

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 4 years 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. To ensure compliance, applicants should consider contacting local historical/community groups where available, which may be beneficial on receiving advice on names which would be relevant for proposed names of a new road/street in the locality.
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. Residents of the existing street being surveyed to be made aware at time of survey of issues which will arise if the street is successfully renamed.
6. 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
7. 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.
8. 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.
9. Where a Petition to have an existing street renamed is not approved then the occupiers will be notified of this.

10. 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.
11. 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.
12. 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: Mr John Keatley
Mullaghboy House, 11 Desertmartin Road, Magherafelt, BT45 5HD

Description: Proposed residential development

Ref: F/2022/1284/MAST

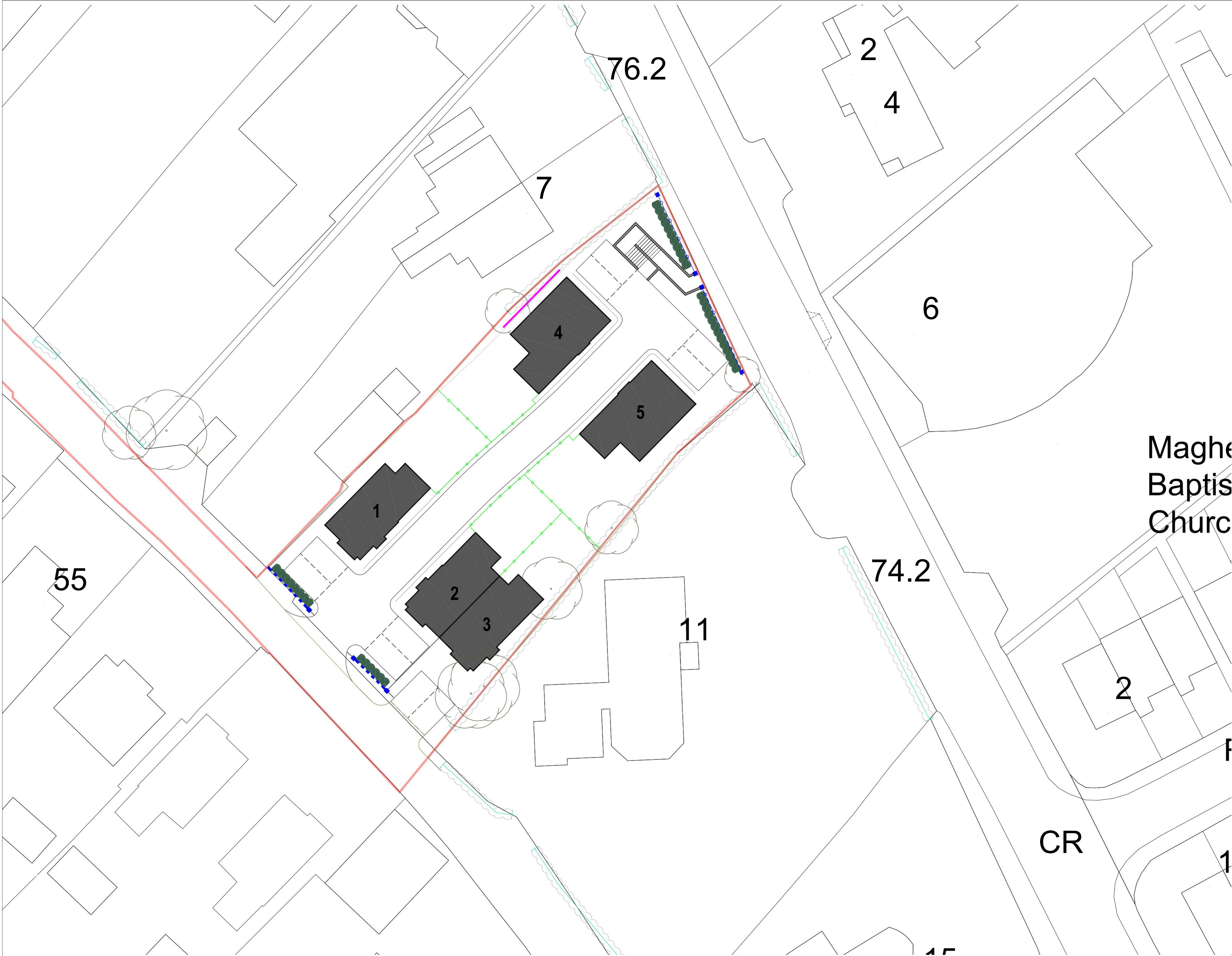
	Proposed Street Name	Linkage to Locality	Reason for Choice
Option 1	Fair Green View	Fair Green area taken from historic maps	Fair Green area visible from surrounding area
Option 2	Fair Green Heights	Fair Green area taken from historic maps	Fair Green area visible from surrounding area
Option 3			

* 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 Shane Devlin

Dated 23.09.2022



Proposed Site Layout Plan
Scale 1:200

NOTES

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2. All drawings issued prior to the relevant Planning and Building Regulations have been obtained are to be deemed preliminary. Any works carried out based on preliminary drawings are entirely at the clients risk. Vision Design cannot be held responsible for additional works/expense incurred on this basis.

