

Policy on Street Naming and Numbering

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1.0 INTRODUCTION

1.1 Mid Ulster District Council resolved that a policy and associated procedures be developed to guide the Council in accordance with the provisions of Article 11 of the Local Government (Miscellaneous Provisions) (Northern Ireland) Order 1995("the 1995 Order"), referenced in Appendix A to this policy, on;

- (i) Naming of New Streets and Housing Developments;
- (ii) Renaming and Re-numbering existing streets

2.0 Policy Aim & Objectives

2.1 **Policy Aim:** To ensure the naming of New Streets and Housing Developments is delivered in a fair, equitable and consistent manner.

2.2 Policy Objectives:

- To facilitate Mid Ulster District Council in meeting its statutory obligations with regard to local government Street Naming requirements
- To confirm the mechanism and process by which Mid Ulster District Council will name new streets and housing developments
- To provide residents with a process whereby they may request the renaming of their street
- To ensure street names are reflective of localities within which they are being proposed and engagement of all affected residents of streets where requests have been received to rename

3.0 Policy Scope and Legislative Framework

3.1 This policy relates specifically to the naming of New Streets/ Housing Developments and processing requests for the erection of nameplates expressing the name of the street in a language other than English. The statutory basis for this policy is contained within Article 11 of the 1995 Order.

- 3.2 This legislation empowers Council to authorise the naming of streets within its respective District. The 1995 Order provides for street naming, street numbering and the provision of street signs. It also provides the Council with a discretionary power to erect dual language street signs or second nameplates in a language other than English via Section 1a and 1b. A copy of the relevant statute is included in Appendix A.

Interpretation and Definitions

- 3.3 For purposes of this Policy the following interpretation/ definitions apply as set out within the 1995 Order:

- Nameplate - defined as a means of 'signifying a name in writing'
- Street - defined as 'any road, square, court, alley, passage or lane'.

4.0 Linkage to Corporate Plan

- 4.1 Referring to Mid Ulster District Council's Corporate Plan 2015-2019, this policy contributes toward the delivery of Corporate Theme 1 *Delivering for Our People*.

5.0 Naming of New Streets

- 5.1 Proposals for new Street names linked to traditional place names will be favorably considered and that if such a place name is traditionally in a language other than English, that name may also be considered as the name by which that place may be known. The procedure that will apply in relation to proposal under this [policy] is contained in Appendix [B]. Building names are not controlled by statute and do not form part of this Policy.

5.2 Criteria - General

To maintain the heritage and identity of the area administered by Mid Ulster District Council in naming a new Street and/ or Housing Development the following criteria shall be adhered to. The name chosen shall;

1. Reflect the local townland name, or a local geographical/ topographical, social or historical feature.
2. The name shall not use the townland name within which the street and/ or the housing development is situated. The townland name shall still form part of the postal address.

3. The name should not mark any historical or political event or any individual or family, living or deceased.
4. The prefix of the name can only be the same as an existing Street or Road name prefix in the locality if it is accessed from that street or road.
5. To avoid confusion over addresses the name should not sound similar to an existing Street or Road name in that District Electoral Area.
6. The erected nameplate shall express the name in English; and may express that name in any other language other than English in accordance with Article 11 of the 1995 Order.
7. Although not prescriptive or exhaustive the running order/hierarchy for Street naming should follow an easily understood pattern, for example:
 - Road–Street–Avenue–Mews–Drive–Lane–Close–Alley

6.0 Renaming and Renumbering Existing Streets

- 6.1 Provision shall be made for the renaming and renumbering of existing Streets within the Mid Ulster District Council area, where instances as noted in 7.2 below require that that this be undertaken to maintain a consistent approach to street naming. The 1995 Order empowers Council to authorise Street names within the area they administer. The procedure that will apply in relation to a proposal under this policy is contained in Appendix C.

6.2 Criteria - General

The renaming or renumbering of an existing street shall normally only be considered;

- To remove similar or the same street name in the immediate locality
- Where a street name has been 'lost'
- To correct an incorrectly spelt name
- If emergency services have reported problems in identifying and locating the street
- If postal services or other statutory agencies has reported problems in identifying and locating the street
- Where a request has been received by the Council and signed by not less than 50% of the occupiers of a street to which a change is being sought. This would be based on 1 occupier per premises on the relevant street

