



CAR PARKING AND HOUSETYPE SCHEDULE						
	Number of Houses	Spaces In-curtlidge per house	Spaces Required Per House	Total Spaces Required	Total In-Curtlidge Supplied	Total visitor required
3 Bed Semi	40	2	2.5	100	80	20
3 Bed Detached	5	2	2.75	13.75	10	3.75
4 Bed Semi	18	2	2.75	49.5	36	13.5
4 Bed Detached	27	2	3	81	54	27
	90			244.25	180	64.25
	Total spaces provided			245	180	65

planning issue
NS20 LANDS
Donaghadee Road
Newtownards

SITE BOUNDARY
TREATMENT

To be read in conjunction with separate Civil
Engineering and Site Layout drawings.

NORTHERN AND EASTERN BOUNDARY WITH No. 181
DONAGHADEE ROAD
Existing well matured hedging/trees to northern
boundary to be retained, faced back on site side with
new timber fencing within the boundary to the site side
to ensure privacy between dwellings.

Existing hedging to eastern boundary to be retained,
managed and replenished with new hedge planting
where necessary to ensure continuity.

All new hedge planting to be native and wildlife friendly
species.

NORTH WESTERN BOUNDARY WITH
DONAGHADEE ROAD
Existing concrete post and wire fencing to be
retained with new feature colour high shrub
mix in front of 2100mm height feature timber
fencing, creating an attractive boundary to
the Donaghadee Road and ensuring
privacy/security to the new rear garden area
of site 27.

WESTERN/NORTHERN BOUNDARY WITH No. 171
DONAGHADEE ROAD
Existing hedging to western boundary, along
lane-way and around private garden area, to
be retained, managed and replenished with
new hedge planting where necessary to
ensure continuity and privacy.

All new hedge planting to be native and
wildlife friendly species.

New post and wire fencing to be provided
within site boundary to site side.

NORTHERN BOUNDARY WITH 183A DONAGHADEE ROAD
Existing well matured hedging/trees to northern
boundary to be retained, faced back on site side with
new timber fencing within the boundary to the site side
to ensure privacy between dwellings.

All new hedge planting to be native and wildlife friendly
species.

EASTERN BOUNDARY
Green diagonal hatch to indicate 8m
min width landscape screen planting
buffer to boundary - new planting to
reinforce existing well matured hedging,
interspersed with new tree planting.

All new planting to be native and
wildlife friendly species.

New post and wire fencing to be
provided within garden area to edge of
landscape buffer.

DRAINAGE WAYLEAVE
Blue diagonal hatch to
indicate 6m min width
drainage wayleave, in
agreement with DFI Rivers.

EXISTING WATERCOURSE
Existing working strip retained
outside site boundary to
other side of watercourse in
agreement with DFI Rivers.

Provision for access
to potential future
development lands

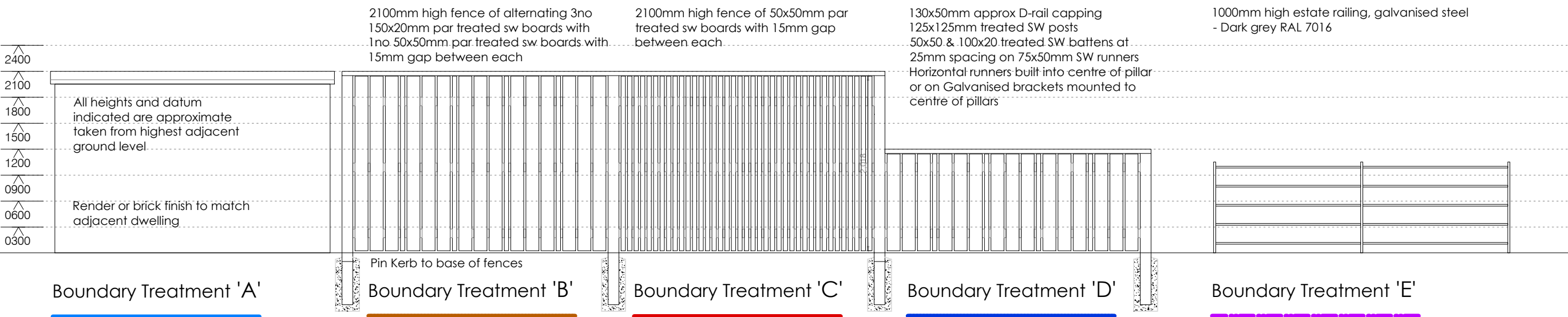
Provision for access
through to adjacent
development lands

SOUTHERN BOUNDARY WITH FUTURE
DEVELOPMENT LANDS
Post and wire fencing to be provided to
along boundary with existing watercourse.
Existing working strip retained outside site
boundary to other side of watercourse in
agreement with DFI Rivers.