3. Contractors to carry out their own due diligence and report any errors to this office.

A1

LEGEND

Revision	Drawn By	Chkd By	Date	Comments
-	SD	-	-	

Mullaghboy Construction Ltd

VISION
DESIGN | ARCHITECTURE

31 Rainey Street
Magherafelt
N. Ireland
BT45 5DA
visiondesign.org.uk
tel: 028 7930 0866

9 Ballyronan Road
Magherafelt

Proposed Residential Development

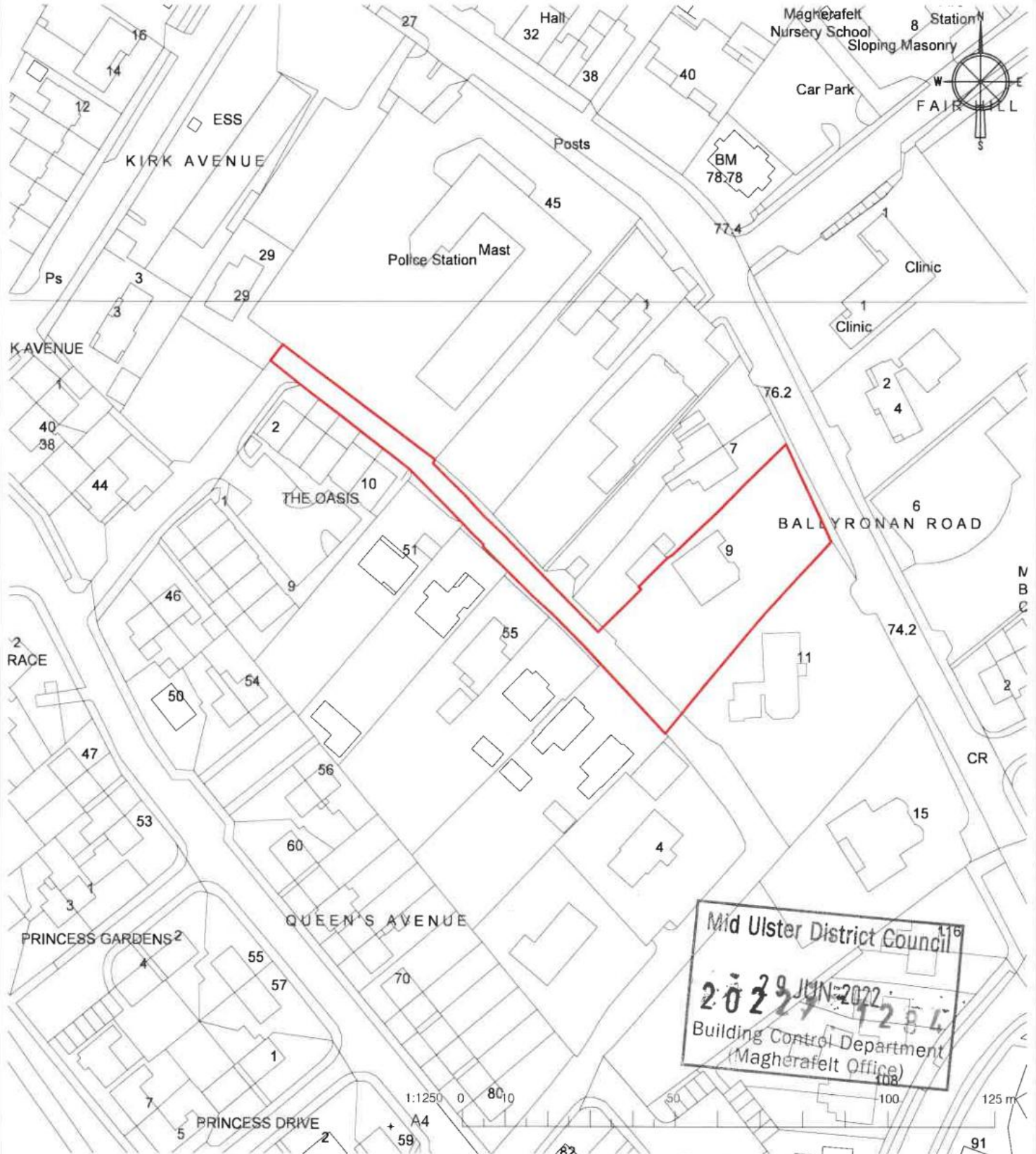
Proposed Site Layout Plan

2236 - SN100

Scale	1:200	Date	Sept' 2022
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Mullaghboy Construction Ltd

