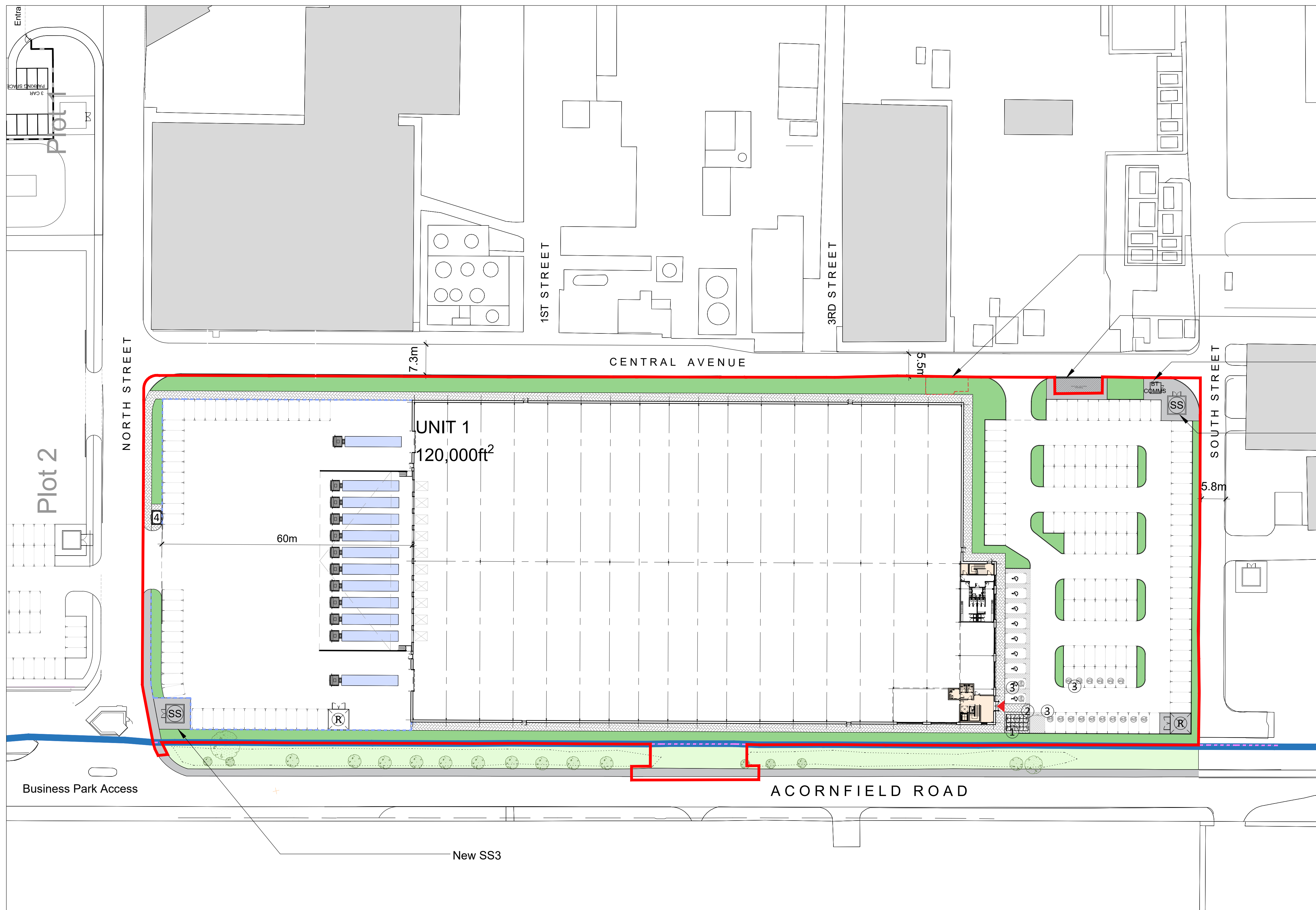


Appendix B – Proposed Site Layout



01 Proposed Site Plan

1:500@A1 / 1:1000 @ A3

Disclaimer:
Subject to survey.