7.0 Roles and Responsibilities

- 7.1 **Director of Public Health and Infrastructure:** shall have responsibility for implementation of this policy by Mid Ulster District Council, through the Building Control Service.
- 7.2 **Building Control Service:** shall be responsible for implementing arrangements to administer; (i) requests to name New Streets and Housing Developments and (ii) requests to rename existing Streets.
- 8.0 Impact Assessments**
- 8.1.1 Equality Screening & Impact**
- 8.1.1 This policy has been subject to equality screening in accordance with the Council's equality scheme screening process. It has been 'screened out' for an Equality Impact Assessment.
- 8.2 Rural Needs Impact**
- 8.2.1 This policy has been subjected to a rural needs impact assessment and thus can demonstrate regard to rural needs when delivering this public service.
- 8.3 Staff & Financial Resources**
- 8.3.1 No issues have been identified which will impact on the delivery of Council business as a result of this policy being implemented. Valid requests for determination will be brought to attention of Committee.
- 9.0 Support and Advice**
- 9.1 Advice and guidance on the implementation of this should be sought from the Head of Building Control
- 10.0 Communication**
- 10.1 The Building Control Service within the Public Health & Infrastructure Department of Council is responsible for the communication, delivery and adherence to this policy
- 11.0 Monitoring and Review Arrangements**

- 11.1 Implementation of this policy will be routinely monitored and a formal review undertaken 24 months from its effective commencement date.

Appendix A
Article 11, Local Government (Miscellaneous Provisions) (Northern
Ireland) Order 1995

Street names and numbering of buildings

Powers of councils in relation to street names and numbering of buildings

11.—(1) A council may erect at or near each end, corner or entrance of any street in its district a nameplate showing the name of the street; and a nameplate erected under this paragraph—

- (a) shall express the name of the street in English; and
- (b) may express that name in any other language

(2) A council may, immediately adjacent to a nameplate erected under paragraph (1) which expresses the name of a street in English only, erect a second nameplate expressing the name of the street in a language other than English.

(3) Neither this Article nor anything done by a council thereunder authorises or requires the use of the name of a street expressed in a language other than English as, or as part of—

- (a) the address of any person; or
- (b) the description of any land; for

the purposes of any statutory provision.

(4) In deciding whether and, if so, how to exercise its powers under paragraph (1)(b) or (2) in relation to any street, a council shall have regard to any views on the matter expressed by the occupiers of premises in that street.

(5) Any person who—

- (a) obscures, pulls down or defaces any nameplate erected under paragraph (1) or (2);
- (b) erects in any street any nameplate showing as the name of the street a name different from that in any nameplate erected in the street under paragraph (1) or (2); or
- (c) erects in any street any nameplate purporting to show the name of the street, without the authorisation of the council for the district in which the street is situated,

shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 2 on the standard scale.

(6) Where a council has exercised its powers under paragraph (1) in relation to any street, the occupier of each house or other building in that street shall ensure that that house or building is at all times marked with such number as the council may approve for the purposes of this Article.

(7) Where a person fails to comply with paragraph (6) the council may serve on him a notice requiring him to comply with that paragraph within 7 days from the date of service of the notice.

(8) A person who fails to comply with a notice served on him under paragraph (7) shall be guilty of an offence and liable on summary conviction to a fine not exceeding level 2 on the standard scale.

(9) Where a person fails to comply with a notice served on him under paragraph (7) in respect of any house or other building, the council may itself do anything which he has failed to do and may recover from that person summarily as a civil debt any expenses thereby reasonably incurred by it.

(10) In this Article—
“nameplate” includes any means of signifying a name in writing; “street” includes any road, square, court, alley, passage or lane.

(11) The power of a council to erect a nameplate under paragraph (1) or (2) includes power—

- (a) to erect it on any building or in such other manner as the council thinks fit; and
- (b) to cause it to be erected by any person authorised in that behalf by the council.

(12) The following statutory provisions shall cease to have effect, namely—

- (a) sections 64 and 65 of the Towns Improvement Clauses Act 1847^{F6};
- (b) in section 38 of the Towns Improvement (Ireland) Act 1854^{F7} the words “naming the streets and numbering the houses and also so much thereof as relates to”;
- (c) section 21 of the Public Health Acts Amendment Act 1907^{F8};
- (d) section 19 of the Public Health and Local Government (Miscellaneous Provisions) Act (Northern Ireland) 1949^{F9}; and
- (e) so much of any local Act as relates to the naming of streets or the numbering of houses or buildings;