9 Ballyronan Road
Magherafelt BT45 6BJ

Scheme Design
Site Location Plan

VISION
DESIGN | ARCHITECTURE

31 Rainey Street
Magherafelt
N. Ireland
BT45 5DA
visiondesign.org.uk
tel: 028 7930 0866

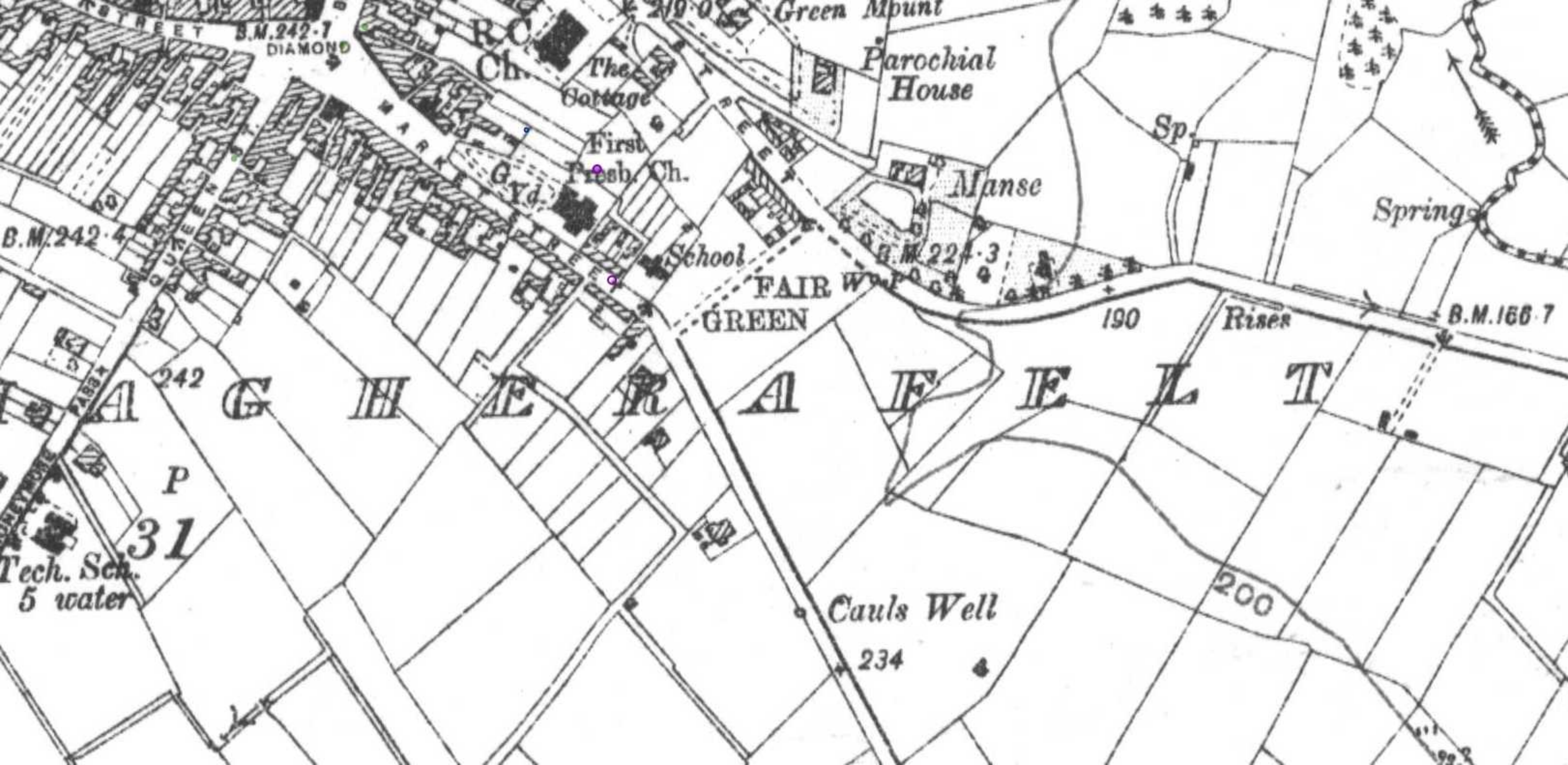
Proposed Residential Development

2236 - S100

Revision	Drawn By	Chkd By	Date	Comments
-	-	-	-	-

Scale	1:1250
Area	0.21 ha

Date	June 2022
IG	-



STREET
B.M. 242.7
DIAMOND
R.C. Ch.
The Cottage
First Presb. Ch.
G. Yd.
School
FAIR W. GREEN
Cauls Well
234
Tech. Sch.
5 water
P
31
242
Green Mount
Parochial House
Manse
Sp.
Rises
Spring
B.M. 224.3
B.M. 166.7
190
200

MID ULSTER DISTRICT COUNCIL

New Street Name Proposals



Comhairle Ceantair
Lár Uladh
Mid Ulster
District Council

Applicants Name & Address: DTL Construction
12 Desert Road Mahonstown
Description: 11 Huxley Man Street Bellinagh
Ref: F/2022/1201

