Schedule of Accommodation

- PLOTS 1-2 - (H.TYPE A) — 2NO. 5P/3B SEMI-DETACHED HOUSES (2 STOREY) (90-95SQM)
- PLOTS 3-10 - (H.TYPES B & Bh) — 8NO. 5P/3B SEMI-DETACHED HOUSES (2.5 STOREY) (95-100SQM)
- PLOTS 11-12 (H.TYPES D & E) — 2NO. 6P/4B SEMI-DETACHED WHEELCHAIR HOUSES 135-140SQM)
- BLOCK A (total 18no. units) PLOTS 13-30 — 6NO. 2P/1B OWN DOOR APARTMENTS (50-55SQM) 12NO. 3P/2B APARTMENTS (60-65SQM)
- BLOCK B (total 17no. units) PLOTS 31-47 — 3NO. 2P/1B OWN DOOR APARTMENTS (50-55SQM) 2NO. 3P/2B WHEELCHAIR APARTMENTS (80-85SQM) 12NO. 3P/2B APARTMENTS (60-65SQM)

TOTAL DENSITY = 47NO. UNITS

PARKING PROVISION:
REFER TO PARKING SCHEDULE. TOTAL OF 80 SPACES PROVIDED TO MEET FULL PARKING STANDARDS AS PER CREATING PLACES (1-67 + v1-v13) AS INDICATED ON SITE BLOCK PLAN.

Landscape/ Boundary Treatement Legend:

- Incurtilage soft landscaping (grass areas for resident's private amenity/ gardens)
- Open Space - soft landscaping (grass areas)
- Grasscrete parking surfaces (permeable and green surfaces)
- Concrete paths (to bin store areas)
- Bitmac (to roads/ parking areas / perimeter paths to apartments)
- Paving setts to areas indicated
- Dedicated bins position (3no. domestic wheelie bins) — bins
- Rotary clothes line position
- Position of main entrance doors
- Position of bin store access
- 1.2m tall metal railings/ gates with hedgerows as indicated
- 1.8m tall double boarded timber fence and gate access as per SBD requirements
- 2.4m paladin (security) metal fence with maintenance gate access
- 1.2m high metal railing positioned along riverside path with maintenance gate access.
- 1.2m high post and rail timber fence located to top of retaining walls to rear of plots 1-12 for H&S for maintenance operatives working in area.
- EXTENT OF WAYLEAVE (DFI RIVERS)
- Q100 (+2.49) as per FRA note no building below this level
- Q200 (+3.24) as per FRA note no floors or escape routes below this level
- Existing Site Level (e.g. 3.10)
- Proposed Site Level (e.g. 4.15)

LANDSCAPE Key:

- 249 — Existing trees & hedges to be retained in accordance with BS 5837:2012 and best arboricultural practice at the time of execution of the works. **TREES RETAINED AS PER TREE SURVEY/ REPORT BY ANDREW BOE (Independent Arboricultural consultant) DATED 26.09.24.** NOTE TREE PROTECTION ZONES PROVIDED AS PER TREE SURVEY REPORT.
- 248 — Existing trees to be removed/ felled as per Tree Survey/ report recommendations (refer to Survey by ANDREW BOE (Independent Arboricultural consultant) DATED 26.09.24.
- Existing boundary hedging to be maintained. Over growth areas to be cut back as required.
- Proposed boundary structure trees. Planted as heavy standard trees. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN
- Proposed garden trees. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN
- New Hedge planting to boundary. REFER TO DETAILED PLANTING PLAN & SCHEDULES AS PER LANDSCAPE ARCHITECT'S DESIGN

Note - refer to Service Management Plan in respect to proposes refuse collection.

Bin Stores (and collection points for Apartments) to be suitably sized to accommodate Euro bins and wheelie bins for all apartments.

Bins will remain in their dedicated store at all times apart from bin collection days, when they will be moved from this store for collection on the footpath by Site Management staff.

