

TWO PROPOSED DWELLINGS ON LETTERGREEN ROAD, NEWTOWNBUTLER - POLICY HOU13

POLICY HOU13 - ROUNDING OFF & INFILLING

Infilling will be permitted within a line of buildings where the proposed site is a small gap suitable to accommodate only two dwellings within an otherwise substantial and continuous building frontage which will not detract from the rural character. Buildings must be of a similar scale and character to the existing buildings up frontage is a line of at least 3 buildings, each with their own defined curtilage.

PROPOSED NEW SITES TO HAVE SIMILAR PLOT WIDTH TO EXISTING NEIGHBOURING PLOTS

LETTERGREEN ROAD

SITE LOCATION MAP 1:2500

PROPOSED MIXED VARIETY NATIVE HEDGE ROW AS REAR BOUNDARY

1 OF 2 PROPOSED PLOTS FOR NEW DWELLING
2.4M X 60M VISIBILITY SPLAYS FROM EACH DWELLING

2 OF 2 PROPOSED PLOTS FOR NEW DWELLING

2ND PROPOSED NEW DWELLING ACCESS TO BE AT A RIGHT ANGLE TO PUBLIC ROAD FOR FIRST 5M - MEASURED FROM EDGE OF CARRIAGEWAY

PROPOSED MIXED VARIETY NATIVE HEDGE ROW WITH SEMI MATURE NATIVE TREES

PROPOSED SITE NO.2

PROPOSED SITE NO.1

EXISTING DWELLINGS

PROPOSED DWELLINGS



AERIAL PHOTOGRAPH - NTS



LETTER GREEN ROAD - DWELLINGS 1 & 2 (D1, D2)



LETTER GREEN ROAD - DWELLINGS 2 & 3 (D2, D3)

VISIBILITY SPLAYS

X = 2.4M Y = 60M (NORTHERLY DIRECTION)
X = 2.4M Y = 60M (SOUTHERLY DIRECTION)

PARKING TURNING

THE CURTILAGE OF THE SITE PROVISION MUST BE MADE FOR VEHICLES TO REVERSE AND EXIT IN FORWARD GEAR.

POLES/COLUMNS

ANY POLE OR COLUMN MATERIALLY AFFECTING VISIBILITY MUST ALSO BE REMOVED. A MAXIMUM OF ONE POLE OR COLUMN IS ACCEPTABLE IN EACH CURTILAGE. THE POLES/COLUMNS MUST BE REMOVED BY THE DEVELOPER. THE APPLICANT, NO WORK SHALL COMMENCE ON SITE UNTIL THE VISIBILITY SPLAYS HAVE BEEN PROVIDED.

HEDGES ETC

ANY HEDGES, WALLS, FENCES, TREES, SHRUBS ETC OF ANY HEIGHT LOCATE FRONT OF THE VISIBILITY SPLAYS SHALL BE REMOVED.

FENCE/WALLS

THE LINE OF ANY NEW FENCE OR WALL MUST BE POSITIONED BEHIND THE VISIBILITY SPLAYS. THE FENCE/WALL MUST BE PLANTED AT LEAST 1 METRE BACK FROM THE VISIBILITY SPLAYS TO ALLOW FOR FUTURE GROWTH AND SOME SPECIES WILL REQUIRE ADDITIONAL SETBACK.

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 CONSULTED WITH THE LOCAL AUTHORITY. 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 DR DRAINS SERVICE. WATERCOURSES BEHIND IN FRONT OF HEDGE/FENCE LINE SHALL BE PIPED TO THE SATISFACTION OF THE RIVERS AGENCY ().

GRADIENT

THE GRADIENT OF THE ACCESS SHALL NOT EXCEED 1:25 (4%) OVER THE 5 METRES OUTSIDE THE ROAD BOUNDARY (IE FROM THE BACK OF THE VERGE OF FOOTWAY/BACK OF FENCE LINE) END OF CARRIAGEWAY.

GATES/SECURITY BARRIERS

ENTRANCE GATES WHERE DIRECTED SHOULD BE SITED AT LEAST 5 METRES FROM THE EDGE OF THE CARRIAGEWAY. WHERE THIS IS NOT POSSIBLE THEY SHALL BE SITED AT LEAST 1 METRE FROM THE VERGE OR CARRIAGEWAY.

PRIVATE SHARED DRIVEWAY WIDTH

MINIMUM WIDTH 4.1 METRES FOR FIRST 10M FROM ROADS EDGE

SURFACE MATERIAL

ENTRANCES/LAUNDRY'S SHALL BE SURFACED IN BITUMAC/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

THE POSITION OF THE SEPTIC TANK TO BE SHOWN. DRAINAGE MUST NOT BE LOCATED WITHIN THE CURTILAGE OF THE PUBLIC ROAD OR INTO ANY DRAIN LEADING TO THE PUBLIC ROAD.

G M C ARCHITECTS

ON TITILL
PROPOSED NEW DWELLING
DWELLINGS 1 & 2
LETTERGREEN ROAD
NEWTOWNBUTLER

DRAWN: T.T.L.
PHASE 1
SITE LAYOUT PLAN & AERIAL

PROJ. NO.: PL432-001A

DATE: DEC 2024

REVISION TO ENTRANCE POSITION

DRAWN BY: GMC

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