Appendix B

Naming of New Streets and Housing Developments: *Procedure*

1. Developers should submit an application for a new Street/ Development naming to the Council's Building Control service within the Public Health and Infrastructure Department ("the Department") before any promotional activity on the sale of properties commences.
2. The applicant should recommend at least 2 but no more than 3 names per street for consideration, outlining how they consider the proposed names comply with the criteria referred to within Section 5.2 above
3. If the Department determines that the name(s) does not conform to the criteria within 5.2 of this Policy, the developer/applicant will be informed of this and asked to submit an alternative name(s) and/or written representations as to why they disagree. When the Council receives an alternative name(s) and the Council Officer deems that it meets the criteria then it will be recommended to the Council's Environment Committee for consideration.
4. If the developer/applicant is not in agreement with the Department's evaluation they can make written representations which will be considered at the next available meeting of the Environment Committee.
5. The developer/ applicant will be informed of the approved name following approval of the Environment Committee minutes at the next available Council meeting of Mid Ulster District Council
6. Should the Committee not accept any of the presented options the applicant/ developer will be informed of the Council's decision
7. If following the non-acceptance of a proposed name the applicant/ developer does not resubmit an alternative name to the Council within 8 weeks of the date of the decision letter, the Council may identify a name and notify the applicant/ developer of their intention to approve that name. The Council shall allow four weeks to elapse from the date of the notification of the name before presenting it to the next available Environment Committee
8. If a street name has been approved by the Council it shall not be considered for change within 6 months from the date of approval, unless in accordance with the Council's Standing Orders.
9. Names shall be shown on nameplates which will include the townland where relevant and erected in line with current Guidance.
10. New buildings will be allocated numbers consecutively with odd numbers to the right hand side and even numbers to the left hand side.

Appendix C

Renaming Existing Street Name: Procedures

This procedure provides guidelines for the procedure for renaming of existing street/road names which the 1995 Order empowers councils to authorise. The following procedure for canvassing the views of occupiers and the criteria to be applied in deciding whether to rename a street with an alternative in English shall be:

1. Upon receipt of a petition, signed by not less than 50% of the householders (based on one resident per household over the age of 18) of the street/road ("a Petition") the Council will consider a survey of the street/road in relation to the desired name change and reason for same.
2. The proposed name must meet the criteria set down in this policy for the naming of New Streets, as detailed within 5.2 of this policy.
3. If the Department considers the new name meets the criteria, approval to undertake the survey will be sought from the Environment Committee.
4. The Council will survey, by post, to the occupier(s) of each of the properties listed on the Electoral Register and one survey per established business as appears on the Non-Domestic Valuation List of that street/road or the part of a street/road affected at that time; seeking their views on the request to change the name. The survey shall be carried out by the Council's Building Control service.
5. Replies will be by way of a supplied self-addressed envelope and must be returned by the date specified in the correspondence giving notification of the survey and reason for same . Only replies received from registered occupiers by that date will be considered
6. The outcome of the survey will be presented to the Environment Committee and only where all occupiers (100 %) in the affected street agree with the proposed name change, will a recommendation be presented to approve the change.
7. Where a request is not approved any further request will not be considered until the expiry of a 12 month period from the date of the Environment Committee meeting where the outcome of the survey was considered.
8. Where a Petition to have an existing street renamed is not approved then the occupiers will be notified of this.
9. Where a new nameplate is erected. The decision to remove an existing nameplate will be made by Property Services, where deemed necessary to do so.

10. Historical nameplates may remain in place where they are fitted to an existing wall (or dwelling), where they will not affect directional issues. This shall be at the discretion of Property Services.
11. Where the Department receives a request from the emergency services, mail delivery services or other statutory bodies who have difficulty locating the street to rename it. They shall inform residents as noted above and consider to survey and rename the street upon the agreement of all households on that street. Such requests shall be notified to and approval sought from Environment Committee and outcome of survey reported to same.

MID ULSTER DISTRICT COUNCIL**New Street Name Proposals**

Comhairle Ceantair
Lár Uladh
Mid Ulster
 District Council

Applicants Name & Address: Beech Hill View Properties Ltd,
 The Diamond Centre, Market Street,
 Magherafelt BT45 6ED

Description: Housing Development opposite and to the NE of 35-39A Drumenny Road, Derrycrin

Ref: LA09/2018/0626/F

	Proposed Street Name	Linkage to Locality	Reason for Choice
Option 1	The Oaks		Derrycrin in Irish is spelt Doire Crion which means "withered oak grove" hence "The Oaks"
Option 2	Mullan Lane		The proposed entrance to the development is accessed off Mullan Road and therefore in line with the Council's Policy Item 5.2.4
Option 3			

* Please avoid the use of apostrophes, hyphens, full stops and commas.

Please note that street naming proposals should be in accordance with Mid Ulster Council Policy (Attached)

Signed Justin McClay

Dated 2/6/2020

Appendix 2

The site plan illustrates a residential development bounded by Mullin Road to the west and Drumenny Road to the south. The plan includes 29 numbered sites, each with a specific house type and finished floor level (FFL). The sites are color-coded: blue for HTE (House Type E), orange for HTC (House Type C), pink for HTB (House Type B), and green for HTA (House Type A). Public amenity spaces are designated as 'B' and 'C'. The plan also shows existing trees to be retained and various lot numbers (e.g., 6, 8, 15, 17, 19, 27, 29, 30, 31, 32, 35, 37, 38a, 38b, 39, 41). Elevation drawings for Phase One are provided on the right, showing the front elevations for 4x House Type B, 9x House Type C, and 3x House Type D (fronts unto Mullin Road).

