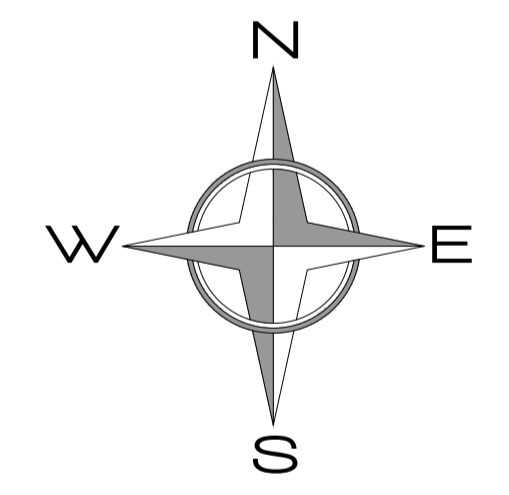


- VISIBILITY SPLAYS "X"**  
12. Visibility splays must be retained in perpetuity.
- VISIBILITY SPLAYS**  
13. The area within the visibility splays shall be cleared to provide a level surface no higher than 250mm above the level of the adjoining carriageway and shall be retained and kept clear thereafter.
- 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 or the development site 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 Roads Service. Watercourses behind in front of a hedge/ fence line shall be piped to the satisfaction of the Rivers Agency).
- GRADIENT of driveway**  
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 across footway**  
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. In the case of Industrial premises or other major accesses, gates or security barriers shall be located at a distance from the edge of 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"**  
21. Minimum width 3.2 m. Maximum - 5.0 m
- PRIVATE SHARED DRIVEWAY WIDTH "X"**  
22. Minimum width 4.1 m. For first 10 metres from road edge
- VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY**  
23. 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.
24. Any existing access shall be closed within 4 weeks of new access opening.
- TRUNK ROADS DWELL AREA**  
25. 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"**  
26. Entrances/lays 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**  
27. Kerbs shall be dropped over a distance of 6m across the mouth of the entrance
- SEPTIC TANKS "X"**  
28. 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.
29. The Applicant is required under the Roads (NI) Order 1993 to be in possession of the DfI Roads Service 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 the local Maintenance office



**SITE NO.2**  
• AREA - 0.34ACRES

**G M C ARCHITECTS**  
GARBHAN MC CAFFREY ARB

JOB TITLE:	PROPOSED NEW DWELLING FOR GARBHAN & JACQUELINE MC CAFFREY
DRAWG TITLE:	PROPOSED SITE LAYOUT PLAN
DRAWG NO.:	PL413 - 002C
SCALE:	1:200
DATE:	05.06.2024
REVISIONS:	A&B&C - REVISIONS TO ROAD LAYOUT
DRAWN BY:	GMC

EMOH RUG, FARNASULLOQUE, LISNASKEA, CO.FERMANAGH BT92 DAW  
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