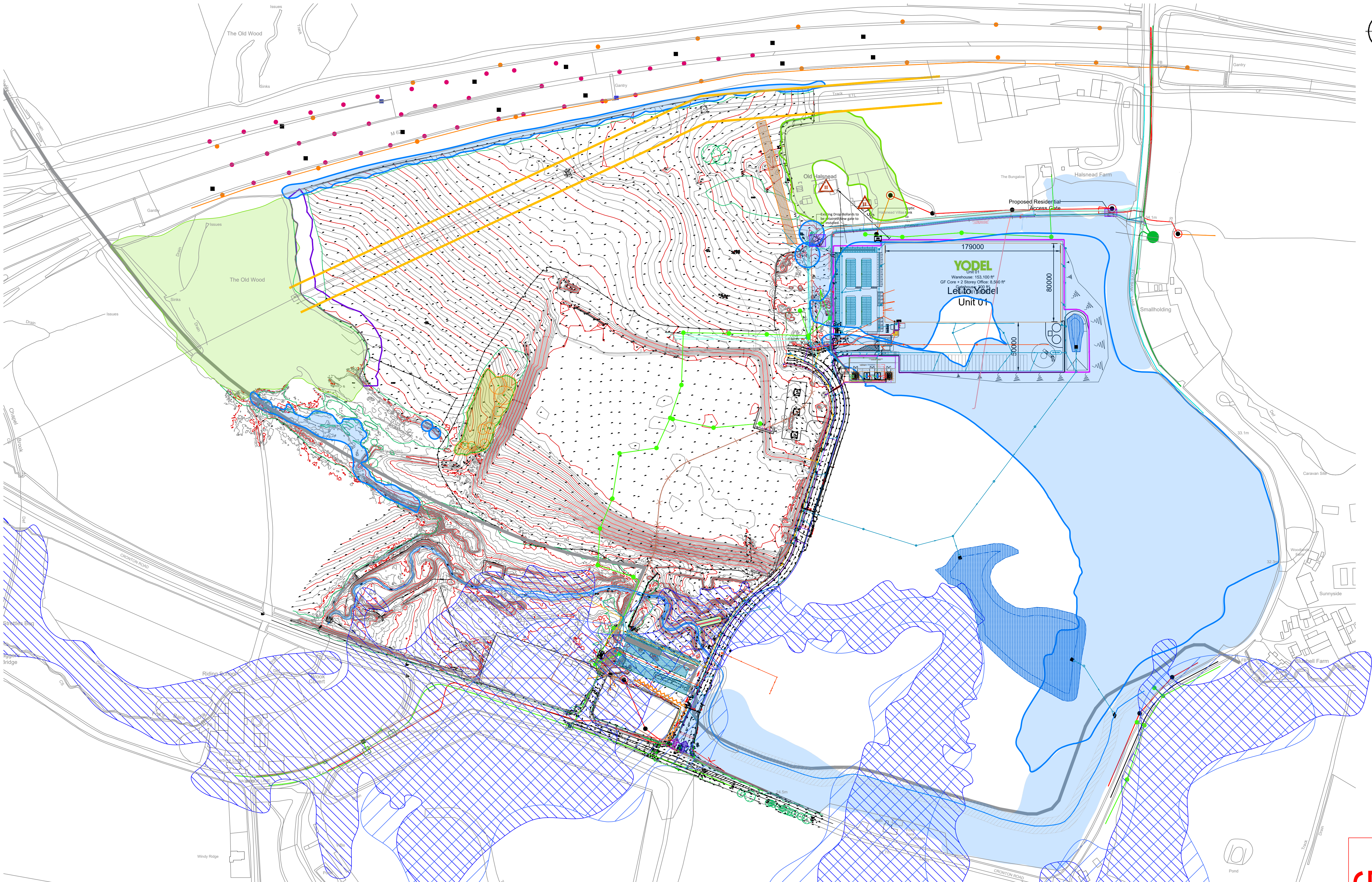


- Dimensions are in millimeters, unless stated otherwise.
- Scaling of this drawing is not recommended.
- It is the recipients responsibility to print this document to the correct scale.
- All relevant drawings and specifications should be read in conjunction with this drawing.