ACCESS
Access from new spine road, as
per approved site masterplan

BOUNDARY TREATMENT

	Rendered/Brick walling - TYPE A 2100mm height
	Timber fence - TYPE B 2100mm height
	Feature Timber fence - TYPE C 2100mm height
	Timber fence - TYPE D 1200mm height
	Estate Railing - TYPE E 1000mm height
	Existing timber/concrete post and wire fencing
	New timber post and wire fencing 1000mm height



project title
**Residential Development
NS20 Lands
Donaghadee Road
Newtownards**

client
Teal Farms (NI) Ltd

drawing title
Site Boundary Treatment

job no. 25.08 dwp no. S_11 rev.

scale 1:500 date OCT 2025 sheet A1

omni
architects

11 Bridge Street, Bangor
Co Down, NI, BT20 5AW

E: design@omniarchitects.co.uk
W: www.omniarchitects.co.uk
T: 0044 (0)28 9185 7373

drawn NM file 0101 CURRENT PROJECTS/2025/07 NS20 Mainstream Landfill
Scale: Planning/1: SITE/NS20 - PLANNING SITE
LAYOUT COMMENT

planning issue
NS20 LANDS
Donaghadee Road
Newtownards

SITE LANDSCAPE
PROPOSALS

To be read in conjunction with separate Civil
Engineering and Site Layout drawings.

EASTERN BOUNDARY
Green diagonal hatch to indicate 8m
min width landscape screen planting
buffer to boundary - new planting to
reinforce existing well matured hedging,
interspersed with new tree planting.

All new planting to be native and
wildlife friendly species.
New post and wire fencing to be
provided within garden area to edge of
landscape buffer.

DRAINAGE WAYLEAVE
Blue diagonal hatch to
indicate 6m min width
drainage wayleave, in
agreement with DFI Rivers.

EXISTING WATERCOURSE
Existing working strip retained
outside site boundary to
other side of watercourse in
agreement with DFI Rivers.

Provision for access
to potential future
development lands

Provision for access
through to adjacent
development lands

SOUTHERN BOUNDARY WITH FUTURE
DEVELOPMENT LANDS
Post and wire fencing to be provided to
along boundary with existing watercourse.
Existing working strip retained outside site
boundary to other side of watercourse in
agreement with DFI Rivers.

NORTHERN BOUNDARY WITH 183A DONAGHADEE ROAD
Existing well matured hedging/trees to northern
boundary to be retained, faced back on site side with
new timber fencing within the boundary to the site side
to ensure privacy between dwellings.

All new hedge planting to be native and wildlife friendly
species.

NORTHERN AND EASTERN BOUNDARY WITH No. 181
DONAGHADEE ROAD
Existing well matured hedging/trees to northern
boundary to be retained, faced back on site side with
new timber fencing within the boundary to the site side
to ensure privacy between dwellings.

Existing hedging to eastern boundary to be retained,
managed and replenished with new hedge planting
where necessary to ensure continuity.

All new hedge planting to be native and wildlife friendly
species.

NORTH WESTERN BOUNDARY WITH
DONAGHADEE ROAD
Existing concrete post and wire fencing to be
retained with new feature colour high shrub
mix in front of 2100mm height feature timber
fencing, creating an attractive boundary to
the Donaghadee Road and ensuring
privacy/security to the new rear garden area
of site 27.

WESTERN/NORTHERN BOUNDARY WITH No. 171
DONAGHADEE ROAD
Existing hedging to western boundary, along
lone way and around private garden area, to
be retained, managed and replenished with
new hedge planting where necessary to
ensure continuity and privacy.

All new hedge planting to be native and
wildlife friendly species.

New post and wire fencing to be provided
within site boundary to site side.

