PROPOSED LOCATION OF PROTECTIVE FENCE TO BE ERECTED NEXT TO NEWRY CANAL SUBJECT TO AGREEMENT WITH HED (HISTORIC MONUMENTS).

CHANGE OF H.TYPE DESIGN
OMISSION OF 4NO. SEMI-DETACHED HOUSES (PLOTS 24-27) TO EXTANT PERMISSION AND REPLACED WITH 6NO. OWN DOOR APARTMENTS AS INDICATED.

OMISSION OF 2NO. SEMI-DETACHED HOUSES (PLOTS 22-23) TO EXTANT PERMISSION AND REPLACED WITH PROPOSED NEW NIW PUMPING STATION AS PER NIW REQUIREMENTS

HOUSING DEVELOPMENT AS APPROVED UNDER EXTANT PLANNING PERMISSIONS REFS: LA07/ 2016/ 0631/F & LA07/ 2023/ 2497/F

PROPOSED SITE PLAN WIDER CONTEXT SCALE 1.500

PROPOSED LOCATION OF PROTECTIVE FENCE TO BE ERECTED NEXT TO NEWRY CANAL SUBJECT TO AGREEMENT WITH HED (HISTORIC MONUMENTS).

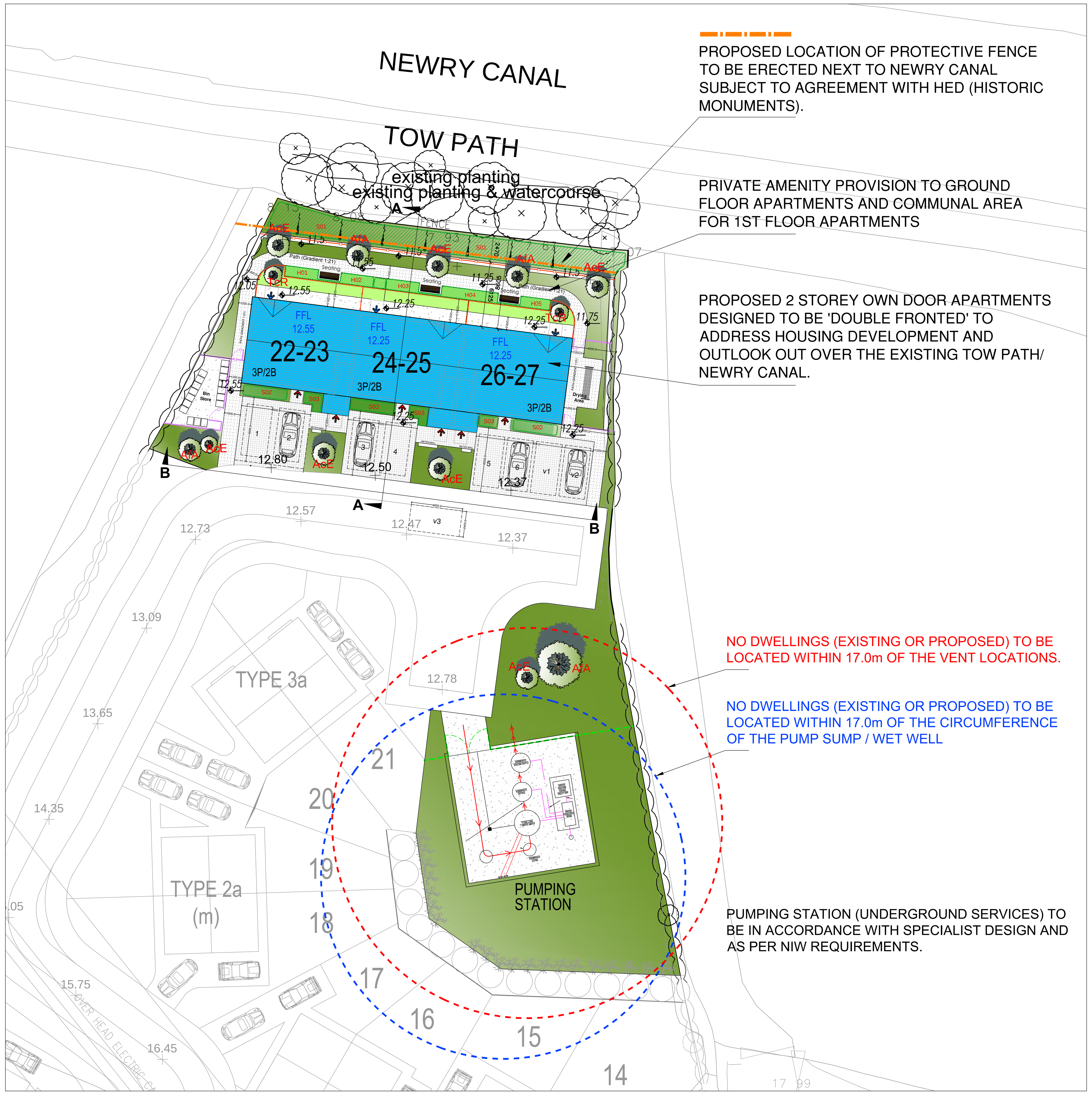
PRIVATE AMENITY PROVISION TO GROUND FLOOR APARTMENTS AND COMMUNAL AREA FOR 1ST FLOOR APARTMENTS