Schedule of Amenity Space Provision:

Plot No.	Area sqm	Plot No.	Area sqm
01	63	26	10.1+6.2 = 16.9
02	73	27	10.1+6.2 = 16.9
03	65	28	10.1+6.2 = 16.9
04	65	29	10.1+6.2 = 16.9
05	65	30	10.1+6.2 = 16.9
06	65	31	23.5
07	65	32	23.5
08	65	33	23.5
09	65	34	50
10	65	35	96
11	65	36	10.1+6.2 = 16.3
12	83	37	10.0+6.2 = 16.2
13	23.5	38	11.6+6.2 = 17.8
14	23.5	39	10.1+6.2 = 16.3
15	23.5	40	10.1+6.2 = 16.3
16	23.5	41	10.0+6.2 = 16.2
17	23.5	42	11.6+6.2 = 17.8
18	23.5	43	10.1+6.2 = 16.3
19	10.1+6.2 = 16.3	44	10.1+6.2 = 16.3
20	10.1+6.2 = 16.3	45	10.0+6.2 = 16.2
21	10.1+6.2 = 16.3	46	11.6+6.2 = 17.8
22	10.1+6.2 = 16.3	47	10.1+6.2 = 16.3
23	10.1+6.2 = 16.3		
24	10.1+6.2 = 16.3		
25	10.1+6.2 = 16.3		

PRIVATE AMENITY SPACE PROVIDED TO ALL DWELLINGS HOUSES (PLOTS 1-12) EXCEED THE MIN 40SQM AS PER CREATING PLACES.

THE TOTAL PRIVATE AMENITY SPACE PROVIDED FOR PLOTS 1-12 (DWELLING HOUSES) = 804SQM.

THIS EQUATES TO AN AVERAGE OF 67SQM PER DWELLING HOUSE (WHICH IS IN ACCORDANCE WITH CREATING PLACES GUIDANCE).

PRIVATE AMENITY SPACE PROVIDED TO ALL APARTMENTS (PLOTS 13-47) MEET THE MIN 10SQM PER APARTMENT AS STATED IN CREATING PLACES.

OPEN SPACE PROVISION/ REQUIRMENTS

Location	Area (m²)	Area (Ha)
Overall Site Area	14,800	1.48
Open Space Area 1	655	0.0655
Open Space Area 2	385	0.0385
Open Space Area 3	570	0.0570
Open Space Area 4	2130	0.213

Schedule of Open Space Provided

Location	Area (m²)	Area (Ha)
Total provided within development site	3,740	0.374

10% Open Space Provision

Location	10% Target (m2)	Area provided (m2)
SITE	1,480	3,740 **NOTE - 25% Open space provided (greater than min 10% required)**

PARKING SCHEDULE

	Dwelling (unit numbers x bedrooms)	Parking Spaces required (Creating Places)	Parking Spaces proposed	Parking Spaces proposed (on street)
Semi-detached	2 x 4 bed dwellings	2 x 2.5 = 5 spaces (in-curtilage spaces)	2 x 1.0 = 2 spaces (in-curtilage spaces)	13 spaces (V1-13)
Semi-detached	10 x 3 bed dwellings	10 x 2.5 = 25 spaces (in-curtilage spaces)	10 x 2.0 = 20 spaces (in-curtilage spaces)	
Apartment	11 x 1 bed apartments	11 x 1.25 = 13.75 spaces (unassigned spaces)	44 x 1.0 = 44 spaces (unassigned spaces)	
Apartment	24 x 2 bed apartments	24 x 1.5 = 36 spaces (unassigned spaces)		
Total units	47no. UNITS			
		79.75 (say 80) Parking Spaces Required	22 Incurtilage Spaces Proposed **AND** 45 unassigned Spaces Proposed (Total = 67spaces)	13 on-street Spaces Proposed (V1-V13) (Total = 67 + 13 = 80)
		Total Parking Provision	**80 Parking Spaces Required**	**80 Parking Spaces Proposed**

HB03/17 /013 - Mount Pleasant (23 Mountsandel Road - Coleraine) - GRADE B2

The development shall provide for retention of views of the listed building at 23 Mountsandel Road, both from along Mountsandel Road and from across the River Bann.

