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BIODIVERSITY NET GAIN - BIODIVERSITY STATEMENT

At

Glen Dimplex Factory

Stone Lane

Whiston

Knowsley

L35 2XW

NGR: SJ 47998 91567

Prepared for: Ben Edmundson, Taylor Wimpey North West.
Written by: Mark Halliwell, UES Senior Ecologist



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CONTENTS

CONTENTS	2
1 INTRODUCTION	3
1.1 Author and qualifications	3
1.2 Proposed development.....	3
1.3 Survey objectives	3
2 PLANNING POLICY	4
3 METHODOLOGY	5
4 RESULTS	6
4.1 Baseline assessment.....	6
4.2 Post-development assessment.....	6
5 EVALUATION AND RECOMMENDATIONS	7
5.1 Biodiversity net gain requirements	7
5.2 Recommendations.....	7
6 CONCLUSION.....	9
APPENDICES.....	10
Appendix 1 – UK Habitat Plan	10
Appendix 2 – Photographs	11
Appendix 3 – Landscaping Plan	12

1 INTRODUCTION

1.1 Author and qualifications

This report is compiled and written by Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.

1.2 Proposed development

The proposed development is for a housing scheme and will include the construction of numerous residential dwellings with associated access roads, footpaths and landscaping.

1.3 Survey objectives

This biodiversity statement has been produced for the proposed development at Glen Dimplex Factory, Knowsley. UES was commissioned in July 2025 to prepare the Biodiversity Statement as part of a Biodiversity Net Gain Assessment of the proposed development. This was completed in order to:

- Establish the baseline value of the site by calculating the number of habitat, hedgerow and watercourse units at the site of the proposed development.
- If detailed or indicative plans are available, establish the post development value of the development by calculating the number of habitat, hedgerow and watercourse units which will be created, retained and / or enhanced as part of the proposals.
- Provide guidance on habitat retention, creation and enhancement measures to inform proposed site layout and landscaping proposals and to maximize potential gains in biodiversity.
- Provide details of how offsite compensation will be used when a 10% biodiversity net gain cannot be achieved on site.



2 PLANNING POLICY

Paragraphs 187(d), 192(b) and 193(d) of the National Planning Policy Framework (NPPF) set out requirements for the delivery of BNG. In England, BNG is mandatory under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Under the statutory framework, subject to some exceptions, every grant of planning permission is granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition"). This objective is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitats.

Mandatory BNG only applies for planning permission applications made on or after 12th February 2024. Permissions granted for applications made before this date are not subject to BNG. A temporary exclusion applies for non-major developments whereby mandatory BNG only applies for planning permission applications made on or after 2nd April 2024.

The Environment Act 2021 sets out the following key components to mandatory BNG:

- Minimum 10% gain required calculated using DEFRA Statutory Biodiversity Metric & approval of net gain plan
- Habitat secured for at least 30 years via obligations / conservation covenant
- Habitat can be delivered on-site, off-site or via statutory biodiversity credits
- There is a national register for net gain delivery sites
- The mitigation hierarchy still applies of avoidance, mitigation and compensation for biodiversity loss
- Also applies to Nationally Significant Infrastructure Projects (NSIPs)
- Does not apply to marine development
- Does not change existing legal environmental and wildlife protections



3 METHODOLOGY

The BNG assessment has been undertaken using the DEFRA Statutory Biodiversity Metric. The metric was used to calculate baseline habitat, hedgerow and watercourse units. An extended UK Habitat Classification survey was undertaken as part of a Preliminary Ecological Appraisal (PEA) of the site, undertaken by UES on 13th August 2025. Surveyors present included:

- Mark Halliwell MBiol, UES Senior Ecologist. Mark holds a level 4 Botanical Society for Britain and Ireland (BSBI) field identification skills certificate (FISC), which certifies him as competent to undertake phase 1 habitat surveys, UKHab and national vegetation classification (NVC) surveys.
- Bethany Dineley BSc, UES Graduate Ecologist

The Statutory Biodiversity Metric utilises habitats classified under the UK Habitats Classification methodology (UKHAB). Habitats recorded within the proposed development site were mapped on a UK Hab plan provided at Appendix 1.



