

ACCESS

VEHICULAR ACCESS:
VEHICULAR ACCESS SHALL BE MAINTAINED IN PERPETUITY. THE AREA WITHIN THE VISIBILITY SPLAYS SHALL BE KEPT CLEAR TO PROVIDE A LEVEL SURFACE NO HIGHER THAN 20MM ABOVE THE LEVEL OF THE ADJOINING CARRIAGEWAY AND SHALL BE KEPT CLEAR THEREAFTER.

POLES/COLUMNS:
ANY POLE OR COLUMN MATERIAL AFFECTING VISIBILITY MUST ALSO BE REMOVED. A MAXIMUM OF 1 POLE OR COLUMN IS ACCEPTABLE IN EACH VISIBILITY SPAN. 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:
ANY HEDGES/WALLS/FENCES/TREES/SHRUBS ETC OF ANY HEIGHT LOCATED IN FRONT OF THE VISIBILITY SPLAYS SHALL BE REMOVED.

FENCE WALL:
THE LINE OF ANY NEW FENCE OR WALL MUST BE POSITIONED BEHIND THE VISIBILITY SPLAYS. IT IS RECOMMENDED THAT ANY NEW TREES OR SHRUBS SHALL BE PLANTED AT LEAST 1M BACK FROM THE VISIBILITY SPLAYS TO ALLOW FOR FUTURE GROWTH AND SOME SPECIES WILL REQUIRE ADDITIONAL SET BACK.

DRAINAGE:
DRAINAGE SHALL BE PROVIDED WHERE NECESSARY TO PREVENT WATER FROM THE ACCESS FLOWING ONTO THE PUBLIC ROAD. SIMILARLY THE EXISTING ROADSIDE 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 SET OUT ON THE PLAN. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SURFACE WATER FROM THE ROOF DEVELOPMENT DOES NOT FLOW ONTO THE PUBLIC ROAD, INCLUDING THE FOOTWAY.

OPEN DRAINS OR OUTLETS IN THE ROAD VERGE SHALL BE PIPED TO THE SATISFACTION OF DNR ROAD SERVICE (TEL: 028 868 3700). WATERCOURSES BEHIND FRONT OF A HEDGE/FENCE LINE SHALL BE PIPED TO THE SATISFACTION OF THE RIVERS AGENCY (TEL: 028 608 8059).

GRADIENT:
GRADIENT OF ACCESS SHALL NOT EXCEED 1 IN 12.5 (8%) OVER THE FIRST 5M OUTSIDE THE ROAD BOUNDARY IE: FROM THE BACK OF THE VERGE/BACK OF FOOTWAY/FENCE LINE/EDGE OF CARRIAGEWAY.
GRADIENT OF ACCESS SHALL NOT EXCEED 1 IN 25 (4%) OVER THE FIRST 10M OUTSIDE THE ROAD BOUNDARY IE: FROM THE BACK OF THE VERGE/BACK OF FOOTWAY/FENCE LINE/EDGE OF CARRIAGEWAY.

GRADIENT:
WHERE THE VEHICULAR ACCESS CROSSES A FOOTWAY THE ACCESS GRADIENT SHALL BE BETWEEN 1 IN 125 MAXIMUM AND 1 IN 250 MINIMUM AND SHALL BE FORMED SO THAT THERE IS NO ABRUPT CHANGE OF SLOPE ALONG THE FOOTWAY. GATES/SECURITY BARRIERS SHALL BE POSITIONED TO ACCOMMODATE THE GRADIENT. ENTRANCE GATES WHERE ERICATED SHOULD BE SITED AT LEAST 5M 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 WIDTH.

MINIMUM WIDTH 1.2M MAXIMUM: 6.0M
VISIBILITY SPLAYS ACROSS EXISTING FOOTWAY:
THE FOOTWAY SHALL BE EXTENDED TO THE REAR OF THE VISIBILITY SPLAYS AND A SAGGING KERB PROVIDED. THE EXTENSION MUST USE THE SAME MATERIAL (BITUMAC/ASPHALT) USED IN CONSTRUCTION OF THE FOOTWAY.
ANY EXISTING ACCESS SHALL BE CLOSED WITHIN A WEEKS OF NEW ACCESS OPENING. SURFACE MATERIAL:
ENTRANCE SPLAYS 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.
DROPPED KERBS:
KERBS SHALL BE DROPPED OVER A DISTANCE OF 6M ACROSS THE MOUTH OF THE ENTRANCE.
SEPTIC TANKS:
POSITION OF THE SEPTIC TANK TO BE SHOWN. DRAINAGE MUST NOT BE DISCHARGED DIRECTLY TOWARDS THE PUBLIC ROAD OR INTO ANY GULLY LEADING TO THE PUBLIC ROAD.