PHASE ONE
4 x HOUSE TYPE B

FRONT ELEVATION
N.T.S.

PHASE ONE
9 x HOUSE TYPE C

FRONT ELEVATION
N.T.S.

PHASE ONE
3 x HOUSE TYPE D
(FRONTS UNTO MULLIN ROAD)

FRONT ELEVATION
N.T.S.

DRUMENNY ROAD

MULLIN ROAD

EXISTING TREES TO BE RETAINED

PUBLIC AMENITY SPACE

HTA
SITE 1 FFL 28.000
SITE 2 FFL 28.000
SITE 3 FFL 28.200
SITE 4 FFL 28.550
SITE 5 FFL 28.550
SITE 6 FFL 28.650
SITE 7 FFL 28.650
SITE 8 FFL 28.600
SITE 9 FFL 28.600
SITE 10 FFL 28.700
SITE 11 FFL 28.700
SITE 12 FFL 28.750
SITE 13 FFL 28.750
SITE 14 FFL 28.800
SITE 15 FFL 28.800
SITE 16 FFL 29.050
SITE 17 FFL 29.050
SITE 18 FFL 29.300
SITE 19 FFL 29.300
SITE 20 FFL 29.500
SITE 21 FFL 29.500
SITE 22 FFL 29.700
SITE 23 FFL 29.700
SITE 24 FFL 29.550
SITE 25 FFL 29.550
SITE 26 FFL 29.100
SITE 27 FFL 29.100
SITE 28 FFL 28.850
SITE 29 FFL 28.850

HTB
SITE 14 FFL 28.800
SITE 15 FFL 28.800
SITE 20 FFL 29.500
SITE 21 FFL 29.500
SITE 22 FFL 29.700
SITE 23 FFL 29.700
SITE 26 FFL 29.100
SITE 27 FFL 29.100

HTC
SITE 4 FFL 28.550
SITE 5 FFL 28.550
SITE 6 FFL 28.650
SITE 7 FFL 28.650
SITE 8 FFL 28.600
SITE 9 FFL 28.600
SITE 10 FFL 28.700
SITE 11 FFL 28.700
SITE 12 FFL 28.750
SITE 13 FFL 28.750
SITE 16 FFL 29.050
SITE 17 FFL 29.050
SITE 18 FFL 29.300
SITE 19 FFL 29.300
SITE 24 FFL 29.550
SITE 25 FFL 29.550

HTE
SITE 1 FFL 28.000
SITE 2 FFL 28.000
SITE 3 FFL 28.200

PUBLIC AMENITY SPACE
B
C

EXISTING TREES TO BE RETAINED

DRUMENNY ROAD

MULLIN ROAD

HTA
SITE 1 FFL 28.000
SITE 2 FFL 28.000
SITE 3 FFL 28.200
SITE 4 FFL 28.550
SITE 5 FFL 28.550
SITE 6 FFL 28.650
SITE 7 FFL 28.650
SITE 8 FFL 28.600
SITE 9 FFL 28.600
SITE 10 FFL 28.700
SITE 11 FFL 28.700
SITE 12 FFL 28.750
SITE 13 FFL 28.750
SITE 14 FFL 28.800
SITE 15 FFL 28.800
SITE 16 FFL 29.050
SITE 17 FFL 29.050
SITE 18 FFL 29.300
SITE 19 FFL 29.300
SITE 20 FFL 29.500
SITE 21 FFL 29.500
SITE 22 FFL 29.700
SITE 23 FFL 29.700
SITE 24 FFL 29.550
SITE 25 FFL 29.550
SITE 26 FFL 29.100
SITE 27 FFL 29.100
SITE 28 FFL 28.850
SITE 29 FFL 28.850

HTB
SITE 14 FFL 28.800
SITE 15 FFL 28.800
SITE 20 FFL 29.500
SITE 21 FFL 29.500
SITE 22 FFL 29.700
SITE 23 FFL 29.700
SITE 26 FFL 29.100
SITE 27 FFL 29.100

HTC
SITE 4 FFL 28.550
SITE 5 FFL 28.550
SITE 6 FFL 28.650
SITE 7 FFL 28.650
SITE 8 FFL 28.600
SITE 9 FFL 28.600
SITE 10 FFL 28.700
SITE 11 FFL 28.700
SITE 12 FFL 28.750
SITE 13 FFL 28.750
SITE 16 FFL 29.050
SITE 17 FFL 29.050
SITE 18 FFL 29.300
SITE 19 FFL 29.300
SITE 24 FFL 29.550
SITE 25 FFL 29.550

HTE
SITE 1 FFL 28.000
SITE 2 FFL 28.000
SITE 3 FFL 28.200

PUBLIC AMENITY SPACE
B
C

EXISTING TREES TO BE RETAINED


DRUMENNY ROAD

MULLIN ROAD

PHASE ONE
4 x HOUSE TYPE B


FRONT ELEVATION
N.T.S.