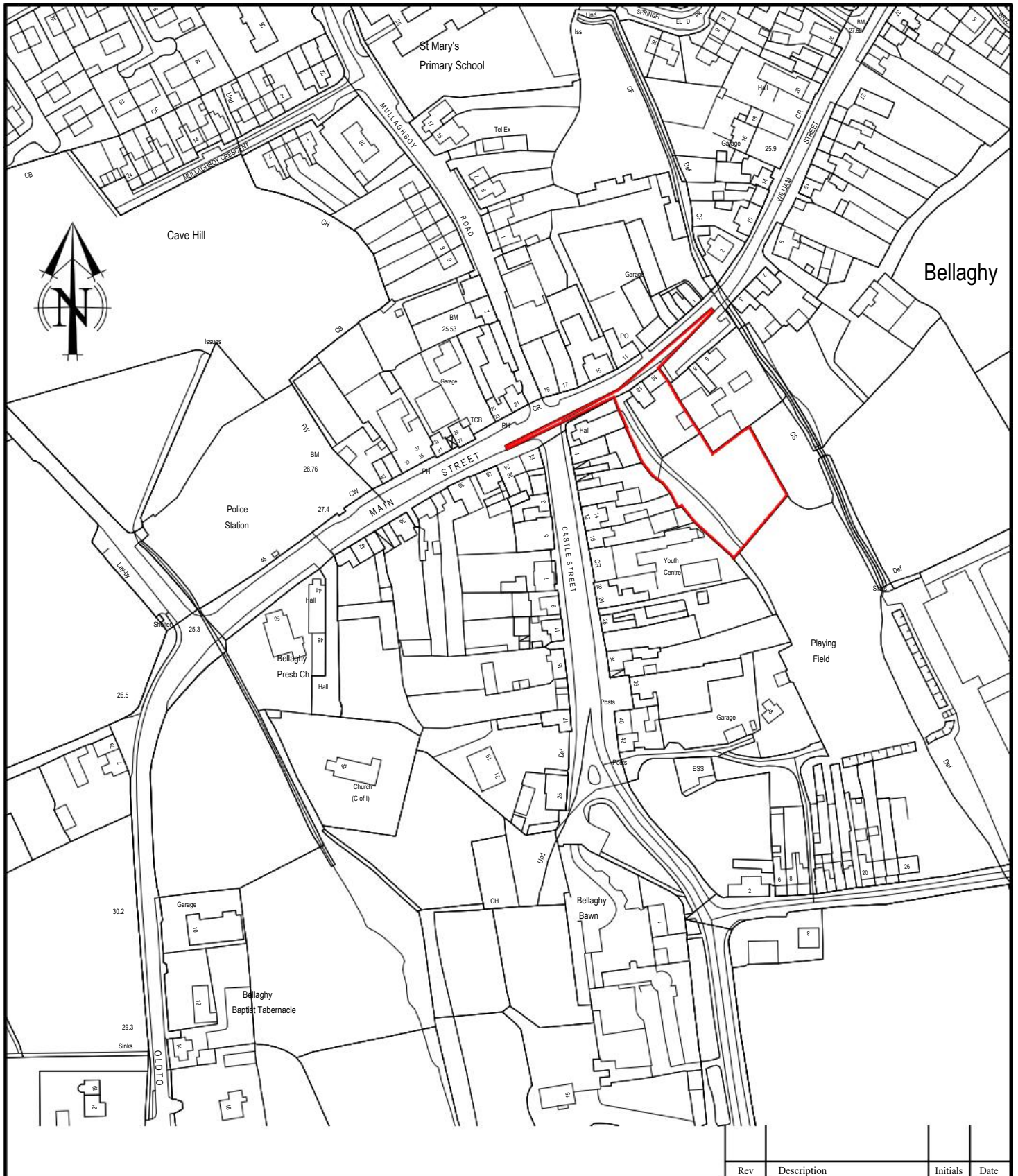
	Proposed Street Name	Linkage to Locality	Reason for Choice
Option 1	<u>SHELLING HILL VIEW</u>	<u>SHELLING HILL IS IDENTIFIED ON HISTORICAL MAPS AND IS ADJACENT TO THE DEVELOPMENT</u>	<u>TO MAINTAIN HISTORICAL LINK OF SHELLING HILL IN THE LOCALITY</u>
Option 2	<u>CORN AND FLAX MILL VIEW</u>	<u>THE CORN AND FLAX MILL IS IDENTIFIED ON HISTORICAL MAPS AND IS RELATIVELY CLOSE VICINITY TO THE LOCALITY OF THE DEVELOPMENT</u>	<u>TO MAINTAIN HISTORICAL LINK OF THE CORN AND FLAX MILL IN THE LOCALITY</u>
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 [Signature]

Dated 27/09/22



Client: DTL CONSTRUCTION Ltd Title: SITE LOCATION MAP PLANNING DRAWING		<h1 style="text-align: center;">Diamond Architecture</h1>		Joe Diamond MCIAT	
Job No: DA04-18-01 stn1/housingdev.		Project: PROPOSED HOUSING DEVELOPMENT AT 10-12 MAIN STREET, BELLAGHY.		Contact info: 77 Main Street Tel: 028796 44111 Maghera BT46 5AB Email: joe@diamondarchitecture.com	
Scale: 1:2500 (A4)	Date: JAN 2018	 <p style="text-align: center;">Chartered Institute of Architectural Technologists</p>		FIGURED DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO THE DIMENSIONS SCALED FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND SUCH DIMENSIONS TO BE HIS RESPONSIBILITY. ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO DIAMOND ARCHITECTURE	
Drawn By: gk	OS Map Ref:				

NOTE:
1. EACH DWELLING SHALL BE PROVIDED WITH A 100MM DIA. FOUL AND 150MM DIA. STORM PIPELINE TO THE PUBLIC SEWER - THE MINIMUM GRADIENT TO BE 1 IN 80; THE MAXIMUM 1 IN 20. DOMESTIC MANHOLES/INSPECTION CHAMBERS TO BE PROVIDED AT NOT MORE THAN 12.5M FROM THE PUBLIC SEWER.

