

	SPECIES	SIZE/GIRTH	PRESENTATION	HEIGHT	TOTAL
T1	BETULA PEDULA (SILVER BIRCH)	18-20cm	3 x Transplanted in 75LT. pot	3.5-4.2	6 NR
T2	FRAXINUS EXCELSIOR (ASH)	10-12cm	3 x Transplanted in 75LT. pot	3.5-4.2	7 NR
T3	FRAXINUS EXCELSIOR (COMMON BEECH)	10-12cm	3 x Transplanted in 75LT. pot	3.5-4.2	4 NR
TOTAL NUMBER OF TREES					17 NR

Rear Boundary Planting (Structured Planting)

Ensure an even mix of evergreen & deciduous native species trees / hedgerow throughout. Approx 1.2m high
No large groupings of some species.

GENERAL

All existing and proposed ground levels as indicated on Site Plan to be confirmed / agreed on site. Existing ground levels to be excavated / filled to achieve levels indicated. All temporary structures to be demolished and materials removed from site.
Site to be stripped of vegetation and all roots grubbed up; all arisings to be removed from site. Suitable topsoil to be removed and stored as agreed for re-use.

ROAD SERVICE REQUIREMENTS

Minimum turn in radius: 10m
Minimum exit radius: 10m
Minimum width of access: 5.5m
The gradient of the entrance for a distance of 10m from the back of the verge should not exceed 4%.
Existing road drainage should be accommodated where appropriate and measures taken to prevent water flowing onto site.

Areas between the sight lines and road edge to be levelled to grass verge level. Walls, fences, hedges, poles etc to be kept behind sight lines (hedgerows min 1m back) No work shall commence on site until the visibility splays have been provided.

SIGHT LINE / VISIBILITY SPLAYS

X Distance: 2.4m Setback
Y Distance: 70m North-East
Y Distance: 70m South-West

DRAINAGE

Foul drainage to discharge into main sewer.
Storm drainage to discharge into main sewer.

NOTE: Developer to ensure that any existing foul & storm drainage connections are connected to new system.

Contractor to establish exact depth, location and direction of flow of all existing land drains, wells on site the contractor and shall notify the architect.

PLANTING

Plants are to be planted as follows -
Climbers: at base of walls and fences, attached with wall clips
Shrubs: in groups; low-growing species to perimeter of sight lines, front of beds, kerb lines etc in groups of 5, 10, 15 etc, as appropriate.

Trees: to be short staked or double sided
Plants and planting to be in accordance with the Specification and in accordance with BS 4428 (1989) 'General Landscape Operations' and BS 3926 Part 1, (1986) 'Trees & Shrubs'

All trees to be planted in tree pits of good quality topsoil minimum 1.2m in diameter x 0.6m deep. The main contractor shall apply the topsoil. The landscape contractor shall excavate the main tree pits unless otherwise arranged between landscape contractor and the main contractor. The excavation of the pits, removal of site of excavated material, topsoil placed in pits taken from onsite store and reinstatement shall be included in the rates for the planting of trees.

All plants and trees to be well watered-in immediately after site planting.

For ease of future maintenance 50mm depth of mulch (bark, composted wood chips or recycled organic waste) to be applied to shrub beds.

It will be the responsibility of the contractor to satisfy himself as to the exact location of all underground services, including pipes, cables, culverts and sewers.

Maintenance proposed during the defect period will include removal of dead plants, plant replacement, litter collection, mulch replenishment, firming-in of trees and shrubs, adjustment of tree stakes and ties, and watering during dry periods, in accordance with the Specification.

Tree must have a well defined straight central leader and a well balanced crown. Uniformity of crowns is essential. Feathered trees are to be bushy.

Plants not meeting the specification will be rejected.

TREE PLANTING - MATERIALS

Plants - Species, variety as per specification.
Tree Stakes - Straight sawn square larch 50mm x 50mm x 1800mm long; pressure treated or tank soaked (not cross-staked).
Tree Ties - 2 reinforced rubber straps soft plastic coated webbing with 2 appropriate size rubber spacers for square stake.
Nails - 25mm long, galvanised with 10mm head diameter.
Inorganic Fertilisers - 40mm deep layer (5 LIT.) spent mushroom compost immediately after planting.



PROPOSED SITE PLAN
Scale 1:500 (A1)

BOUNDARY TREATMENTS	
	1.8m high close-boarded timber fence
	1.2m high ranch fence
	1.5m high brick wall

KEY	
+24.00	Existing Ground Levels
	Proposed ground levels
	Grass
	Footpath
	Proposed native species trees
	Proposed native species hedgerow

LEGEND		
House Type 1 - (1,630 ft²)	Site 1 (Detached)	4 Bedroom
House Type 2A - (1,087 ft²)	Sites 2 & 7 (Detached)	3 Bedroom
House Type 2B - (1,087 ft²)	Sites 3 & 4 (Detached)	3 Bedroom
House Type 3 - (1,070 ft²)	Sites 5 & 6 (Semi-detached)	3 Bedroom

NOTE: Developer to ensure that any existing foul & storm drainage connections are connected to new system.

NOTE: Developer to employ their own specialist structural & civil engineer for retaining wall / road design.

PLANNING		
I	Parking for 141 & 143 indicated	26/02/24
H	2no. Sites omitted. (Originally numbered 5 & 6)	05/10/23
G	Plot 1 boundary treatments revised. Drive / road levels revised.	04/09/23
F	Vehicle Tracking indicated. Forward sight splays amended. Site 2 revised. Dwelling etc. located behind forward sight lines on bend.	22/05/23
E	Site 2 revised. Dwelling etc. located behind forward sight lines on bend. Rocket House wall retained.	27/02/23
D	Revised road layout 1 site removed. Revised sites, gardens & driveways	01/02/23
C	5m structured planting zone. Driveways increased. Boundary treatments revised. Rear steps revised at no. 7-10	07/10/22
B	Existing stone wall replaced with 1.8m (h) timber fence along western northern & eastern boundaries	05/09/22
A	Revised Layout	17/08/22
REV.		DATE



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P. P. O'HAGAN B.Sc. B.ARCH R.I.B.A.

Client Ms K. Graham	Scale 1:500 (A1)
Date Dec 21	Job no. 1751
Des. by R.J.	Drawing no. 021
Title Residential development on lands at 147 Kilkree Road, Annalong, Co. Down	
PROPOSED SITE PLAN	