Note plot 1 (closest to existing listed building at 23 Mountsandel Road) is approx. 90m to the south and finish floor level is approx. 7.5m lower (i.e. cannot be seen from critical viewpoints along Mountsandel Road and/ or when viewed from across the River Bann.

2.4x60m VISIBILITY SPLAY

95° SPEED CONTROL BEND

New access from Mountsandel Road in accordance with DFI Road requirements and as per housing zoning requirements (CEH 60) stated in the Northern Area Plan 2016.

2.4x60m VISIBILITY SPLAY

OPEN SPACE AREA 1 (655SQM)

Existing boundary (trees/ hedges) retained along the length of Mountsandel Road with any gap sections infilled with new shrub planting (naive species). Boundary to have a post and wire fence to facilitate new infill planting to reinforce existing boundary planting to be retained.

NOTE:
EXISTING TREE GROUPS ON SITE TO BE RETAINED OR FELLED (REMOVED) AS PER TREE SURVEY/ REPORT BY ANDREW BOE (Independent Arboricultural consultant) DATED 26.09.24.

NOTE TREE PROTECTION ZONES PROVIDED AS PER TREE SURVEY REPORT.

NOTE - PROPOSED REGRADING OF EXISTING BANK TO TOP OF NEW RETAINING WALL STRUCTURE TO REAR OF PLOTS 1-12 TO BE OUTSIDE OF TREE PROTECTION ZONES AS PER THE TREE SURVEY.

NO WORKS TO TAKE PLACE WITHIN THE TREE PROTECTION ZONES AS INDICATED ON THE TREE SURVEY AND SITE BLOCK PLAN DRAWING (EXTENT OF TREE PROTECTION AREAS INDICATED WITH BLUE DASHED LINE).

Note - 1.2m railing to front of plots 1 & 2 to be located to rear of visibility splays (2mx33m) as indicated to plots 1, 2 & 3 (see hatched area). 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.

Private Residents Garden (148sqm) with secure gate access to provide additional communal private amenity provision for apartments (plots 19-30 & 36-47 - i.e. upper apartments in Blocks A & B). Area to provide an additional 6.2sqm of amenity space per apartment to the private terraces/ balconies provided to each apartment.

The development is proposed within the Q200 coastal floodplain as within policy, infilling will be required to facilitate safe construction - Minimum FFL should allow a 600mm, above the predicted flood level of 3.24mOD. A 200mm safety net should also be applied for wave overtopping and other uncertainties - Minimum FFL should therefore be 4.04mOD.

NOTE THE MIN FFL FOR BUILDINGS ON THE SITE IS +4.15mOD.

Maintenance Strip - FLD2
A 5m offset from top of minor WC bank - No development permitted.

Note - Suitable signage is to be erected as indicated on the site plan (and as detailed in the FRA) to advise the public that the area is a floodplain.

No development permitted within the low-lying part of the site (refer to FRA) as per requirements (CEH 60) stated in the Northern Area Plan 2016.

Maintenance Strip - FLD2
A 5m offset from the top of the River Bann Bank. No development permitted.

OPEN SPACE AREA 4 (INCLUDING RIVERSIDE WALKWAY) = 2,130SQM

Note - Suitable signage is to be erected as indicated on the site plan (and as detailed in the FRA) to advise the public that the area is a floodplain.

Pedestrian & Cycle path to be provided across the frontage of the development along River Bann in accordance with the Northern Area Plan 2016.

Maintenance Strip - FLD2
A 5m offset from the top of the River Bann Bank
No development permitted.

No development permitted within the low-lying part of the site (refer to FRA) as per requirements (CEH 60) stated in the Northern Area Plan 2016.

DFI Roads (Right of Way Access)
New hardstanding maintenance access to be provided to inspect the adjacent bridge. Access to be min 4m wide to allow maintenance and inspection vehicles.