2. ALL MATERIALS AND COMPONENTS USED IN THE CONSTRUCTION OF THE SEWERAGE SYSTEMS SHALL CONFORM WITH THE CURRENT EDITION OF THE 'STANDARD SPECIFICATION FOR WATER & SEWERAGE SCHEMES' AS PREPARED BY THE SCOTTISH DEVELOPMENT DEPARTMENT WITH THE FOLLOWING AMENDMENTS:

(A) (i) ALL UPVC PIPES AND FITTINGS TO B.S.4581.
(ii) ALL VITRIFIED CLAY PIPES AND FITTINGS TO B.S.65.

(B) CONCRETE BRICKS FOR MANHOLES TO B.S.6073.

(C) MANHOLE COVERS AND FRAMES TO B.S.497 - IN ROADS AND DRIVEWAYS - HEAVY DUTY TYPE MA-60 - IN FOOTPATHS, VERGES AND GARDENS - MEDIUM DUTY TYPE MB2-60.

(D) ALL GULLY GRATINGS TO B.S.497 - TYPE GA2/325D.1.

3. WHERE SEWERS PASS UNDER ROADS, FOOTPATHS OR DRIVEWAYS, THE MINIMUM COVER DEPTH TO THE CROWN OF ANY PIPELINE SHALL BE 1200MM, WHERE SEWERS PASS UNDER VERGES, GARDENS ETC. THE MINIMUM COVER SHALL BE 750MM. WHERE SUFFICIENT COVER CANNOT BE OBTAINED SEWER PIPES SHALL BE SURROUNDED WITH 150MM THICK CONCRETE OF CLASS C20/20 OR SUBJECT TO THE WATER SERVICE'S SUB-DIVISIONAL ENGINEER'S APPROVAL, SURROUNDED WITH 150MM COMPACTED THICKNESS OF TYPE 'C' GRANULAR MATERIAL RAFTED OVER WITH 150MM THICK LAYER OF LEAN MIX CONCRETE - ALL OR ELSE AS SPECIFIED TO B.S.5911: PART 1: TABLE 2.

4. ALL ROADWORKS TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001 UNLESS OTHERWISE AGREED IN WRITING.

5. DETAILS OF ALL WHITE LINING WORKS TO BE AGREED ON SITE WITH ROADS SERVICE. ROAD MARKINGS AND SIGNAGE AT PROPOSED ACCESS IN ACCORDANCE WITH CHAPTER 5 ROAD MARKING MANUAL 1985 AND TRAFFIC SIGNS REGULATIONS (NI) 1997.

ALL ROADS NOTES ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AS APPROVED BY THE DEPARTMENT OF REGIONAL DEVELOPMENT ROAD SERVICE, ROADS AND FOOTWAYS TO BE CONSTRUCTED TO STANDARD. DETAIL DRAWING APPROVED BY D.R.D. ROADS SERVICE. ROAD GULLIES TO BE TRAPPED TYPE IN PRECAST CONCRETE. GULLIES TO BE CAGED IN CONCRETE AND TO BE CONNECTED TO STORM SEWER WITH 150 PIPE. GULLY COVERS TO BE CAST IRON WITH GRATE AND FRAME. TO BS497, HINGES TO BE IN DIRECTION OF TRAFFIC DRIVEWAY GRADIENTS NOT TO EXCEED 1:12.5 FOR A DISTANCE OF 5m FROM BACK OF FOOTWAY OR SIGHTLINE AND NOT TO EXCEED 1:10 THEREAFTER. GATES IF ANY TO BE POSITIONED 5m BEHIND THE ROAD EDGE OF EACH DRIVEWAY.

RETAINING WALLS:
ANY STRUCTURES WHICH ALSO INCLUDE WALLS RETAINING MORE THAN 1.0M IN HEIGHT MUST BE APPROVED UNDER THE DRD, ROADS SERVICE TECHNICAL APPROVAL OF STRUCTURES SCHEME (TAS), IF THE STRUCTURE OR WALL IS ABUTTING OR WITHIN 6 METRES OF AN ADAPTABLE ROAD OR FOOTWAY, OR THE EXISTING ROAD OR FOOTWAY. APPROVAL, IN PRINCIPLE, IS REQUIRED PRIOR TO ANY BUILDING WORKS COMMENCING.