PROPOSED 2 STOREY OWN DOOR APARTMENTS DESIGNED TO BE 'DOUBLE FRONTED' TO ADDRESS HOUSING DEVELOPMENT AND OUTLOOK OUT OVER THE EXISTING TOW PATH/ NEWRY CANAL.

NO DWELLINGS (EXISTING OR PROPOSED) TO BE LOCATED WITHIN 17.0m OF THE VENT LOCATIONS.

NO DWELLINGS (EXISTING OR PROPOSED) TO BE LOCATED WITHIN 17.0m OF THE CIRCUMFERENCE OF THE PUMP SUMP / WET WELL

PUMPING STATION (UNDERGROUND SERVICES) TO BE IN ACCORDANCE WITH SPECIALIST DESIGN AND AS PER NIW REQUIREMENTS.



PROPOSED SITE PLAN SCALE 1.200

Schedule of Accommodation

Terrace - 6NO. Own Door Access UNITS

HOUSING MIX:
6NO. 3P/2B Apartments (all own door access) (60-65SQM)

TOTAL DENSITY = 6NO. UNITS

PARKING PROVISION:
FULL PARKING STANDARDS
1.5 SPACE PER 2 BED APARTMENT = 9 SPACES

Landscape/ Boundary Treatement Legend:

- Incurtilage soft landscaping (grass areas for resident's private amenity/ gardens)
- Open Space - soft landscaping (grass areas)
- Concrete paths (to bin store areas & private paths)
- Bitmac (to roads/ parking areas / perimeter paths to apartments)
- Position of main entrance doors
- Position of Rear door access
- 1.4m tall metal railings/ gates with hedgerows as indicated (as per SBD requirements)
- 1.8m tall double boarded timber fence and gate access as per SBD requirements
- 1.8m tall metal railing and gate access as per SBD requirements to NIW pumping station

LANDSCAPE Key:

- Existing trees & hedges to be retained in accordance with BS 5837:2012 and best arboricultural practice at the time of execution of the works. Note tree protection zones indicated with dashed red line as per Tree Survey report.
- Existing boundary hedging to be maintained. Over growth areas to be cut back as required.
- 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

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 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

Location	Area sqm
Private Garden Ground floor (plot 22)	24.8
Private Garden Ground floor (plot 24)	22.7
Private Garden Ground floor (plot 26)	24.8
Communal gardens to serve for 1st floor own door apartments (plots 23, 25 & 27)	TOTAL = 134.7 Communal amenity space (private residents gardens) provision total = **134.7 sqm** Shared communal spaces for a total of 3no. (1st Floor) apartments **which averages 44.9sqm per apartment.**

NOTE - ALL OWN DOOR APARTMENTS HAVE GREATER THAN THE MIN 10SQM OF PRIVATE AMENITY SPACE.

PLANTING SCHEDULE - TREE PLANTING

TREE REF:	SPECIES	SPEC	CTRS	NO.
AcE	Acer campestre 'Elsrijk'	4.5m min height, CG, 18-20cm girth, 3x, ex heavy std., 2m clear stem	specimen	7
AfA	Acer x freemanii 'Armstrong'	4.5m min height, CG, 18-20cm girth, 3x, ex heavy std., 2m clear stem	specimen	4
TcR	Tilia cordata 'Rancho'	3m min height, CG, 18-20cm girth, 3x, ex heavy std., 2m clear stem	specimen	2

NOTE:
All tree planting in grass areas to have 1m ring cut out and 75mm depth layer of bark mulch to be spread over the area once planting has been completed.

