

ACCESS ARRANGEMENTS:

Provide vehicular access in accordance with Roads Service requirements; Provide sight distance lines to both sides of proposed access, measured from a point 2.4m back from near edge of public road at centre of access, to near edge of public road 80m in south west direction and 70m in north east direction.

Visibility splays

12. Visibility splays must be retained in perpetuity.

Visibility splays

13. The area within the visibility splays (both those beside the minor road and those required for forward visibility) must 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

14. Any pole or column materially affecting visibility must also be removed. A maximum of 1 No. slender 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

15a. Any hedges/walls/fences/trees/shrubs etc. (of any height) located in front of the visibility splay shall be removed. All existing planting must be kept trimmed behind visibility splays.

Fence/Wall

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 3.0m 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 details must be detailed on the plan.

16b. It is the applicants 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 and outlets in the road verge shall be piped to the satisfaction of DRD, Roads Service.

Watercourses behind/in front of a hedge/fence line shall be piped to the satisfaction of the Rivers Agency.

Gradient

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

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.

Driveway width

22. Minimum width 3.2m. maximum 5.0m.

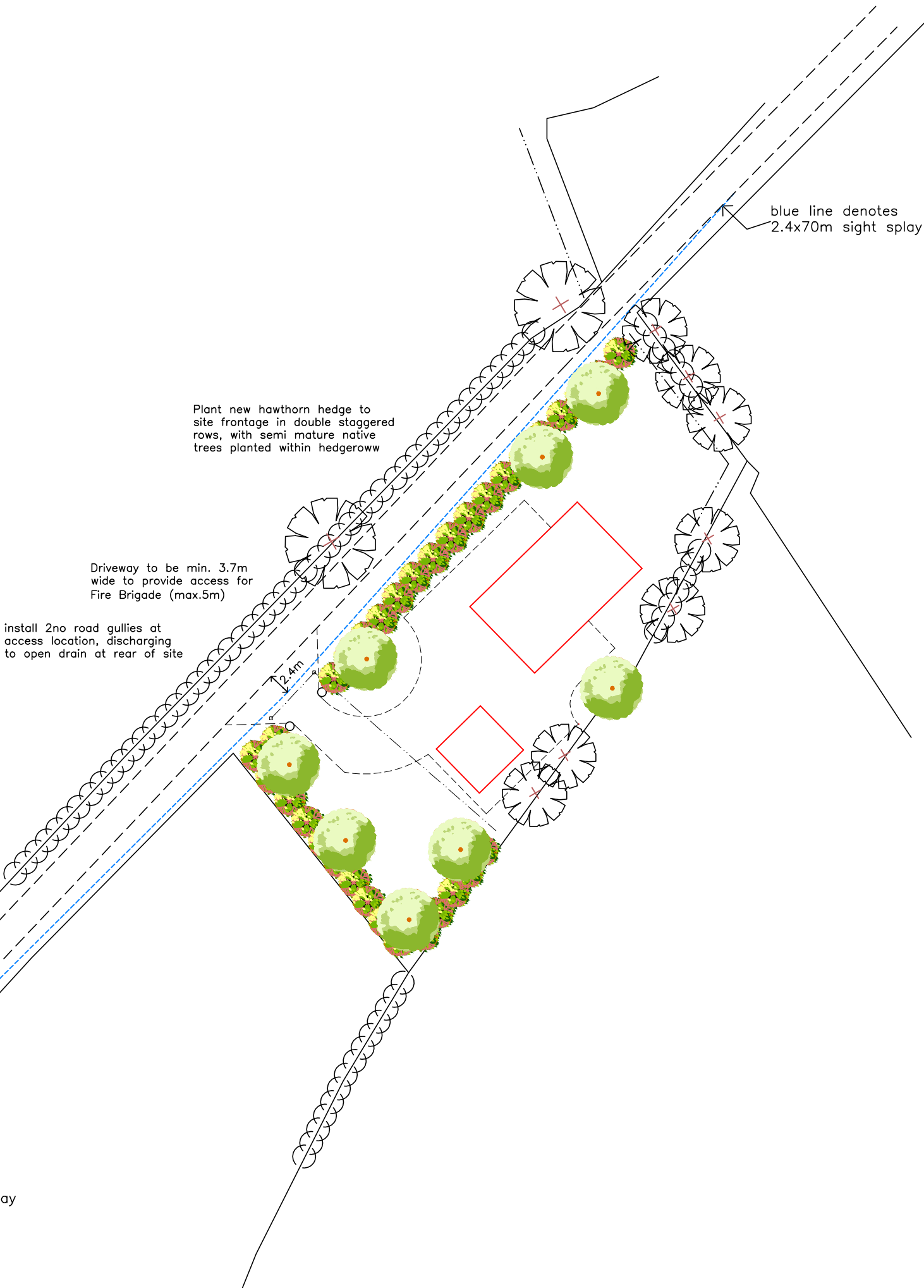
Surface Material

26. 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.

Septic tanks

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

31. The applicant is required under the roads (NI)order 1993to 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 your area Roads service office. A deposit will be required.



Drainage:—

100mm diameter plastic storm and foul sewer pipes, fall 1 in 40, laid in gravel filled trench and bed with minium cover 600mm.

Internal m.h. sizes length x width

Depth to invert —

610mm — 610 x 460mm

610mm to 915mm — 740 x 570mm

915mm to 1.85m — 1000 x 660mm

1.85m to 4.55m — 1.35m x 800mm

All manholes over 1200mm deep to be provided with step irons. Fix 610 x 610mm cast iron covers to all manholes unless otherwise stated.

All foul sewer pipes to B.S. quality (4660)

Septic tank to be minimum 15.5m from dwelling and to have minimum capacity of 2.7 cubic metres.

All sewers/manholes supported on suitable bearing capacity (type 4 soil or better); dig down to firm ground and make up ground to required level in clean compacted type 3 stone. Surround sewers in pea gravel and manholes in 150mm concrete and provide with cast iron covers.

Covers and frames to inspection chambers to be capable of safely supporting vehicular loading of 12.5 tonnes where constructed in a location that may be subject to vehicular access.

Septic tank (package plant with minimum BOD removal as consented by NIEA) to be installed in accordance with consent to discharge approval. Developer to consult NIEA's Consent to Discharge approval for this site prior to installation of system. If no consent has yet been provided then an application to NIEA must be made.

OIL TANK

provide bunded oil tank located at rear of garage, minimum 1.8m away from any combustible material of garage, on 75mm thick concrete base extending 300mm min beyond tank all directions

LANDSCAPE PROPOSALS

All existing vegetation within and along site boundaries to be retained and protected from damage during course of development, unless found to be affecting visibility within sight splays. In this case trees to be repositioned 3.0m back from sight line. Additional planting will be carried out by providing semi-mature species native to this area i.e. ash, sycamore, birch, alder, holly and rowan planted at 6.0m ctrs within new hawthorn hedging as indicated.

Trees to be planted during first available planting season after occupation of dwelling. Trees dying within 5 years of planting will be replaced.



Denotes existing trees to be retained.



Denotes new trees to be planted.




Denotes existing hedging to be retained



Denotes new hedgerow to be planted.

BLOCK PLAN

Revisions:	
Client:	
Gareth McGrenaghan	
Project:	
Proposed dwelling house and detached domestic garage at Carryglass Road, Omagh	
Scale:	Dwg.No:
1:500	19/517/4
Corrigan Building Designs Ltd Omagh Enterprise Centre Great Northern Road Omagh BT78 5LU 0775 357 0427 eugenecorrigan.com	
 CORRIGAN BUILDING DESIGNS Architecture / Planning	