Notes:

KEY

- Image Business Park
- Site Boundary Line
(22,457m² / 5.55acres / 2.25ha)

AREA SCHEDULE(GIA)

UNIT 1 (GIA)	120,000ft²
Warehouse (incl. office Undercroft)	110,700ft²
Office (FF Only)	4,650ft²
Office (SF Only)	4,650ft²

Car parking spaces	180
Level Loading Doors	2
Dock Level Doors	10
Cycle Spaces	28

EXTERNAL MATERIALS:

- In-situ concrete
- Concrete block paving
- Permeable paving
- Soft Landscaping - Low maintenance grass
- Existing black chain link fence
- 2.6m Proposed Black paladin fence

- 1 Bicycle Stands
- 2 Motorcycle Parking
- 3 EV Charging
- 4 Security Hut
- R Refuse Area
- SS Substations

Outline of existing
SS2 - to be removed

Bld 18. Plant room
for FIS site

New BT Comms
Room

New SS2

DRAFT

E	Landscaping North & Car Parking	20.08.21	HT	HA
D	SS Moved/ Car P arrangement	09.08.21	HT	HA
C	Increased Yard Size	26.07.21	HT	HA
B	Unit flipped	22.07.21	HT	HA
A	SS/BT comms relocation	19.07.21	HT	HA
-	Draft Issue	08.07.21	HT	HA

Rev: Notes: Date: Dwn: Iss:

Client:

SEYBOURNE

hale

ARCHITECTURE | DESIGN MANAGEMENT

22c Leathermarket Street, London, SE1 3HP

Project:
Imagination 03
Image Business Park, Knowsley

Drawing Title:
Site 3
Proposed Site Plan

Project No: 21066	Scale @ A1/A3: 1:500 / 1:1000	Revision: E
Drawing No: 21066 - PL1102		

Appendix C – Public Sewer Asset Plan

Powell Tolner & Associates Ltd

**29
Red Lion Street,
Chesham, Buckinghamshire
HP5 1EJ**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: Image Business Park
Our Ref: UUPS-ORD-113061
Date: 18/07/2019**