ONE UNIT
= 1350 Sq ft



SEE DWG
17-45-06-B

ONE UNIT
= 1150 Sq ft



SEE DWG
17-45-07-A

PHASE ONE
3 x HOUSE TYPE E
 (FRONTS UNTO MULLAN ROAD)

FRONT ELEVATION
 N.T.S.

ONE UNIT
= 1200 Sq ft

SEE DWG
17-45-11-A

RETENTION AND MAINTENANCE OF THOSE TREES AND SECTIONS OF HEDGEROW SCHEDULED TO REMAIN WITHIN THE SITE.

NEW BOUNDARY HEDGEROW AND TREE PLANTING TO COMPLEMENT THE DEVELOPMENT AND ASSIST IN ITS VISUAL ASSIMILATION INTO THE WIDER SURROUNDINGS.

NEW PLANTING WITHIN THE SITE TO ENHANCE THE SETTING AND CHARACTER OF THE DEVELOPMENT AND PLAY AN IMPORTANT PART IN CREATING A 'SENSE OF PLACE'.

LONG TERM SUSTAINABLE MANAGEMENT FOR ALL THE EXISTING AND PROPOSED LANDSCAPE FEATURES.

SPECIFICATION NOTES:

RETAINED TREES:

PROTECTIVE FENCING TO BE ERECTED AROUND RETAINED TREES PRIOR TO SITE WORKS COMMENCING.

NO FENCING SHALL BE STORED OR PLACED IN ANY AREA WITHIN FOR TREE PROTECTION AND THE GROUND LEVELS WITHIN THOSE AREAS SHALL NOT BE ALTERED. NOR SHALL ANY EXCAVATION BE MADE OR ANY OTHER WORKS CARRIED OUT.

ANY APPROVED ARBORICULTURAL WORK OR TREE SURGERY SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BRITISH STANDARD 3998, 1989 RECOMMENDATIONS FOR TREE WORK.

TPOISSILING OPERATIONS:

STUMP TOPS TO BE FULLY DEEP FROM ALL AREAS OF HOUSING, ROADS AND OTHER BUILD STRUCTURES, CONSERVING IT FREE FROM PERENNIOUS WEEDS, RETAINED FOR FUTURE USE IN STOCKPOLES NO HIGHER THAN 2m IN DESIGNATED AREAS ON SITE.

THOROUGHLY CULTIVATE ALL SUB-SOILS BEFORE TPOISSILING APPLICATION. RIP ALL AREAS OF COMPACTED GROUND TO AN EVEN DEPTH OF 300mm. SHOULD THERE BE A SHORTFALL OF SUITABLE SITE TPOISSILING, IMPORT ADDITIONAL CLEAN TPOISSILING TO BS583820:2015.

SREAD TPOISSILING TO THE FOLLOWING DEPTHS:

ORANGE GRASS SWARD:	150mm
MOUNAIN SHRUBS AND PERENNIALS	450mm
HEDGES: TRENCN 750mm WIDE AND 450mm DEEP	

PLANTING:

ALL PLANTING OPERATIONS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT SECTIONS OF BS4248: 1989

NEW SECTION OF HEDGEROW AS SHOWN:

A MIXED NATIVE HEDGEROW SHALL BE PLANTED. THIS SHALL COMPRISE THE FOLLOWING MIX:

CRATEAGUS MONOGYNA	45%
CORYLUS AVELLANA	40%
CORNUS AEGAGINER	20%
ACER CAMPESTRE	15%

AMENITY GRASS AREAS:
AREAS SHALL BE CULTIVATED AND
STONE PICKED TO A DEPTH OF
150mm. A PROPRIETARY
PRE-SEEDING FERTILISER SHALL BE
APPLIED PRIOR TO SEEDING AFTER
WHICH THE AREAS SHALL BE SEED
WITH AN A18 GRASS SEED MIXTURE
BY BRITISH SEED HOUSES OR
SIMILAR.

AREA	Sq m.
A	1,310m Sq.
B	2636m Sq.
C	333m Sq.
TOTAL	3976m Sq.

ALL FINISHES TO BE CONFIRMED AND APPROVED BY CLIENT FIRST BEFORE ANY ORDERS TAKE PLACE - ROOF TILES, GUTTERS, WINDOWS, WALL FINISH, DOORS, CHIMNEY ETC... ALL TO BE CHECKED AND APPROVED WITH CLIENT.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED
CONSTRUCTION DETAILS (DCLG PUBLICATION)

ALL WORKS ON SITE TO BE EXECUTED BY COMPETENT CONTRACTORS IN FULL ACCORDANCE WITH ALL CDM HEALTH AND SAFETY REQUIREMENTS AND REGULATIONS.