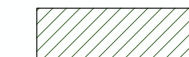
HARD LANDSCAPING

	Acheson&Glover 'Mayfair Slabs' 400x600x50mm, colour silver
	Asphalt with red chippings
	Acheson&Glover 'Arto linear block paving' 220x55x80mm, colour platinum
	150 x 50mm P.C. Concrete Pin Kerb / Concrete road kerb
	Existing Levels
	Proposed Levels
	Storm/foul sewer wayleave
	Landscape buffer to boundary
	DFI Rivers 5m clear working strip adjacent to watercourse
	Lands reserved for potential future access

SOFT LANDSCAPING

TYPE	TREES	STRIKE
NUMBER		
PRESENTATION		
TY 01	LABURNUM ALPINUM 'PENDULUM'	CG
TY 02	BIRCH - BETULA PUBESCENS	CG
TY 03	ROWAN-SORBUS AUCUPARIA/SORBUS COMMIXTA	CG
TY 04	PHILLYREA LATIFOLIA	CG
TY 05	TILIA CORDATA - KEEP AS POLLARD	CG
TY 06	STRAWBERRY TREE - ARBUTUS UNEDO	CG
TY 07	PINUS MARITIMA	CG

TYPE	HEDGE	HEIGHT
NUMBER		
PRESENTATION		
H1	ESCALLONIA DONARD SEEDLING	60-80cm
H2	PRUNUS LAURO-CERASUS	60-80cm

TYPE	BOUNDARY SCREENING TO BE MIXED WITH EXISTING SPECIES - NATIVE SPECIES PLANTING	POT SIZE	DENSITY NUM
			
To be planted in a random mix at a density of 3 plants per metre			
	HAWTHORN - CRATAEGUS MONOGYNIA		30
	BLACKTHORN - PRUNUS SPINOSA		20
	SEA BUCKTHORN - HIPPOPHAE RHAMNOIDES		15
	DOG ROSE - ROSA CANINA		10
	FIELD MAPLE - ACER CAMPESTRE		10
	ELDER - SAMBUCUS NIGRA		10
	GUelder ROSE - VIBURNUM OPULUS		5

TYPE	LOW SHRUB MIX / GROUND COVER	% MIX
FOOT SIZE		
JUNIPERUS PROCUMBENS "NANA"	3	2
COTONEASTER "CORAL BEAUTY"	3	2
COTONEASTER CORNUBIA	4	2
CORNUS CANADENSIS	4	2
HEDERA HELIX	3	2
SPIREA "LITTLE PRINCESS"	3	4
HYPERICUM MOSERANUM	3	4
FUSCIA LADY THUMB	4	4
x HALIMOCISTUS WINTONENSIS	3	3
LEPTOSPERMUM RUPESTRE	3	4

TYPE	MEDIUM / HIGH COLOUR SHRUB MIX	% MIX
FOOT SIZE		
Within all planting beds, larger species of shrubs to be planted at rear.		
BUDDLEJA DAVIDII "BLACK KNIGHT"	3	2
FATSIA JAPONICA	4	2
FUCHSIA MAGELLANICA	3	2
MAHONIA JAPONICA	3	2
RHODODENDRON "BLUE PETER"	3	2
ACUBA JAPONICA VARIEGATA	3	3
CEANOTHUS ARBOREUS "CALIFORNIA BLUE"	3	2
SARCOCocca CONFUSA	3	2
CHOISYA TERNATA	3	2
PITTO SPORUM TENU-FOLIUM	3	2
CYTISUS X PRAE COX "ALL GOLD"	3	2
EUONYMUS EMERALD "N GOLD"	3	2

TYPE	GRAVEL BED PLANTING	% MIX
FOOT SIZE		
Within all planting beds, larger species of shrubs to be planted at rear.		
EUPHORBIA CHARACIAS	2	3
FESTUCA GLAUCA "BLAU-FUCHS"	2	3
HELLEBONES FOETIDUS	2	4
CORYDOLINE AUSTRALIS	2	3
CAREX HACHUJOENSIS "EVERGOLD"	2	3
ERICA ARBOREA	2	4
EPICANOPS RITRO	2	4
FESTUCA GLAUCA "BLAU-FUCHS"	2	4
HOSTAS	2	4
SANTOLINA CHAMAECYPARISSUS	2	3
SEDUM SPATHULIFOLIUM "PURPUREUM"	2	4
PHORMIUM TENAX - MIXED	4	2
PHYSCARPUS - MIXED BAMBOO	2	3
YUCCA FILAMENTOSA - BRIGHT EDGE	2	4

STANDARD SHRUB PLANTING DETAIL

SHRUB PLANTING - MATERIALS
PLANTS - Species, Variety and Specification of per specification.
ORGANIC FERTILISER - 25mm deep (250/100) layer of approved
Organic mulch (primarily spent mushroom compost)
incorporated into beds.