PLANTING SCHEDULE - SHRUB PLANTING

SHRUB BED REF:	SPECIES:	SPEC:	CTRS:	NO:	COMMENT
S01 (65sqm)	Mahonia 'Apollo'	30-40cms, container grown, 3 ltr pot, bushy, 3 breaks.	0.5m	30	Plant around northern edge of bed in single species group
	Spiraea japomica 'Goldflame'	30-40cms, container grown, 5 ltr pot, bushy, 6 breaks.	0.5m	30	Plant around southern edge of bed in single species group
	Lonicera pileata 'L.Evergreen'	30-40cms, container grown, 3 ltr pot, bushy, 6 breaks.	0.5m	30	Plant around southern edge of bed in single species group
	Pyracantha 'Orange Glow'	60-80cms, container grown, 5 ltr	specimen	5	Plant in single row along fence at narrowest portion of bed
	Pyracantha 'Red Column'	60-80cms, container grown, 5 ltr, bushy, 6 breaks.	specimen	5	Plant in single row along fence at narrowest portion of bed
	Choisya ternata	30-40cms, container grown, 3 ltr, bushy, 4 breaks.	0.7m	7	Plant in single species group
	Viburnum tinus 'Eve Price'	30-40cms, container grown, 3 ltr, bushy, 4 breaks.	0.7m	5	Plant in single species group
	Euonymus alatus	40-60cms, container grown, 3 ltr, bushy, 3 breaks.	0.5m	14	Plant in 2nr single species groups
S02 (5sqm)	Lonicera pileata 'L.Evergreen'	20-30cms, container grown, 5 ltr pot, bushy, 6 breaks.	0.5m	10	Plant around edge in single species group
	Viburnum tinus 'Eve Price'	30-40cms, container grown, 3 ltr, bushy, 4 breaks.	0.7m	2	Plant in single species group to centre of bed
	Choisya ternata	30-40cms, container grown, 5 ltr, bushy, 3 breaks.	0.7m	2	Plant in single species group to centre of bed
S03 (2.5sqm)	Lonicera pileata 'L.Evergreen'	20-30cms, container grown, 5 ltr pot, bushy, 6 breaks.	0.5m	5	Plant around edge in single species group
	Viburnum opulus 'Compactum'	30-40cms, container grown, 3 ltr, bushy, 4 breaks.	0.7m	2	Plant in single species group to centre of bed

NOTE:
75mm depth layer of bark mulch to be spread over area once planting has been completed.

PLANTING SCHEDULE - HEDGE PLANTING

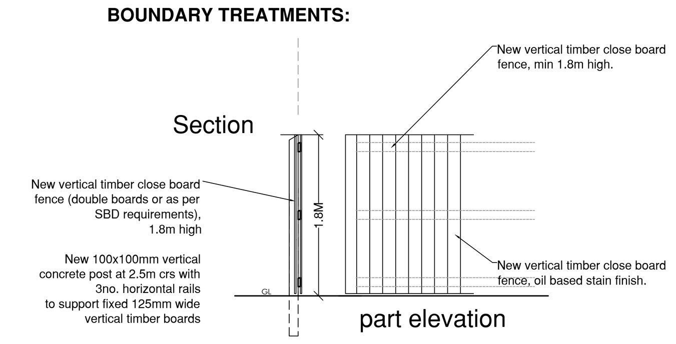
HEDGE REF:	% MIX	SPECIES	SPEC	CTRS	NO.
H01 (3 Lin.m)	100	Cotoneaster franchetii	BR, 60-80cms, branched, 3 breaks	0.4m	15
H02 (3 Lin.m)	100	Cotoneaster franchetii	BR, 60-80cms, branched, 3 breaks	0.4m	15
H03 (3 Lin.m)	100	Cotoneaster franchetii	BR, 60-80cms, branched, 3 breaks	0.4m	15
H04 (5 Lin.m)	100	Cotoneaster franchetii	BR, 60-80cms, branched, 3 breaks	0.4m	25
H05 (5 Lin.m)	100	Cotoneaster franchetii	BR, 60-80cms, branched, 3 breaks	0.4m	15

NOTE:
Hedge plants to be planted in double staggered row, 300mm between rows. 75mm depth layer of bark mulch to be spread over area once planting has been completed.