ALL DIMENSIONS IN MILLIMETERS.
ALL DIMENSIONS TO BE CHECKED ON SITE

THIS DRAWING IS SUBJECT TO PLANNING APPROVAL AND BUILDING
CONTROL APPROVAL.

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Revisions:

Client

M. McALLISTER

Project Title

PROPOSED HOUSING DEV.

AT DRUMENNY ROAD

BALLINDERRY, COAGH

(PLANNING DRAWINGS

Drawing Title

HOUSE TYPES AND LOCATION

PUBLIC AMENITY SPACE

SOFT LANDSCAPING & HT LAYOUT

Scale	Date	Dwg By
1:500 (A1)	04-09-2019	JC / AB

MANOR ARCHITECTS

Architecture / Planning / Conservation

Stable Buildings, Manor House, 30a High Street,

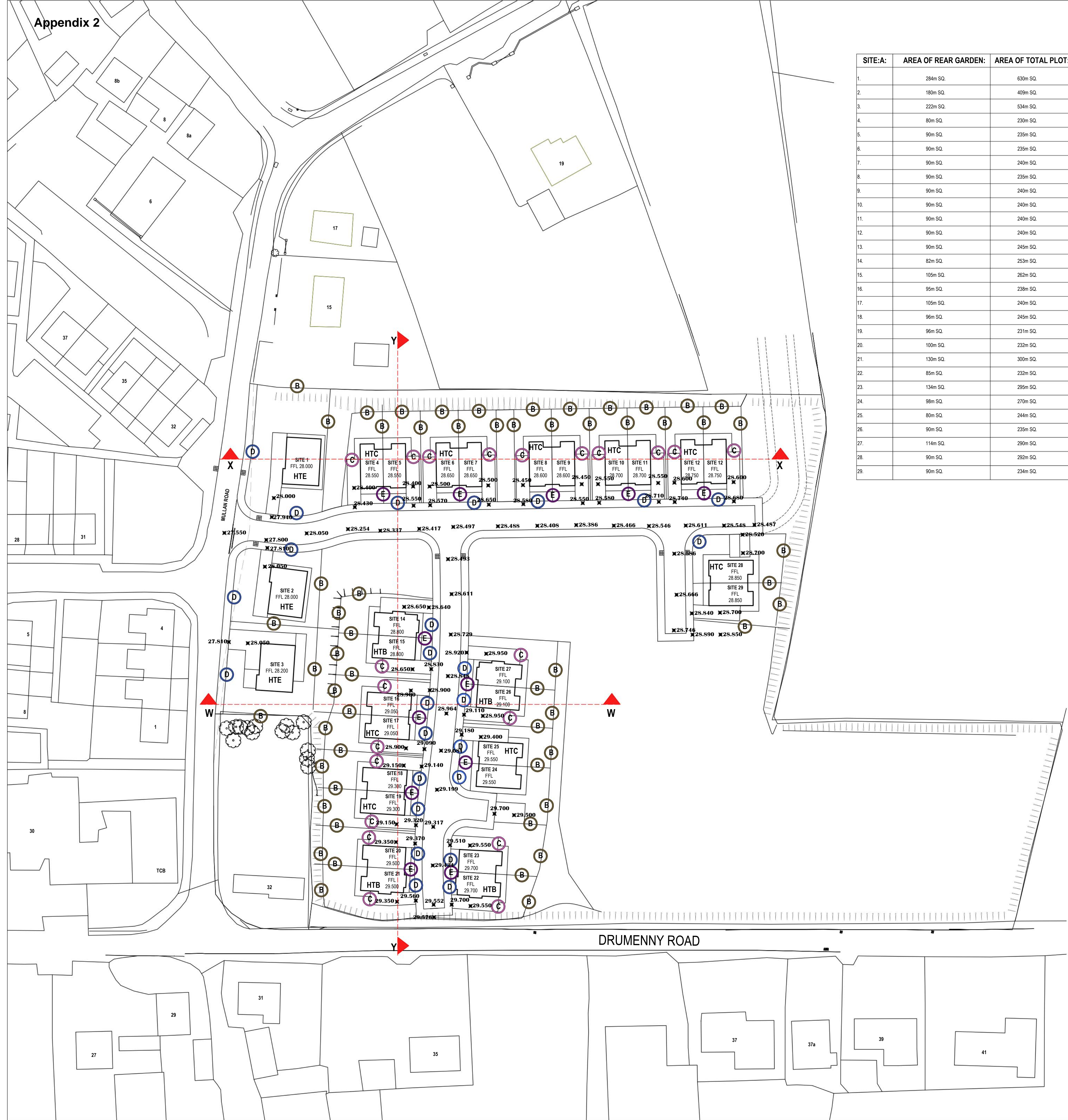
Money more, Co. L/derry, BT45

Telephone : 028 867 48367

Email: ma@manorarchitects.com

Drawing No.