Dear Sirs

Location: Image Business Park Acornfield Road, Liverpool, L33 7TQ

I acknowledge with thanks your request dated 16/07/2019 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
5502	40.41	FO	37.1	225			VC	87.9171	1 in 158
6503	41.92	FO	38.32	225			VC	71.84706	1 in 167
5810		SW	0	450			VC	3.00043	
5504		SW	0	900			CO	59.98811	
6005		SW	0	675			CO	38.83298	
6005		SW	0	675			CO	38.83298	
5804	39.36	SW	35.78	900			CO	102.8397	1 in 321
7801		SW	0	675			CO	112.5877	
6009		FO	0	225			VC	46.29207	
5602		FO	0	225			VC	66.16366	
6502	41.7	SW	38.95	750			CO	24.84854	1 in 176
6001		SW	0	675			CO	18.43909	
6001		SW	0	675			CO	18.43909	
6801		FO	0	225			VC	79.47493	
5003	39.48	FO	34.45	225			VC	78.26238	1 in 301
5003	39.48	FO	34.45	225			VC	78.26238	1 in 301
5002	39.56	FO	34.59	225			VC	15.13275	1 in 378
6505		SW	0	600			CO	8.846159	
5801	39.47	SW	35.14	675			CO	70.83079	1 in 443
7002	40.64	SW	37.99	675			SW	8.952258	1 in 269
7002	40.64	SW	37.99	675			SW	8.952258	1 in 269
6011		SW	0	150			VC	7.419901	
6802		SW	0	600			VC	76.00097	
6701		SW	0	600			CO	115.7325	
4601	40.07	SW	36.59	600			CO	82.46211	
5812		FO	0	150			VC	15.95032	
5702		FO	0	225			VC	73.65572	
4502		SW	0	600			CO	78.99037	
6003	39.68	FO	35.68	225			VC	12.9363	
6003	39.68	FO	35.68	225			VC	12.9363	
7001	40.42	SW	37.9	675			CO	101.214	
7001	40.42	SW	37.9	675			CO	101.214	
5503	40.89	FO	37.87	225			VC	68.24954	1 in 96
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6403		SW	0	525			CO	12.96932	
6902		SW	0	600			CO	74.84914	
5501		SW	0	900			CO	9.308325	
6504	41.79	FO	38.59	225			VC	9.219544	1 in 49
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
4502		SW	0	1500			CO	34.46993	
5704		FO	0	150			VC	54.32478	
6904		SW	0	600			CO	72.86465	
6904		SW	0	600			CO	72.86465	
6507	41.78	SW	0	600			CO	57.2129	
6509		SW	0	900			CO	64.1744	
5812		FO	0	450			VC	20.89925	
6007	39.81	SW	36.56	450			CO	8.952258	
6007	39.81	SW	36.56	450			CO	8.952258	
7802		FO	0	300			VC	175.5385	
6402	42.25	SW	39.39	750			CO	11.6619	1 in 146
5903	39.46	SW	35.45	900			CO	73.44706	1 in 253
5903	39.46	SW	35.45	900			CO	73.44706	1 in 253
6601		FO	0	225			VC	73.89912	
6401	41.74	SW	39.3	750			CO	74.52016	1 in 233
6601		SW	0	525			CO	112.3788	
6501	41.44	SW	38.76	750			CO	35.95012	
6903		FO	0	225			VC	53.35269	
6903		FO	0	225			VC	53.35269	
5703		SW	0	525			CO	72.92583	
4002	39.15	FO	34.29	225			VC	27.65963	1 in 213
4002	39.15	FO	34.29	225			VC	27.65963	1 in 213
5601		SW	0	450			CO	66.84401	
7501		SW	0	675			CO	95.56673	
7501		SW	0	675			CO	95.56673	
5902	39.52	FO	35.39	450			VC	87.99765	1 in 109
5902	39.52	FO	35.39	450			VC	87.99765	1 in 109
7006	40.43	SW	35.02	225			VC	95.07891	
7006	40.43	SW	35.02	225			VC	95.07891	
6004	69.72	FO	35.02	225			VC	31.04835	1 in 72
6004	69.72	FO	35.02	225			VC	31.04835	1 in 72
5701		SW	0	600			CO	66.70832	
7004		FO	0	300			VC	100.6628	
7004		FO	0	300			VC	100.6628	
6404	41.91	FO	38.92	225			VC	96.10411	1 in 343
6008		SW	0	675			CO	17.14565	
6008		SW	0	675			CO	17.14565	
6002	39.66	FO	35.88	300			VC	13.80147	1 in 68
6002	39.66	FO	35.88	300			VC	13.80147	1 in 68
5907		FO	0	450			VC	26.52167	
5811		FO	0	450			VC	28.82133	
5802		FO	0	450			VC	87.86413	

Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
5502	40.41	FO	37.1	225			VC	87.9171	1 in 158
6503	41.92	FO	38.32	225			VC	71.84706	1 in 167
5810		SW	0	450			VC	3.00043	
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6505		SW	0	600			CO	8.846159	
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6011		SW	0	150			VC	7.419901	
6802		SW	0	600			VC	76.00097	
6701		SW	0	600			CO	115.7325	
4601	40.07	SW	36.59	600			CO	82.46211	
5812		FO	0	150			VC	15.95032	
5702		FO	0	225			VC	73.65572	
4502		SW	0	600			CO	78.99037	
6003	39.68	FO	35.68	225			VC	12.9363	
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7001	40.42	SW	37.9	675			CO	101.214	
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5503	40.89	FO	37.87	225			VC	68.24954	1 in 96
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6403		SW	0	525			CO	12.96932	
6902		SW	0	600			CO	74.84914	
5501		SW	0	900			CO	9.308325	
6504	41.79	FO	38.59	225			VC	9.219544	1 in 49
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
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4502		SW	0	1500			CO	34.46993	
5704		FO	0	150			VC	54.32478	
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5701		SW	0	600			CO	66.70832	
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6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
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6402	41.9	FO	38.9	225			VC	96.10411	1 in 343
6007	39.81	SW	36.56	450			CO</		