Standard Road Construction Notes:

- Each dwelling shall be provided with a 100mm dia. Foul and 150mm dia. Storm pipeline to the public sewer - the minimum gradient to be 1 in 80; the maximum 1 in 20. Domestic manholes/inspection chambers to be provided at not more than 12.5m from the public sewer.
- All materials and components used in the construction of the sewerage systems shall conform with the current edition of the 'Standard Specification for Water & Sewerage Schemes' as prepared by the Scottish Development Department's following amendments:
 - (i) All uPVC pipes, joints and fittings to B.S. 4660: 1989 or B.S. 5481: 1989
 - (ii) All vitrified clay pipes and fittings to B.S. 45: 1991
 - (iii) All concrete pipes, fittings and joints to B.S. 5911: 1998
- Concrete bricks for manholes to B.S. 6073: Part 1: 1981
- Manhole covers and frames, Grade A Class 2 Heavy Duty type MA-60 to B.S. 497 at roads and driveways. In footpaths and verges and gardens - Medium duty type MB2 - 60.
- All gully gratings to B.S. 497 - Type GA2/325 (Ductile Iron)
- Where sewers pass under roads, footpaths or driveways, the minimum cover depth to the crown of any pipeline shall be 1.2m; where sewers pass under verges, gardens etc. the minimum cover shall be 750mm.
- Where sufficient cover cannot be obtained sewer pipes shall be surrounded with 150mm thick concrete of Class C20/20 or subject to the DRD Water Service's Sub-Divisional Engineer's approval, surrounded with 150mm compacted thickness of Type 'C' granular material rafted over with 150mm thick layer of lean mix concrete - all or else as specified to B.S. 5911.
- All pipelines of less than 300mm nominal bore to be laid on class 'B' granular bedding.
- Where possible main channel inverts through manholes shall be vitrified clay; uPVC lipped and clipped channels of approved manufacture may be used where prior approval has been granted by the Sub-Divisional Engineer of DRD Water Service.
- Where possible domestic sewers shall be connected to manholes on the main sewer; where connections are made direct to the pipeline, all work should accord with Clause 5.14 of the specification in Note 2 above.
- The width of single driveways to be 3.2m minimum; 3.6m for a house specifically designed for allocation to a wheelchair user; double driveways to be 5.3m wide minimum.

- The gradient of private driveways shall not exceed 1 in 12.5 for a distance of 5.0 metres back from the road edge or back of the public footpath, which ever is appropriate.
- Where directed by the DRD Roads Service Section Engineer or his appointed representative, French drains to be laid adjacent to new estate roads.
- Road and footpath finishes:
 - Roads - w/c bitmac
 - Footpaths - w/c asphalt
 - Over-ride strip/clearance strips - block pavior or w/c asphalt with 20mm pre coated chippings
 - Parking spaces - block pavior or w/c asphalt with 20mm pre Coated chippings
- 800mm clearance strips at rear of parking spaces to be kept free of all obstruction.
- 500mm clearance strips at side of parking spaces to be kept free of all obstruction.
- ALL ROAD WORKS TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001, UNLESS OTHERWISE AGREED IN WRITING WITH DRD ROADS SERVICE.

ALL ROAD WORKS SHALL BE IN ACCORDANCE WITH PRIVATE STREET (CONSTRUCTION) REGULATIONS (NI) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NI) 2001.



PROVIDE NEW 200mm FOOTPATH TO EXTENT OF SITE AS SHOWN. ANY DAMAGE TO EXISTING ROAD EDGE TO BE MADE GOOD TO THE COMPLETE SATISFACTION OF ROAD SERVICE MAINTENANCE ENGINEER.

CONTRACTOR ON ENSURE 'GIVE WAY' SIGN AND ROAD MARKINGS ARE IN ACCORDANCE WITH 'TRAFFIC SIGNS MANUAL, CHAPTER 5, 2003' AND 'TRAFFIC SIGNS REGULATIONS (NI) 1997'

AVENUE PLANTING:

ANY TREES PROVIDED AS AVENUE PLANTING ADJACENT TO THE CARRIAGEWAY OR FOOTWAY SHALL BE CONTAINED IN 2.0 METRE DIAMETER CONCRETE RING OR SIMILAR APPROVED. ANY TREE PLANTING WHICH HAS THE POTENTIAL AT MATURITY TO IMPAIR ANY VISIBILITY SPLAYS MUST BE CAREFULLY SELECTED TO ENSURE CLEAR VISION BETWEEN HEIGHTS OF 600MM AND 2.0 METRES ABOVE GROUND LEVEL.

KEY:

EXISTING BOUNDARY HEDGEROW = 
NEW LOW MIXED SHRUB PLANTING = 

CONSTRUCTION DETAILS:

STANDARD CONSTRUCTION DETAILS FOR PRIVATE STREET WORKS CAN BE FOUND IN THE PRIVATE STREETS DEVELOPERS PACK, REFER TO http://www.roadsni.gov.uk/index/publications-specific_interest_publications/publications-specific-development_control-developers_pack.htm

CONSTRUCTION DETAILS AND SPECIFICATIONS FOR WORKS CARRIED OUT ON THE PUBLIC ROAD NETWORK SHALL BE IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES

ALL NEW ROAD MARKINGS INCLUDING ALL BROKEN / SOLID LINES, HATCHING & ARROWS ETC. TO BE PROVIDING IN ACCORDANCE WITH DOE ROADS SERVICE TRAFFIC DEPARTMENTS' DETAILS AND SPECIFICATION.