17-45-02-A



SITE:A:	AREA OF REAR GARDEN:	AREA OF TOTAL PLOT:
1.	284m SQ.	630m SQ.
2.	180m SQ.	409m SQ.
3.	222m SQ.	534m SQ.
4.	80m SQ.	230m SQ.
5.	90m SQ.	235m SQ.
6.	90m SQ.	235m SQ.
7.	90m SQ.	240m SQ.
8.	90m SQ.	235m SQ.
9.	90m SQ.	240m SQ.
10.	90m SQ.	240m SQ.
11.	90m SQ.	240m SQ.
12.	90m SQ.	240m SQ.
13.	90m SQ.	245m SQ.
14.	82m SQ.	233m SQ.
15.	105m SQ.	262m SQ.
16.	95m SQ.	238m SQ.
17.	105m SQ.	240m SQ.
18.	96m SQ.	245m SQ.
19.	96m SQ.	231m SQ.
20.	100m SQ.	232m SQ.
21.	130m SQ.	300m SQ.
22.	85m SQ.	232m SQ.
23.	134m SQ.	295m SQ.
24.	98m SQ.	270m SQ.
25.	80m SQ.	244m SQ.
26.	90m SQ.	235m SQ.
27.	114m SQ.	290m SQ.
28.	90m SQ.	292m SQ.
29.	90m SQ.	234m SQ.

KEY FOR BOUNDARIES:

A

**BOUNDARY A:
AT ENTRANCE**

BRICK WALL:

RECONSTITUTED
SANDSTONE COPING STONE
ON 600X800 X1.8M HIGH
PILLAR.

RED FACING BRICK TO
MATCH THE HOUSING 800MM
HIGH X 250MM THICK.

B

BOUNDARY B

**1.8m HIGH
TIMBER FENCE:**

44X69MM SPLAYED
TREATED SW RUNNERS.

50X150MM CONCRETE
KERB.

300X300X450MM
CONCRETE AROUND POSTS.

100X100MM
PRECAST CONC.
POST AND 75X100
PRECAST CONC.
STAYS WITH
APPROPRIATE
HOLES TO TAKE
HANGER BOLT.

FINISHED LEVEL
OF FOOTPATH.

SECTION

20 X 144 TREATED SW
VERTICAL BOARDS @ 175MM
CENTRES.

44 X 69MM SPLAYED
TREATED SW RUNNERS.

ELEVATION

C

BOUNDARY C

**900mm HIGH
TIMBER FENCE:**

50X150MM CONCRETE KERB.

300X300X450MM
CONCRETE AROUND POSTS.

100X100MM PRECAST CONC.
POST AND 75X100 PRECAST
CONC. STAYS WITH
APPROPRIATE HOLES TO
TAKE HANGER BOLT.

FINISHED LEVEL
OF FOOTPATH.

20 X 144 TREATED SW
VERTICAL BOARDS @ 175MM
CENTRES.

44 X 69MM SPLAYED
TREATED SW RUNNERS.

SECTION

ELEVATION

D

BOUNDARY D

**1.2m HIGH
WROUGHT IRON
RAILINGS.**

1200MM HIGH WROUGHT IRON RAILINGS PAINTED BLACK.