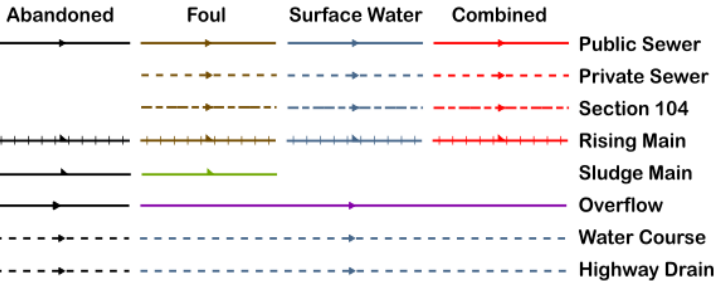
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Reho Cover Func Invert Size x Size y Shape Mat Length Grad

Reho Cover Func Invert Size x Size y Shape Mat Length Grad

LEGEND



All point assets follow the standard colour convention:
red - combined
blue - surface water
brown - foul
purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- Change of Characteristic

MANHOLE FUNCTION

- FO Foul
- SW Surface Water
- CO Combined
- OV Overflow

SEWER SHAPE

- CI Circular
- EG Egg
- OV Oval
- FT Flat Top
- RE Rectangular
- SQ Square
- TR Trapezoidal
- AR Arch
- BA Barrel
- HO HorseShoe
- UN Unspecified