ALL ROAD CONSTRUCTION TO BE IN ACCORDANCE WITH THE PRIVATE STREETS (CONSTRUCTION) REGULATIONS (NORTHERN IRELAND) 1994 AND THE PRIVATE STREETS (CONSTRUCTION) (AMENDMENT) REGULATIONS (NORTHERN IRELAND) 2001

ALL GRADIENTS AND CURVES WITHIN ROAD TO MEET WITH DOE ROAD SERVICE APPROVAL.

GULLY POSITIONS AND DRAINAGE DISCHARGE TO BE AGREED WITH ROADS SERVICES PRIOR TO WORK COMMENCING.

LAYOUTS AND GRADIENT:

ROAD GRADIENTS SHALL BE IN ACCORDANCE WITH THE APPROVED LONGITUDINAL PLAN AND WITHIN THE FOLLOWING LIMITS. DEVELOPMENT ACCESS MUST BE NO STEEPER THAN 1:25 FOR THE FIRST 10M FROM THE NEAR EDGE OF THE PUBLIC ROAD. DEVELOPMENT ROAD GRADIENT MUST BE BETWEEN 1:10 & 1:150. HOUSE DRIVEWAY GRADIENTS MUST BE NO STEEPER THAN 1:12.5 FOR THE FIRST 5M FROM THE BACK OF THE FOOTWAY OR SERVICE STRIP. FOOTWAYS HAVE A CROSSFALL OF 1:40 TOWARDS THE ROAD. SERVICE STRIPS SHALL BE FLAT AND HAVE NO OBSTACLES, INFRINGEMENTS OR TRIPS.

ROAD WIDENING / RIGHT TURN LANES:

EXTENTS AND LIMITS OF BITUMINOUS RESURFACING, POSITION OF BITUMINOUS WEARING COURSE JOINTS AND NEW CROWN LINES SHALL BE AGREED AND APPROVED BY DRD ROADS SERVICES PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK. ANY BITUMINOUS LONGITUDINAL JOINTS ASSOCIATED WITH THE WORKS SHALL BE KEPT CLEAR FROM THE WHEEL TRACKS OF VEHICULAR TRAFFIC.

ANY ROADS SERVICE STORM DRAIN IN THE EXISTING FOOTWAY OR VERGE THAT IS AFFECTED BY ROAD WIDENING SHALL BE RELOCATED BEHIND THE NEW ROAD EDGE OR KERB. ROAD GULLIES SHALL BE RELOCATED TO THE NEW ROAD EDGE. ALL ROAD DRAINAGE DETAILS AND WORKS TO BE AGREED WITH DRD ROADS SERVICE PRIOR TO WORKS COMMENCING.

THE DEVELOPER IS RESPONSIBLE FOR LIAISING WITH THE STATUTORY BODIES IN RELATION TO ANY SERVICES IN THE VICINITY OF ANY PROPOSED WORKS.

DRAINAGE AND GULLIES:

PRECISE GULLY LOCATIONS MUST BE AGREED WITH ROADS SERVICE IN ADVANCE OF INSTALLATION. RELOCATED OR EXTRA GULLIES MAY BE DEEMED NECESSARY ON SITE. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT SURFACE WATER RUN OFF FROM PRIVATE AREAS, VERGES AND EMBANKMENTS FLOWING ONTO THE PUBLIC/ADAPTABLE FOOTWAY AND CARRIAGEWAY.

STREET LIGHTING:

EXISTING STREET LIGHTING COLUMNS SHALL BE RELOCATED BEHIND VISIBILITY SPLAYS AND AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER. ALL ALTERATIONS TO STREET LIGHTING SHALL BE AGREED WITH ROADS SERVICE STREET LIGHTING SECTION BASED AT COUNTY HALL, BALLYMENA.

STATUTORY SERVICES:

STATUTORY SERVICE POLES/MINI-PILLARS SHALL BE RELOCATED AT THE BACK OF NEW OR RECONSTRUCTED FOOTWAYS AND VERGES OR BEHIND THE SIGHTLINES IF GREATER. THE COST OF THIS WORK IS TO BE BORNE BY THE DEVELOPER.

TRAFFIC SIGNS / ROAD MARKINGS:

ALL TRAFFIC SIGNS AND ROAD MARKINGS ARE TO BE PROVIDED IN ACCORDANCE WITH TRAFFIC SIGNS MANUAL CHAPTER 5 2003 AND TRAFFIC SIGNS REGULATIONS (NORTHERN IRELAND) 1997 AND TO THE SATISFACTION OF DRD, ROADS SERVICE PRIOR TO ADOPTION. THE COST OF THE PROVISION OF TRAFFIC SIGNS AND ROAD MARKINGS IS TO BE BORNE BY THE DEVELOPER.

GROUND CONDITIONS:

THE STANDARDS APPROVED ASSUME NORMAL GROUND CONDITIONS. WHERE GROUND CONDITIONS ARE UNCERTAIN OR SOFT POCKETS ARE IDENTIFIED, GEOTECHNICAL CERTIFICATION IN ACCORDANCE WITH THE DESIGN MANUAL FOR ROADS AND BRIDGES SHALL BE REQUIRED.

DRAINAGE DISCHARGE CONSENT:

THIS PLANNING APPROVAL DOES NOT GIVE AUTHORITY TO DISCHARGE ANY DRAINAGE INTO A ROADS SERVICE DRAINAGE SYSTEM.