E

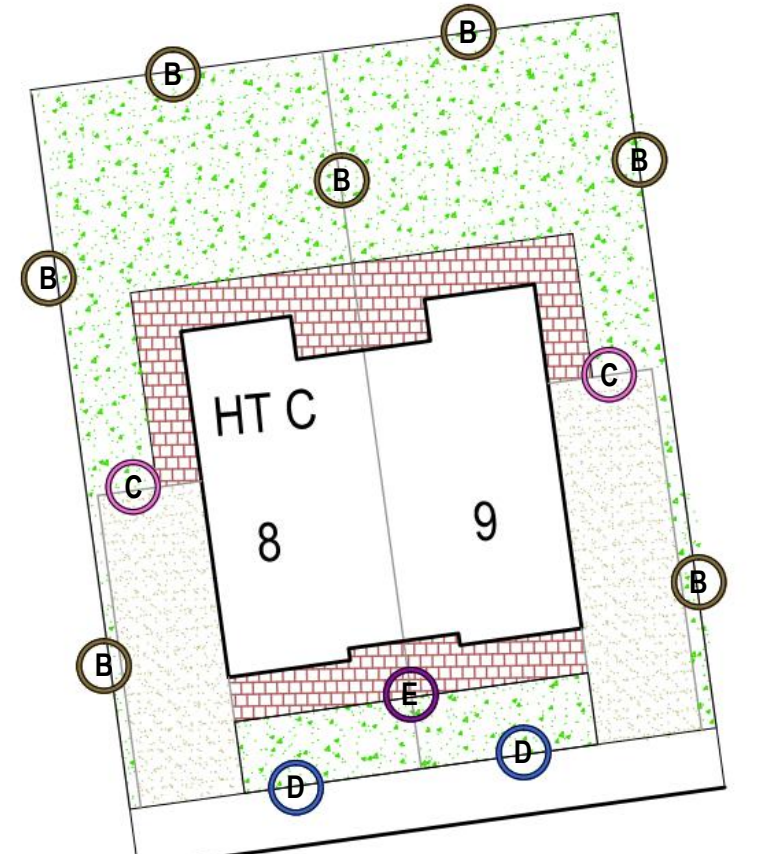
BOUNDARY E

900MM HIGH X 150MM WIDE
RENDERED TO MATCH
DWELLING WITH METAL
RAILINGS AND LAUREL
HEDGE BEHIND AS SHOWN.

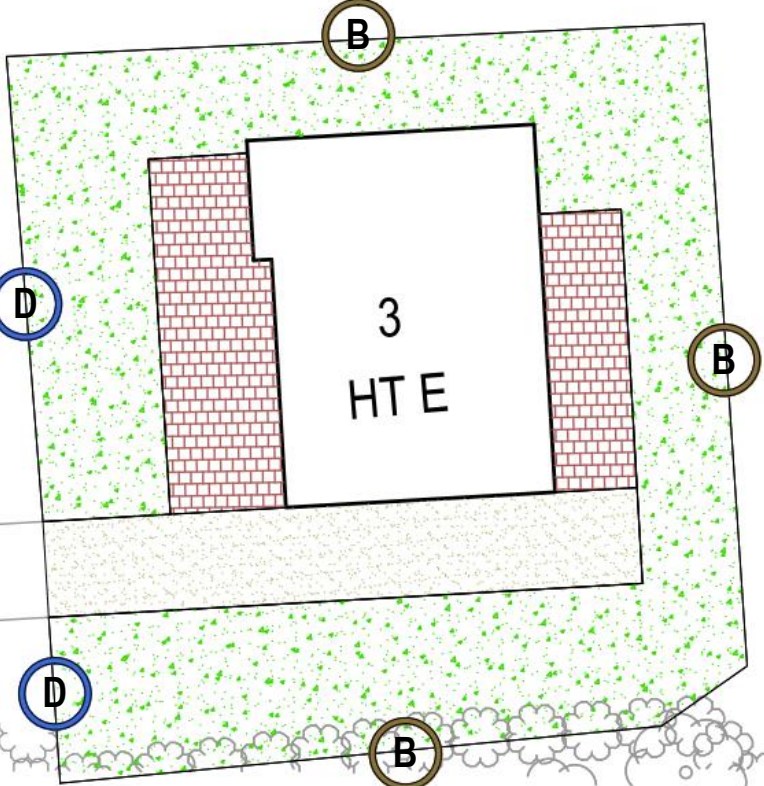
RENDERED WALL

METAL RAILINGS
PAINTED BLACK

LAUREL HEDGE



TYPICAL BOUNDARY POSITIONS:



TYPICAL BOUNDARY POSITIONS AT SITES 1, 2 AND 3:

ALL FINISHES TO BE CONFIRMED AND APPROVED BY CLIENT FIRST BEFORE ANY ORDERS TAKE PLACE. ROOF TILES, GUTTERS, WINDOWS, WALL FINISH, DOORS, CHIMNEY ETC., ALL TO BE CHECKED AND APPROVED WITH CLIENT.

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH ACCREDITED CONSTRUCTION DETAILS (DCLG PUBLICATION)

ALL WORKS ON SITE TO BE EXECUTED BY COMPETENT CONTRACTORS IN FULL ACCORDANCE WITH ALL CDM HEALTH AND SAFETY REQUIREMENTS AND REGULATIONS.

ALL DIMENSIONS IN MILLIMETERS.
ALL DIMENSIONS TO BE CHECKED ON SITE

THIS DRAWING IS SUBJECT TO PLANNING APPROVAL AND BUILDING CONTROL APPROVAL.

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Revisions:		
Client		
M. McALLISTER		
Project Title		
PROPOSED HOUSING DEV. AT DRUMENNY ROAD BALLINDERRY, COAGH (PLANNING DRAWINGS)		
Drawing Title		
HOUSE TYPES AND LOCATION BOUNDARY TREATMENTS PROPOSED LEVELS		
Scale	Date	Dwg By
1:500 (A1)	04-09-2019	JC / AB
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