SEWER MATERIAL

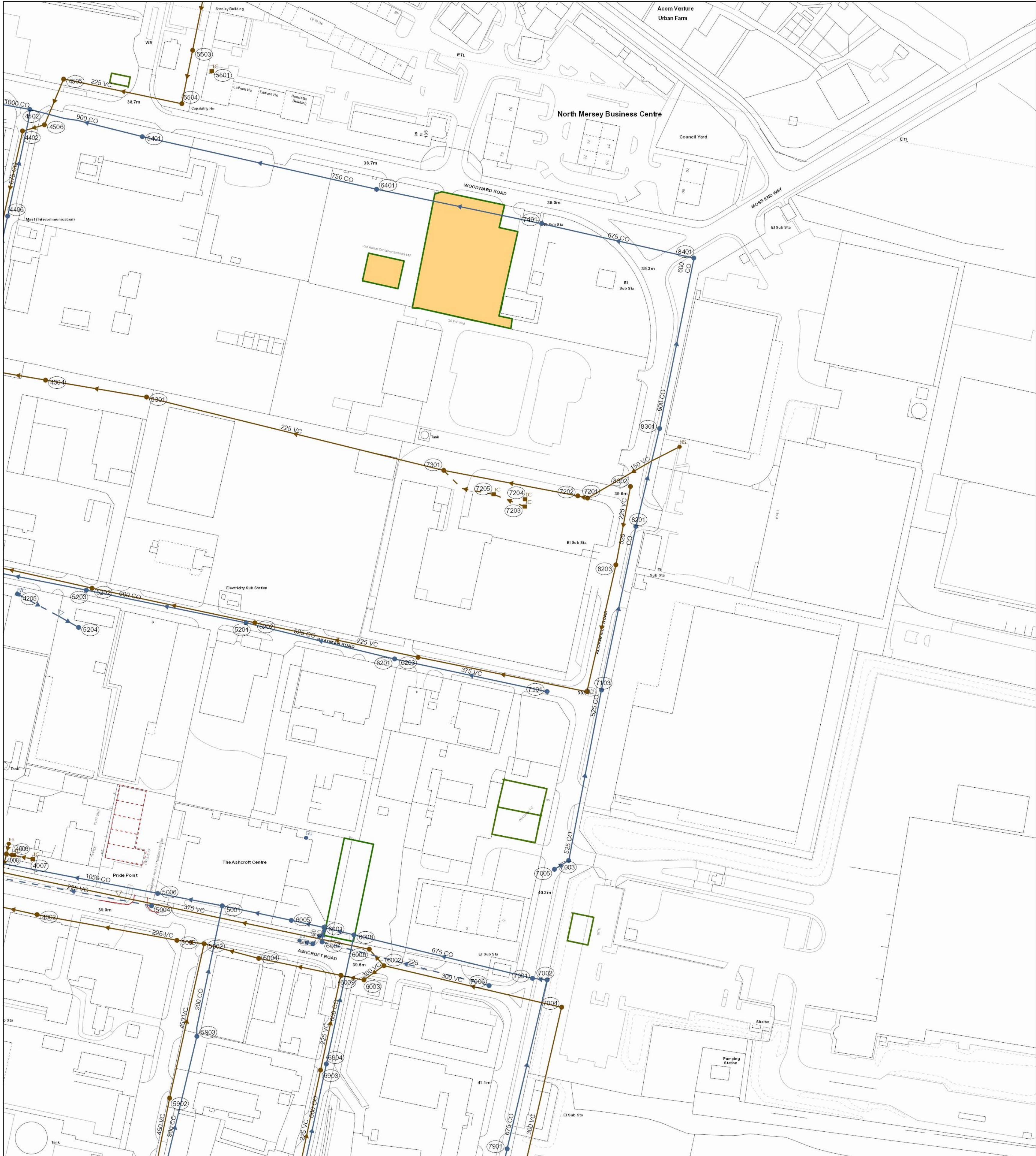
- AC Asbestos Cement
- BR Brick
- PE Polyethylene
- RP Reinforced Plastic Matrix
- CO Concrete
- CSB Concrete Segment Bolted
- CSU Concrete Segment Unbolted
- CC Concrete Box Culverted
- PSC Plastic / Steel Composite
- GRC Glass Reinforced Plastic
- DI Ductile Iron
- PVC Polyvinyl Chloride
- CI Cast Iron
- SI Spun Iron
- ST Steel
- VC Vitrified Clay
- PP Polypropylene
- PF Pitch Fibre
- MAC Masonry, Coursed
- MAR Masonry, Random
- U Unspecified

Address or Site Reference:

Image Business Park Acornfield Road,
Liverpool,
L33 7TQ

OS sheet Number: SJ4498NW
Scale: 1:1250 Date: 18/07/2019
Nodes: 0
Sheet: 2 of 3

Printed by: Property Searches



Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
4008		FO	37.11	300			VC	10.42219	
7201	39.41	FO	37.11	150			VC	5.488055	
7201	39.41	FO	36.92	225			VC	75.28651	1 in 184
5504		FO	0	225			VC	66.46616	
6005		SW	0	675			VC	38.83298	
6005		SW	0	675			VC	38.83298	
5201	39.81	SW	36.87	600			CO	89.82204	1 in 998
5804	39.36	SW	35.78	900			CO	102.8367	1 in 321
7801		SW	0	675			VC	112.5877	
6202	39.85	FO	36.05	225			VC	91.73416	1 in 74
6009		FO	0	225			VC	46.29207	
6009		FO	0	225			VC	46.29207	
8302	39.66	FO	37.24	225			VC	43.73755	1 in 151
5203	39.52	SW	36.71	600			CO	77.46612	1 in 456
6201	40.14	SW	37.23	525			CO	84.40779	1 in 234
6001		SW	0	675			VC	18.43909	
6001		SW	0	675			VC	18.43909	
5003	39.48	FO	34.55	225			VC	78.26238	1 in 301
5003	39.48	FO	34.55	225			VC	78.26238	1 in 301
8002	39.56	FO	34.59	225			VC	15.13275	1 in 378
5002	39.56	FO	34.59	225			VC	15.13275	1 in 378
5401	39.42	SW	35.62	900			CO	63.6209	1 in 256
7005	40.19	SW	37.99	525			CO	9.433681	
5001	39.27	SW	35.16	1050			CO	36.22005	1 in 398
5301	39.45	FO	0	225			VC	56.5396	
4505		FO	0	225			VC	27.34521	
7002	40.04	SW	37.99	675			CO	8.062258	1 in 269
7002	40.04	SW	37.99	675			CO	8.062258	1 in 269
6011		SW	0	150			VC	7.419901	
6011		SW	0	150			VC	7.419901	
7102	39.75	FO	36.62	225			VC	94.92102	
8203	39.82	FO	36.86	225			VC	71.80529	1 in 232
6003	39.66	FO	35.68	225			VC	12.5063	
6003	39.66	FO	35.68	225			VC	12.5063	
7001	40.42	SW	37.9	675			CO	101.214	
7001	40.42	SW	37.9	675			CO	101.214	
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6902		SW	0	600			CO	74.64614	
4506	38.37	FO	35.12	225			VC	12.55901	1 in 626
5202	39.5	FO	34.79	225			VC	91.48816	1 in 158
4402	38.31	FO	35.05	225			VC	64.53881	1 in 92
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
6904		SW	0	600			CO	72.86465	
6904		SW	0	600			CO	72.86465	
7103	39.65	SW	0	525			CO	91.9837	
6203	40.12	FO	0	225			VC	91.9837	
6007	39.81	SW	36.56	450			CO	8.062258	
6007	39.81	SW	36.56	450			CO	8.062258	
7802		FO	0	300			VC	178.5385	
5903	39.46	SW	35.45	900			CO	73.44706	1 in 253
5903	39.46	SW	35.45	900			CO	73.44706	1 in 253
6901		FO	0	225			VC	73.89912	
5001	39.27	SW	35.16	1050			CO	91.0631	1 in 285
7101	39.57	SW	37.7	375			VC	85.96963	1 in 187
8301	39.57	SW	36.91	600			CO	95.90099	
7301	39.24	FO	36.47	225			VC	168.6408	1 in 208
6301	39.45	FO	35.66	225			VC	30.95006	
6903		FO	0	225			VC	53.35269	
6903		FO	0	225			VC	53.35269	
4002	39.15	FO	34.29	225			VC	27.65983	1 in 213
4002	39.15	FO	34.29	225			VC	27.65983	1 in 213
7901		SW	0	675			CO	95.56673	
7901		SW	0	675			CO	95.56673	
5902	39.52	FO	35.39	450			VC	87.09765	1 in 109
5902	39.52	FO	35.39	450			VC	87.09765	1 in 109
4502	38.46	SW	35.38	1050			CO	34.52535	
7006	40.43	SW	0	225			VC	95.07891	
7006	40.43	SW	0	225			VC	95.07891	
6004	69.72	FO	35.02	225			VC	31.94835	1 in 72
6004	69.72	FO	35.02	225			VC	31.94835	1 in 72
8401		SW	0	675			CO	86.12201	
5503		FO	0	225			VC	30.1297	
7401	39.32	SW	38.24	750			CO	92.86236	1 in 443
8201		SW	0	600			VC	55.54278	
7004		FO	0	300			VC	100.6628	
7004		FO	0	300			VC	100.6628	
7003	40.42		0	525			CO	95.70789	
6008		SW	0	675			CO	17.14565	
6008		SW	0	675			CO	17.14565	
8401	38.63	SW	35.95	750			CO	132.2195	1 in 427
5004	39.24	SW	0	225			VC	88.45903	
6002	39.66	FO	35.88	300			VC	13.60147	1 in 68
6002	39.66	FO	35.88	300			VC	13.60147	1 in 68
5802		FO	0	450			VC	87.86413	