THE APPLICANT IS REQUIRED UNDER THE ROADS (NI) ORDER 1993 TO BE IN POSSESSION OF THE DEPARTMENT'S CONSENT BEFORE ANY WORK COMMENCES WHICH INVOLVES OPENINGS TO ANY FENCE/HEDGE/WALL ETC BOUNDING FRONT OF A SITE. THE CONSENT IS AVAILABLE FROM THE ARRIVALEE DEPOT OMAH (TEL: 028 254945).
A DEPOSIT WILL BE REQUIRED.

NOTE:
IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SURFACE WATER FROM THE ROOF OF THE DEVELOPMENT DOES NOT FLOW ONTO THE PUBLIC ROAD, INCLUDING THE FOOTWAY.

SITES 1 - 4 AS PER PREVIOUS APPROVAL LA10/2016/0049/F
SITES 5 - 14 AS PER PREVIOUS APPROVAL LA10/2017/0298/F
SITE 15-20 AS PER PREVIOUS APPROVAL LA10/2018/0362/F
SITE 21-34 AS PER PREVIOUS APPROVAL LA10/2018/1006/F

WARNING:
DENOTES APPROX POSITION OF OVERHEAD ELECTRICITY LINE. CLIENT TO LIAISE WITH NIE TO ASCERTAIN WHETHER LINE NEEDS TO BE RAISED OR RELOCATED TO ACCOMMODATE NEW DWELLING.
CARE SHOULD BE TAKEN WHEN WORKING NEAR ELECTRIC LINES AND ALL HEALTH & SAFETY REGULATIONS ADHERED TO.

ROAD LAYOUT, SEWER DESIGN AND PLANTING AS PREVIOUS APPROVAL L/2008/0853/F

DRAINAGE

PROVIDE 100MM DIA FOLL DRAINS LAID AT FALL OF 1 IN 40 AND BEDDED IN PEA GRAVEL. ANY PIPES WHICH PASS THROUGH WALLS OR UNDER FLOORS TO BE WRAPPED IN POLYTHENE AND SURROUNDED IN 100MM CONC. PROVIDE EXPANSION JOINTS AT 6M CRS AND ALSO AT CONNECTIONS 60MM DIA POLYESTER REINFORCED WITH STEEL WIRE.
PROVIDE 100MM DIA STORM DRAINS LAID TO 1 IN 40 FALL TO MAINS SEWER ALL DRAINS TO BE 60MM DIA POLYESTER REINFORCED WITH STEEL WIRE.
PROVIDE 100MM DIA STORM DRAINS LAID TO 1 IN 40 FALL TO MAINS SEWER ALL PIPES TO CORROSION WITH BURIED PIPES TO CORROSION WITH BURIED PIPES TO HAVE MIN COVER OF 400MM IN GARDENS AND 700MM IN DRIVEWAYS BED WITH 200MM MATERIAL WITH 100MM MIN COVER. 100MM DIA EACH PIPE AND 100MM MIN BEDDING BELOW PIPE. REFER TO TECH BOOKLET IN DRAWING MANAGER TO BE BUILT IN BLOCKWORK ON CONCRETE BASE AND FINISHED AND BENDED INTERNALLY. FIT SAME WITH GAL HEAVY DUTY COVER & FRAME. FIT STOP PANS TO MARKED OVER 1M DEEP.
PROVIDE 150MM OD/100MM ID GUTTERS TO DWELLINGS AND 80MM DIA PVC DOWNPIPES. DOWNPIPES TO TERMINATE INTO VERT BACKLET GULLY TRAP (VERTICALLY AS SHOWN ON PLAN). PROVIDE 100MM DIA SWP AS PLAN EMBLEMED 1M MIN ABOVE WINDOW HEADS AND FITTED WITH PVC WEATHER CANS. IF EXTERNAL, OR FITTED TO SUITABLE SLATE/TILE VENT IN ROOFSpace AS PER MANU INSTRUCTION. PROVIDE RIDDING ACCESS POINTS TO ALL CHANGES IN DIRECTION OF WASTE PIPES AND LEAVE SUITABLE ACCESS TRAMP.
NO WATER RECOMMEND CONNECTION PIPES BE 100MM DIA FOR FOUL AND 100MM DIA FOR STORM.
ARTICLE 161 APPLICATION HAS BEEN SUBMITTED TO NI WATER AND A COPY OF SAME TO BE PROVIDED TO NI WHEN APPROVED BY NI WATER AND AN INSPECTION CHAMBER TO BE PROVIDED TO PRIVATE DRAINS WITHIN 5M OF PUBLIC SEWER CONNECTION OR JUNCTION.