KERBING:

KERB LEVELS SHALL BE AGREED WITH DRD ROADS SERVICES PRIOR TO ANY WORKS COMMENCING ON THE PUBLIC ROAD NETWORK.

C	Planning Information Added	gk	03/04/19
B	DFI Roads Information Added	denk	18/09/18
A	DFI Roads Information Added	gk	14/08/18
Rev	Description	Initials	Date

Diamond Architecture

Joe Diamond MCIAI

77 Main Street
Maghera, BT46 5AB


Tel: 028 796 44111

Email: joe@diamondarchitecture.com

Project:
PROPOSED HOUSING DEVELOPMENT
LOCATED OFF MAIN STREET, BELLAGHY






Client:
DTL CONSTRUCTION Ltd

Drawing Title:
PROPOSED SITE LAYOUT DRAWING
PLANNING DRAWING

Scale: 1:500 (A2)	Job No: DA04-18-02'C stm1/housingdev.
Date: JAN 2018	
Drawn by: gk	
Checked:	

ALL DIMENSIONS TO BE FOLLOWED IN PREFERENCE TO THE DIMENSIONS SCALED FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR AND THE DIMENSIONS TO BE HIS RESPONSIBILITY. ANY DRAWING ERRORS AND OMISSIONS TO BE REPORTED TO DIAMOND ARCHITECTURE.

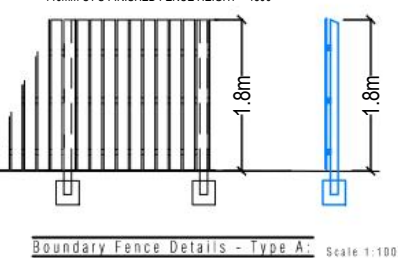
Key:

-  = AREA OF ADOPTION (PSD);
-  = SERVICE STRIP;
-  = ROAD GULLY;
-  = INDICATES LOCATION OF 4.8m x 2.4m COMMUNAL PARKING SPACES 2No. TOTAL;
-  = 2No. PARKING SPACES ACCOMMODATED WITHIN CURTLIDGE OF EACH DWELLING;

Private Access Gradients:

Site No:	Road Edge:	Top Of Kerb:	Gradient:	Driveway:
1	76.52	76.64	1:500	76.65
2	76.36	76.48	1:500	76.49
3	76.25	76.33	1:500	76.34
4	76.25	76.33	1:500	76.34
5	75.98	75.77	1:500	75.78
6	75.69	75.78	1:500	75.79
7	75.37	75.48	1:500	75.49
8	75.34	75.47	1:45	75.58
9	75.50	75.58	1:500	75.59
10	75.64	75.77	1:28	75.95
11	75.85	75.97	1:500	75.98

100x100x1600 ABOVE GROUND CONCRETE POSTS AT 1.8m CENTERS IN 300x300x450 DEEP CONCRETE BASE. 2 No. 75x50mm HORIZONTAL RAILS. 90x15mmx1800mm LONG PRESSURE IMPREGNATED PAR REDWOOD BOARDING WITH CROSSOUT TOPS AT 110mm CTS FINISHED FENCE HEIGHT < 1800



FENCING:
100x100mm POSTS AT 1.8m CENTRES WITH HORIZONTAL OR VERTICAL RAILING AS SHOWN. ALL TIMBERS TO BE EXTERNALLY TREATED WITH STAINED FINISH.



NOTE:
TYPE B BOUNDARY TIMBER FENCING TO BE USED BETWEEN ALL PROPERTIES. LOCATED FOR THE FIRST 6m BACK FROM ROAD KERB. ALL OTHER BOUNDARY TIMBER FENCING TO BE FENCE TYPE A. ANY FENCING ERECTED TO FRONT OF PROPERTIES TO BE FENCE TYPE B.

- PLANTING SCHEDULE:**
- THE EXISTING NATURAL SCREENING OF THE SITE SHALL BE RETAINED.
 - PROVIDE REINFORCED PLASTIC TREE SHELTERS TO ALL SMALL TREES TO AVOID DAMAGE TO TREES (NO CONES) OR OTHER EQUAL, APPROVED.
 - KEEP ROOTS MOST AT ALL TIMES. BARE ROOT TREES SHOULD BE PLANTED BETWEEN THE 1st NOVEMBER TO 31st MARCH.
 - DO NOT PLANT DURING FROSTY WEATHER OR IN WATER LOGGED SOIL. ROOT BALLED TREES CAN BE PLANTED AT ANYTIME OF THE YEAR.
 - ALL PLANTING TO BE CARRIED OUT DURING THE FIRST AVAILABLE PLANTING SEASON AFTER COMMENCEMENT OF THE BUILDING WORKS.
 - PLANTS WHICH DO NOT TAKE DURING THE FIRST GROWING YEAR ARE TO BE REPLACED DURING THE FOLLOWING PLANTING YEAR.

NEW HEDGEROWS:

- ALL EXISTING VEGETATION AROUND THE SITE TO BE RETAINED AND NO FELLING OR LOPPING OF TREES UNLESS INDICATED TO BE REMOVED.