Reho	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
4008		FO	37.11	300			VC	10.42219	
7201	39.41	FO	37.11	150			VC	5.488055	
7201	39.41	FO	36.92	225			VC	75.28651	1 in 184
5504		FO	0	225			VC	66.46616	
6005		SW	0	675			VC	38.83298	
6005		SW	0	675			VC	38.83298	
5201	39.81	SW	36.87	600			CO	89.82204	1 in 998
5804	39.36	SW	35.78	900			CO	102.8367	1 in 321
7801		SW	0	675			VC	112.5877	
6202	39.85	FO	36.05	225			VC	91.73416	1 in 74
6009		FO	0	225			VC	46.29207	
6009		FO	0	225			VC	46.29207	
8302	39.66	FO	37.24	225			VC	43.73755	1 in 151
5203	39.52	SW	36.71	600			CO	77.46612	1 in 456
6201	40.14	SW	37.23	525			CO	84.40779	1 in 234
6001		SW	0	675			VC	18.43909	
6001		SW	0	675			VC	18.43909	
5003	39.48	FO	34.55	225			VC	78.26238	1 in 301
5003	39.48	FO	34.55	225			VC	78.26238	1 in 301
8002	39.56	FO	34.59	225			VC	15.13275	1 in 378
5002	39.56	FO	34.59	225			VC	15.13275	1 in 378
5401	39.42	SW	35.62	900			CO	63.6209	1 in 256
7005	40.19	SW	37.99	525			CO	9.433681	
5001	39.27	SW	35.16	1050			CO	36.22005	1 in 398
5301	39.45	FO	0	225			VC	56.5396	
4505		FO	0	225			VC	27.34521	
7002	40.04	SW	37.99	675			CO	8.062258	1 in 269
7002	40.04	SW	37.99	675			CO	8.062258	1 in 269
6011		SW	0	150			VC	7.419901	
6011		SW	0	150			VC	7.419901	
7102	39.75	FO	36.62	225			VC	94.92102	
8203	39.82	FO	36.86	225			VC	71.80529	1 in 232
6003	39.66	FO	35.68	225			VC	12.5063	
6003	39.66	FO	35.68	225			VC	12.5063	
7001	40.42	SW	37.9	675			CO	101.214	
7001	40.42	SW	37.9	675			CO	101.214	
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6002	39.66	FO	36.03	300			VC	12.04159	1 in 30
6902		SW	0	600			CO	74.64614	
4506	38.37	FO	35.12	225			VC	12.55901	1 in 626
5202	39.5	FO	34.79	225			VC	91.48816	1 in 158
4402	38.31	FO	35.05	225			VC	64.53881	1 in 92
6006	39.91	FO	35.63	375			VC	141.0142	1 in 141
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6904		SW	0	600			CO	72.86465	
6904		SW	0	600			CO	72.86465	
7103	39.65	SW	0	525			CO	91.9837	
6203	40.12	FO	0	225			VC	91.9837	
6007	39.81	SW	36.56	450			CO	8.062258	
6007	39.81	SW	36.56	450			CO	8.062258	
7802		FO	0	300			VC	178.5385	
5903	39.46	SW	35.45	900			CO	73.44706	1 in 253
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5001	39.27	SW	35.16	1050			CO	91.0631	1 in 285
7101	39.57	SW	37.7	375			VC	85.96963	1 in 187
8301	39.57	SW	36.91	600			CO	95.90099	
7301	39.24	FO	36.47	225			VC	168.6408	1 in 208
6301	39.45	FO	35.66	225			VC	30.95006	
6903		FO	0	225			VC	53.35269	
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4002	39.15	FO	34.29	225			VC	27.65983	1 in 213
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7006	40.43	SW	0	225			VC	95.07891	
7006	40.43	SW							