REVISION	
MARCUS KERR DESIGN	
CLIENT	CLARAGH HOMES LTD
PROJECT	PROPOSED HOUSING DEVELOPMENT
LOCATION	SCALLEN RD IRVINESTOWN
TITLE	OCT 2018
SCALE	1:500
DESIGNED BY	MKB/BN
DRWG TITLE	PROPOSED SITE LAYOUT/PLANTING
111 GILLYBOOLEY ROAD OMAGH CO TYRONE NI BT78 4SU TEL: 028 8283 1211 E-MAIL: INFO@MARCUSKERRDESIGN.COM	



BOUNDARY TREATMENT KEY

	BOUNDARY TREATMENT 2
	BOUNDARY TREATMENT 3

EXISTING VEGETATION
EXISTING VEGETATION AT SITE BOUNDARY TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

PROPOSED VEGETATION
HEAVY STANDARD TREES (NATIVE SPECIES) FOR THE PROVISION OF VISUAL RELIEF TO RECEPTOR GROUPS

OIL STORAGE TANK

HEATING OIL STORAGE TANK:
THE OIL STORAGE TANK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF: L0675 2001, 2010, FOR STEEL OIL STORAGE TANKS AND IC0675 1001, 2008, FOR POLYETHYLENE OIL STORAGE TANKS.

PROVIDE OIL STORAGE TANK INTERNALLY BUNDED. THE BUND SHALL HAVE A CAPACITY OF NOT LESS THAN 110% OF THE TANK IT CONTAINS.

THE ABOVE GROUND OIL STORAGE TANK SHALL BE PLACED ON A HARD SURFACE CONSTRUCTED OF CONCRETE OR PAVING SLABS NOT LESS THAN 42MM THICK. THE HARD SURFACE SHALL EXTEND BEYOND THE TANKS EXTERNAL SURFACE BY NOT LESS THAN 300MM.

A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY BUILDING WITHIN 1800MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK OR ANY PART OF THE BUILDING OR PAVES WITHIN 1800MM OF THE OIL STORAGE TANK SHALL BE IMPERFORATE AND HAVE 30 MINUTE FIRE RESISTANCE.

A 30 MINUTE FIRE RESISTANT FIRE WALL SHALL SEPARATE THE OIL STORAGE TANK FROM ANY SITE BOUNDARY WITHIN 750MM OF THE OIL STORAGE TANK. THE 30 MINUTE FIRE RESISTANT FIRE WALL SHALL EXTEND NOT LESS THAN 300MM HIGHER AND WIDER THAN THE OIL STORAGE TANK.

AUTOMATIC ISOLATION:
THE FUEL PIPEWORK FROM THE OIL STORAGE TANK TO OIL BURNER SHALL BE RESISTANT TO THE EFFECTS OF FIRE AND FITTED WITH A FIRE VALVE SYSTEM WHERE IT ENTERS THE BUILDING IN ACCORDANCE WITH BS 6843 PART 1, SECTIONS 8.2 AND 8.3. ALL PIPEWORK SHALL BE RIGID AND FIRMLY FIXED, AND PROTECTED WHERE NECESSARY AGAINST DAMAGE. JOINTS SHALL BE SEPT TO A MINIMUM AND THE USE OF PLASTIC COATED WALL LEAK COOPER PIPE IS RECOMMENDED. INSIDE THE BUILDING EVERY EFFORT SHALL BE MADE TO AVOID THE USE OF JOINTS BETWEEN THE ENTRY POINT OF THE PIPE AND THE BOILER CONNECTION. WHERE PIPES PASS THROUGH THE WALL OF BUILDINGS THEY SHALL BE SLEEVED. PIPES SHALL BE ADEQUATELY SUPPORTED TO PREVENT SAGGING. BURIED PIPES SHALL BE LOCATED WHERE THE CHANCE OF DAMAGE FROM DIGGING OR OTHER ACTIVITIES IS MINIMAL. WHERE THIS CANNOT BE DONE, THE PIPEWORK SHALL BE PROTECTED BY COVERING WITH TILES.

A FIRE VALVE SHALL BE FITTED TO FUEL PIPEWORK TO CUT OFF THE SUPPLY OF OIL REMOTELY FROM THE HEATING APPLIANCE IN THE EVENT OF ACCIDENTAL FIRE OCCURRING IN OR AROUND THE APPLIANCE.