Alternative Right of way subject to agreement with DFI Roads.

Provide new security/ boundary fencing (2.4m tall paladin metal fencing) to infill section under bridge section to secure the site boundary and in accordance with Secure by Design requirements.

Existing boundary (Trees and Shrubs) to be retained as per housing zoning requirements (CEH 60) stated in the Northern Area Plan 2016. NOTE REFER TO TREE SURVEY REPORT (ANDREW BOE (Independent Arboricultural consultant) DATED 26.09.24.

HB03/17 /014 - Former Coleraine Union workhouse (front building - Mountsandel Rd) - GRADE B1

EXISTING BANKED PLANTED AREA RETAINED (AS PER RECOMMENDATIONS OF TREE SURVEY DATED 26.09.24 WITH NEW GROUND COVER PLANTING.

Additional boundary trees to be planted as per landscape architect's planting schedule to offset removal of existing trees as per recommendations of the Tree Survey Report.

Existing boundary (Trees and Shrubs) to be retained as per housing zoning requirements (CEH 60) stated in the Northern Area Plan 2016; and as per recommendations of tree survey dated 26.09.24.

OPEN SPACE AREA 2 (385SQM)

OPEN SPACE AREA 3 (570SQM)

Note - proposed regrading of existing bank to top of new retaining wall structure to rear of plots 1-12 to be OUTSIDE of Tree Protection Zones as per the Tree Survey.

No works to take place within the tree protection zones as indicated on the tree survey and site block plan drawing (extent of tree protection areas indicated with blue dashed line).

REVISIONS

REV.	DESCRIPTION	BY DATE	CHK DATE
A	Road access alignment updated	PT 01.05.24	PT 01.05.24
B	Site Cross Section AA Axis added	PT 01.05.24	PT 01.05.24
C	Site Cross Section BB Axis added. Block B footprint pulled back from Q100 floodplain line. Block A footprint pulled back from Q100 floodplain line. Site cross section lines added. Road side splay added and 47No. units Apartments footprint updated to reflect revised layout.	PT 09.05.24	PT 09.05.24
D	Bungalow at type plots 1 &2 added. Amenity areas updated to reflect revised layout. Private Residents Garden added to plots 1, 2 & 3 (see hatched area). Block A extended to the northern end of Block. Tree survey added.	PT 09.05.24	PT 09.05.24
E	Typo corrected on housing mix	PT 15.05.24	PT 15.05.24
F	Amendments following Handbrick Mort planners	PT 16.05.24	PT 16.05.24
G	Amendments following Handbrick Mort planners	PT 17.07.24	PT 17.07.24
H	Amendments following Handbrick Mort planners	PT 09.08.24	PT 09.08.24
I	Bungalow at type plots 1&2 removed, road access added along riverside path as per EA response comments.	PT 11.09.24	PT 11.09.24
J	Corrected wall sections added to retaining wall structure	PT 17.09.24	PT 17.09.24
K	Tree protection areas added as per Tree Survey'	PT 27.09.24	PT 27.09.24
L	Trees to woodland area updated as per Tree Survey'	PT 27.09.24	PT 27.09.24
M	Typo to brand to rear retaining wall plots 5-6 corrected	PT 30.09.24	PT 30.09.24
N	Tree protection areas updated as per Tree Survey & any boundary trees along Mountsandel Rd.	PT 01.10.24	PT 01.10.24

NOTES

PROJECT
RESIDENTIAL DEVELOPMENT
MOUNTSANDEL ROAD
COLERAINE

JOB No.: 2327 | WORKSTAGE: 1-3 | DRAWING No.: 003 | REVISION: N

CLIENT
FERMAC PROPERTIES LTD

DRAWING TITLE
PROPOSED SITE BLOCK PLAN

SCALE: 1:250 at A0 | DATE: FEB/24 | DRAWN: PT | CHECKED: PT

PROJECT ARCHITECT
THE BOYD PARTNERSHIP CHARTERED ARCHITECTS LLP
BOYD