	Masterplan Boundary	125 acres / 50 Ha
	Application Boundary	
	Major Infrastructure Cables	Unknown
	Substation	Indicated
	Mast	Unknown
	Wind Turbine	Not Present
	Highways Lamps	Indicated
	Highways Marker Posts	Indicated
	Highways Signs	Indicated
	Other	Unknown

	+12m Spot Heights: Google Earth/Topo	Indicated
	Sensitive Viewpoints	Indicated
	Noise Sensitive Boundary	Indicated
	Contaminated Ground	Not Present
	Vehicle Access / Road Names	Indicated
	Pedestrian / Cycle Access	Indicated
	Rail	Not Present
	Bus Stop	Unknown
	Height Restrictions	Unknown
	Listed Buildings	Indicated
	Other	Unknown
	Other	Unknown
	Other	Unknown

Constraints Plan

	Flood Zone 2	Indicated
	Flood Zone 3	Indicated
	Flood Zone 3 with defences	Not Present
	Flood Defences	Not Present
	River / Watercourse	Indicated
	Attenuation Pond	Indicated
	Surface Water Permeable Paving Fully Tanked with Collecting Filter Drain	Indicated
	Protected Species	Unknown
	Badger Sett	Unknown
	Existing Vegetation	Not Present
	Priority Habitat	Unknown
	CAT A - Trees High Quality & Value	Indicated
	CAT B - Trees Moderate Quality & Value	Indicated
	Retained Woodland Including RPZ	Indicated

	Ancient Woodland	Indicated
	Archaeological Features	Not Present
	SSSI, SPA, LNR etc.	Unknown
	Scheduled Monuments	Not Present
	Cat A Root Protection Area	Unknown
	Cat B Root Protection Area	Unknown
	Cat C Root Protection Area	Unknown
	Cat U Root Protection Area	Unknown
	Public Right of Way: Footpath	Not Present
	Public Right of Way: Bridleway	Not Present
	15m Old Wood Buffer Zone	Indicated
	Tress to be Removed	Unknown
	Other	Unknown
	Other	Unknown

	Private Means of Access	Indicated
	COMAH DPZ	Not Present
	COMAH Inner Zone	Not Present
	COMAH Middle Zone	Not Present
	COMAH Outer Zone	Not Present
	Overhead Cables	Indicated
	High Voltage (Under Ground)	Indicated
	Low Voltage (Under Ground)	Indicated
	Extra High Voltage (U/G)	Indicated
	High Voltage (Overhead Line)	Indicated
	Low Voltage (Overhead Line)	Indicated
	Out of Use High Voltage OOU (U/G)	Indicated
	Out of Use High Voltage OOU (U/G)	Indicated
	Telecom Cables	Indicated

	Pilot Cable	Indicated
	Openreach Main Cable	Indicated
	Other	Unknown
	Other	Unknown
	BT Plan (U/G)	Indicated
	BT Overhead Plant	Not Present
	BT Joint Box	Indicated
	BT Manhole	Indicated
	BT Pole	Indicated
	TELNET Duct Route	Indicated
	Oil Pipeline	Not Present
	Gas Mains	Unknown
	Water Main (UU)	Indicated
	Proposed Water Main (UU)	Indicated

	Private Pipe (UU)	Redundant	Indicated
	Surface Water Sewer		Indicated
	Foul Water Sewer		Indicated
	Treated Foul Sewer		Indicated

	Masterplan Boundary	125 acres (50 ha)
	Coal Authority Demise	
	TSL Draw Down Boundary	
	Parking Standards	
	B2: 1:45m²	
	B8: 1:100m²	
	Refer to Knowsley Council Travel SPD	

	Title Plans reference	Available
	Topographical Survey reference	Available
	Ordnance Survey reference	Available
	Document References:	
	• Composite Title Plan "IP9560 - REVISED"	
	• N.D Oliver & Co - Topographical Survey "10208/003 " Rev 0	

Design Review:
Site Constraints

PLANNING
THIS DRAWING IS FOR PLANNING CONSIDERATION ONLY
AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

rev

amendments

by

ckd

date

Unit 03, Symmetry Park, Merseyside

Site Constraints Plan

LOD 2

LOI 2

A TRITAX BIG BOX COMPANY

RIBA PoW Stage:
Document Suitability:
Drawn / Checked:
Date:
Scale:
UMC Project Number:

2 - Concept Design
S2
MY / DEB
30/01/2023
As Noted@ A1
22604

Document Reference:
22605 - UMC - XXXX - SI - DR - A

Drawing no:
0501

Revision:
P04