FOR APPLIANCES INSIDE BUILDINGS (INCLUDING APPLIANCE INSIDE AN EXTERNAL BOILER HUT), THE OIL SUPPLY SHALL BE SHUT OFF EXTERNALLY TO THE BUILDING (EXTERNAL TO BOILER HUT). VALVE SENSORS SHALL BE POSITIONED INSIDE THE APPLIANCE CASING OVER THE BURNER. THE SENSOR ACTIVATING TEMPERATURE SHALL BE RATED SO AS NOT TO CAUSE NUISANCE CUT OUTS AND THE SENSOR WILL BE LOCATED IN A POSITION RECOMMENDED BY THE MANUFACTURER.

FIRE VALVES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
IF THEY WILL BE CAPABLE OF SENSING A FIRE INSIDE OR CLOSE TO A HEATING APPLIANCE AND ALSO SHUT OFF THE OIL SUPPLY EXTERNALLY FROM THE BUILDING.
IN THE EVENT THAT ANY PART OF THE VALVE BECOMES DAMAGED, IT SHALL CLOSE OFF THE SUPPLY OF OIL.
MANUAL OPERATION SHALL BE NECESSARY IN ORDER TO PASS OIL AFTER BEING THERMALLY ACTIVATED.
IT SHALL BE PROVIDED WITH A MEANS FOR TESTING FOR SATISFACTORY OPERATION AND FOR RESETTING MANUALLY.
ELECTRICALLY OPERATED FIRE VALVES SHALL BE SUITABLY DESIGNED WITH ELECTRICALLY OPERATED VALVE COUPLED TO THERMAL FUSES LOCATED AS DESCRIBED IN BS 5419 PART 1: 1997, PARAGRAPHS 8.2.1. THE VALVE SHALL BE SELF-CLOSING ON OPEN CIRCUITING OF THE THERMAL FUSES, AND SHALL BE INSTALLED SO THAT THE OIL PRESSURE EXERTED BY THE HEAD OF OIL IN THE TANK ASSISTS CLOSURE. THE THERMAL FUSES SHALL BE OF THE TYPE WHICH REMAINS OPEN CIRCUITED AFTER OPERATION.
A WEIGHT OR SPRING LOADED VALVE CAN BE USED. IT SHALL BE HELD OPEN BY A FLEXIBLE CABLE WITH FUSIBLE LINKS INSERTED IN ITS LENGTH OVER EACH FIRING POINT. AT ALL CHANGES OF DIRECTION, THE FLEXIBLE CABLE SHALL PASS OVER A CORROSION RESISTANT METAL PULLEY WITH GOOD QUALITY BEARING AND A DIAMETER OF NOT LESS THAN 40MM.
WHERE THE SENSITIVE ELEMENT IS POSITIONED EXTERNALLY TO ANY APPLIANCE CASING IT SHALL BE LOCATED AT A MAXIMUM OF 1M DIRECTLY ABOVE THE BURNER.
VIELECTRICAL CIRCUIT SHALL BE INDEPENDENT OF THE BURNER AND OTHER CONTROL CIRCUITS.

EXISTING HEDGES/TREES RETAINED ALONG THIS BOUNDARY

DENOTES HOUSE TYPE 2 AS SEPARATE PLAN

DENOTES HOUSE TYPES 3 / 3A AS SEPARATE PLAN

DENOTES HOUSE TYPE 3 / 3A AS SEPARATE PLAN

DENOTES HOUSE TYPE 1 / 1A AS SEPARATE PLAN

PHASE FOUR SITE PLAN (SITES 35 - 39)



NOTES ON PLANTING

Preparation/Planting
All areas to be planted should receive a minimum of 400mm topsoil and prior to planting and seeding all planted areas should be cultivated to a depth of 300mm.

Planting Programme
The planting works will be phased to coincide with the phasing of the development and will be carried out in the first available planting season after finished ground levels around the dwellings and at garden areas have been established.

SPECIES	TOTAL PLANTS
ACER CAMPESTRIS	AC 11
ALNUS GLUTINOSA	AL 10
BETULA PENDULA	BP 10
FAGUS SYLVATICA	FS 10
FRAXINUS EXCELSIOR	FE 12
PRUNUS PAVUS	PP 11
SCORBUS ARBA	SA 10
SCORBUS MAJESTICA	SM 8
SCORBUS THIBETICA "JOHN MITCHELL"	ST 8
	90 TOTAL

S.D.S.
STEVEN DRUSE SURVEYING

LOCATION= SCALLEN RD IRVINESTOWN
CO FERMANAGH

EMAIL= sdruse@yahoo.co.uk

CLIENT= MARCUS KERR DESIGN (CLARAGH HOMES)

LEVELS RELATED TO= O.DATUM

DATE= REF= 2359-15 SCALLEN RD IRVINESTOWN

CHECKED BY= STEVEN DRUSE
TEL= 07714021721 / 02837511320

NOTES: ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY WORKS

LINE=50.00M