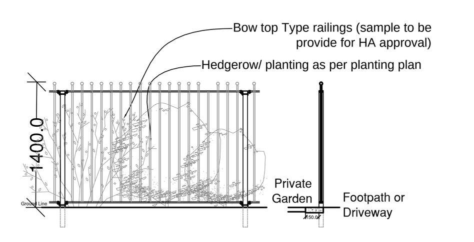
PARKING SCHEDULE

	Dwelling (unit numbers x bedrooms)	Parking Spaces required (Creating Places)	Parking Spaces proposed	Parking Spaces proposed (on street)
Apartments own door	6 x 2 bed apartments	6 x 1.5 = 9 spaces	8 spaces (1-6 + v1 & v2) (in-curtilage spaces)	1 space (V3)
Total units	6no. UNITS			
		9 Parking Spaces Required	8 Incurtilage Spaces Spaces 1-6, v1 & v2	1 on-street Spaces Proposed (V3) (Total = 8 + 1 = 9)
		Total Parking Provision	**9 Parking Spaces Required**	**9 Parking Spaces Proposed**

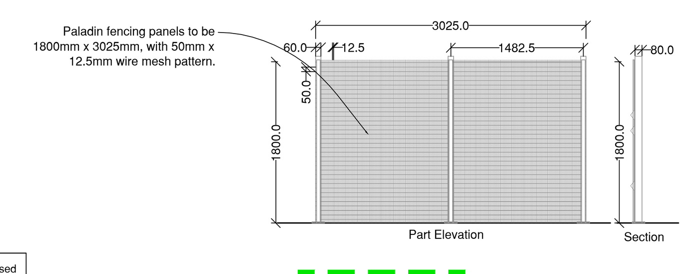
BOUNDARY TREATMENTS:



CLOSE BOARDED TIMBER FENCING TO BOUNDARIES scale 1.50



METAL RAILINGS/ GATES - FRONT BOUNDARIES scale 1.50



BOUNDARY TO NIW PUMPING STATION
1800mm HIGH METAL PALADIN FENCING
SCALE 1.50

FENCING

Timber

Fencing to boundary to be square section concrete posts, 100x100mm with a minimum height of 1800mm from ground level to the top of the post, to BS 1722-7, set into a firm base of concrete to the Structural Engineers details. Horizontal timber rails, 50x75mm are to be fixed to the vertical posts in three positions, equally spaced, with the uppermost member being approx 300mm down from the top of the post and the lowest member being approx 300mm from the ground level. Timber fencing pales 125x10x1800mm fitted to the horizontal members, leaving a 10mm gap between boards. Boards to be be nailed through to the supporting timbers using round wire galvanised nails 50x2.85mm, ensuring a solid fixing into the horizontal timbers. Timber fencing to be single boarded.

Gates are to be formed to match the fencing and be provided with galvanised latch locks fixed to the garden side of the gate. The top of the gates are to be set at a height of 1800mm from the ground level to match the height of the fencing panels and be 1010mm wide to allow for wheelchair access to the rear yard area.

All timber to be pretreated to provide a 15year guarantee finished in a proprietary oil based exterior wood stain (with min 2no. coats and colour tbc).

Metal

Metal fencing to the front of the properties (between dwellings and to the footpath) to be galvanised and painted with a suitable exterior metal paint (colour black).

NOTES

REVISIONS

REV.	DESCRIPTION	BY DATE	CHK DATE
-	-	-	-

PROJECT
DRUMGULLION AVENUE, NEWRY (Design & Build)

JOB No.	WORKSTAGE	DRAWING No.	REVISION
2346	1-3	003	-

CLIENT
GEDA

DRAWING TITLE
PROPOSED SITE PLAN
LANDSCAPE PLANTING PLAN
BOUNDARY TREATMENTS

SCALE	DATE	DRAWN	CHECKED
1:500 / 1:200 / 1:50 at A0	SEPT'25	PT	PT

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