the edge of the carriageway from the road edge.

Any walls or fences must be located 200mm behind visibility splay. No work shall commence on site until the visibility splay has been provided.

Drainage shall be provided 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.

A sewage treatment plant is to be provided n.l.t. 15m from any dwelling with discharge to existing watercourse.

All existing vegetation to be retained except that required to form sightlines.

Trees and shrubs to be planted as shown. Any trees dying within 5 years of planting shall be replaced. Proposed planting is to take place during the first available planting season after commencement of the new hedgerows.

New hedgerows to be planted 500mm behind visibility splay. New hedgerows to be planted in double staggered row, 300mm between rows and 350mm linear spacing between individual plants in each row, with each species being evenly distributed throughout the overall length of the hedge.

- Species to be used:
- Cornus monogyna* (Hawthorn)
- lex aquilinum* (Holly)
- Ligustrum vulgare* (Honeysuckle)
- Lonicera periclymenum* (Honey-suckle)
- Rosa canina* (Dog Rose)
- Prunus spinosa* (Blackthorn)
- Hedgerow trees and specimen trees should be indigenous species taken from the following schedule:
- Betula pendula* (Silver Birch)
- Salix caprea* (Crack Willow)
- Scopus arifolia* (Whitethorn)
- Amus glutinosa* (Alder)
- Prunus avium* (Wild Cherry)

**ROAD SPECIFICATION FOR A DOMESTIC ENTRANCE**

Wearing Course  
125mm base grade graded wearing course macadam to a minimum depth of 40mm.

(Part 1: Clause 7.3 Tables 23, 24 & 25, Category B Traffic).  
Base Course  
20mm size dense basecourse macadam to a compacted depth of 70mm.

BS 4987: 1993  
(Part 1: Clause 6.5, Tables 15 & 16)

Road Base  
65mm minimal size crushed rock to a minimum depth of 225mm

Specification for Kerbing  
125mm x 225mm hydraulically pressed half boiler kerb to BS 7263  
400mm x 150mm grade C15/40 concrete kerb base to BS 5328  
Backed with grade C15/40 concrete to BS 5328.

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Klargestor Biocient  
Sewage Treatment Plant  
15m from dwelling with discharge to watercourse

**KIERAN MARTIN**  
architecture

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job title  
**PROPOSED DWELLING & DOMESTIC GARAGE**  
AT THE WEST OF 186 CLANNABOGAN ROAD OMAACH  
FOR CHRIS KEYS  
drawing title **PROPOSED BLOCK PLAN**  
scale 1:100 date 09/09/2020 ref 20/50 drawing **01**

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