INCORPORATE FERTILISER - 40mm "Comocolor" slow release fertiliser
(15.10.10) applied immediately after planting around the base of
each plant, and light watered in. Apply 100g/1000mm² slow release
fertiliser top dressing supplied in July and light watered in (18.11.00)
"Comocolor" fertiliser for top dressing.

SHRUB PLANTING - METHOD
Clear area of all loose debris, rubbish and foreign matter
arise out of ground and perennial weeds using an approved
hedgecutting machine. Cultivate area thoroughly to 300mm
deep incorporate 20mm deep (20/10/20) layer of approved
organic mulch into topsoil. (Provision is for sufficient depth to
accommodate the rootball of the plant for root rot prevention).

Spread the roots out within the pit. Backfill with selected topsoil
and firm. Apply 100g/1000mm² slow release fertiliser and
light water in around the base of the plant. Water as necessary.

SHRUB PLANTING - ESTABLISHMENT MAINTENANCE
Maintain all planted areas in a weed and litter free condition until
31 December.

Maintenance to be carried out on a monthly basis, and each visit
shall include: weed control, litter removal, staking and tree tag
checks. Watering - minor watering as necessary during dry spells.
Also apply 100g/1000mm² slow release fertiliser in July and
light water in.

STANDARD TREE PLANTING DETAIL

TREE PLANTING - MATERIALS
PLANTS - Species, Variety and Specification of per specification.
TREE STAKES - 100mm square softwood 20mm x 1400mm
long pressure treated or tank soaked (not creosoted).

TREE TIES - 2 x reinforced rubber strips self plastic coated webbing
with 2 appropriate size rubber spacers for square stakes.
SHRUBS - 25mm long, galvanized with 10mm round diameter.
INCORPORATE FERTILISER - 100mm Comocolor slow release fertiliser
around base of tree immediately after planting. 100g/1000mm²
top dressing around base of tree in July.

ORGANIC FERTILISER - 40mm deep layer (50/10) spent mushroom
compost immediately after planting.

TREE PLANTING - METHOD
Excavate pit size 400mm diameter x 200mm deep (minimum) and
remove poor quality loam from site. Fill base of pit to a depth of
100mm and remove stones over 20mm. Place tree in pit and
position stake. Secure tree and stake in stake.

Reposition the tree and backfill with selected topsoil in layers of
100mm deep evenly consolidated at each layer except for the
final layer of backfill. Fit 2 x 100g approved tree ties by overlapping
the ends and nailing to the back of the stake with galvanized nails.

Trim to be held 10mm away from stakes to allow for the
appropriate rubber spacers, which are nailed to the stakes.
Damaged tops of roots to be seen off at an angle of 45° and
pointed. Apply 100g/1000mm² slow release fertiliser at the base of
the tree prior to mulching with a 40mm deep layer (50/1) of spent
mushroom compost.

TREE PLANTING - ESTABLISHMENT MAINTENANCE
Maintenance to be carried out on a monthly basis, until 30
November and each visit shall include: weed control (tree & grass
to have a 1m diameter area free of weeds), stakes and tree tie
checks. Apply 100g/1000mm² slow release fertiliser at the base of
the tree prior to mulching with a 40mm deep layer (50/1) of spent
mushroom compost.

project title
*Residential Development
NS20 Lands
Donaghadee Road
Newtownards*

client
Teal Farms (NI) Ltd

drawing title
Site Landscape Proposals

job no. 25.08 dwg no. S_12 rev.

scale 1:500 date OCT 2025 sheet A1

omni
architects
11 Bridge Street, Bangor
Co Down, NI, BT20 5AW

E: design@omniarchitects.co.uk
W: www.omniarchitects.co.uk
T: 0044 (0)28 9185 7373

drawn NM file 001 - CURRENT PROJECTS/2025/01/NS20 Lands Landscape
Drawn: P. WRIGHT STENOUS - PLANNING, SITE
LAYOUT, CONCEPT