4 RESULTS

4.1 Baseline assessment

The proposed development site has an area of approximately 5.77ha and mainly comprises hardstanding habitats with industrial buildings that were previously associated with the functioning of the disused factory. Small areas of other neutral grassland and broadleaved woodland are also present, with standing water to the south of the main central building.

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units using DEFRA's Statutory Biodiversity Metric.

The DEFRA Statutory Biodiversity Metric used to calculate the baseline value of the site has been submitted with this report and provides full details of the calculations.

4.2 Post-development assessment

Landscaping plans are available at the time of writing produced by PGLA Ltd in the form of a Planting Plan, Schedule and Specification Notes (dwg no. PP01.00, rev P2), upon which the post development value of the site has been calculated.

The post-development value of the site has been calculated as 5.83 habitat units, 0.83 hedgerow units and 0 watercourse units.

The DEFRA Statutory Biodiversity Metric used to calculate the post-development value of the site has been submitted with this report and provides full details of the calculations.

5 EVALUATION AND RECOMMENDATIONS

5.1 Biodiversity net gain requirements

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units. Based on the landscaping plans provided, the proposed development will result in a net gain of 1.98 habitat units (+51.43%) and 0.83 habitat units (a net gain above 10% due to the baseline value of 0 units), with no net change in watercourse units.

In addition to providing the 10% net gain in habitat and hedgerow units required to adhere to national planning policy, the metric's trading rules must also be met to provide an acceptable net gain. This is a function of the metric that has been designed to ensure habitats are compensated for sufficiently.

To adhere to the metric's trading rules, losses must be replaced by habitat, hedgerow and watercourse units of the same broad habitat type and distinctiveness, or by units from any habitat with a higher distinctiveness regardless of the broad habitat type. Based on the details provided to UES at this stage, details of additional units required to meet the trading rules include:

- 2.09 habitat units of medium distinctiveness grassland, or any habitat from a higher distinctiveness band (from any broad habitat type).
- 0.05 habitat units of medium distinctiveness woodland and forest, or any habitat from a higher distinctiveness band (from any broad habitat type).

5.2 Recommendations

Where possible, onsite habitat creation and enhancement have been prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation. This will either be secured on land within the developer ownership, or through a payment to a third-party landowner acting as a habitat bank.

All compensatory offsite habitat units secured will need to be registered on the Biodiversity Gain Site Register.

As a last resort and where offsite compensation cannot be secured in the local area, statutory credits will be purchased as compensation.

The information contained within this Biodiversity Statement is considered to be sufficient to allow the local planning authority to grant planning permission, with regards to statutory biodiversity net gain requirements. Following approval of planning permission, the biodiversity gain condition will be applied to the permission, which must be discharged prior to the commencement of works.

A Biodiversity Gain Plan (BGP) must be prepared to discharge this condition. The BGP must include baseline and post-development Statutory Metric calculations based on the finalised site layout and landscaping proposals. It must also contain full details of secured offsite compensation (where necessary) and a Habitat Management and Monitoring Plan (HMMP),



detailing the proposed establishment, management and monitoring of all offsite compensation and any significant enhancements onsite.

All retained, created or enhanced habitats that constitute offsite compensation or onsite significant enhancements will need to be managed and monitored for a period of at least 30 years. This can be secured through a section 106 agreement or a conservation covenant.

Following submission of the Biodiversity Gain Plan, the local planning authority will have up to eight weeks to discharge the biodiversity gain condition.



6 CONCLUSION

The proposed development site mainly comprises disused factory buildings and associated hardstanding, with small areas of other neutral grassland and broadleaved woodland located along the margins of the site.

The baseline value of the site has been calculated as 3.85 habitat units, 0 hedgerow units and 0 watercourse units. Based on the landscaping plans provided, the proposed development will result in a net gain of 1.98 habitat units (+51.54%) and 0.83 hedgerow units (a net gain beyond 10% due to the baseline value of 0 units).

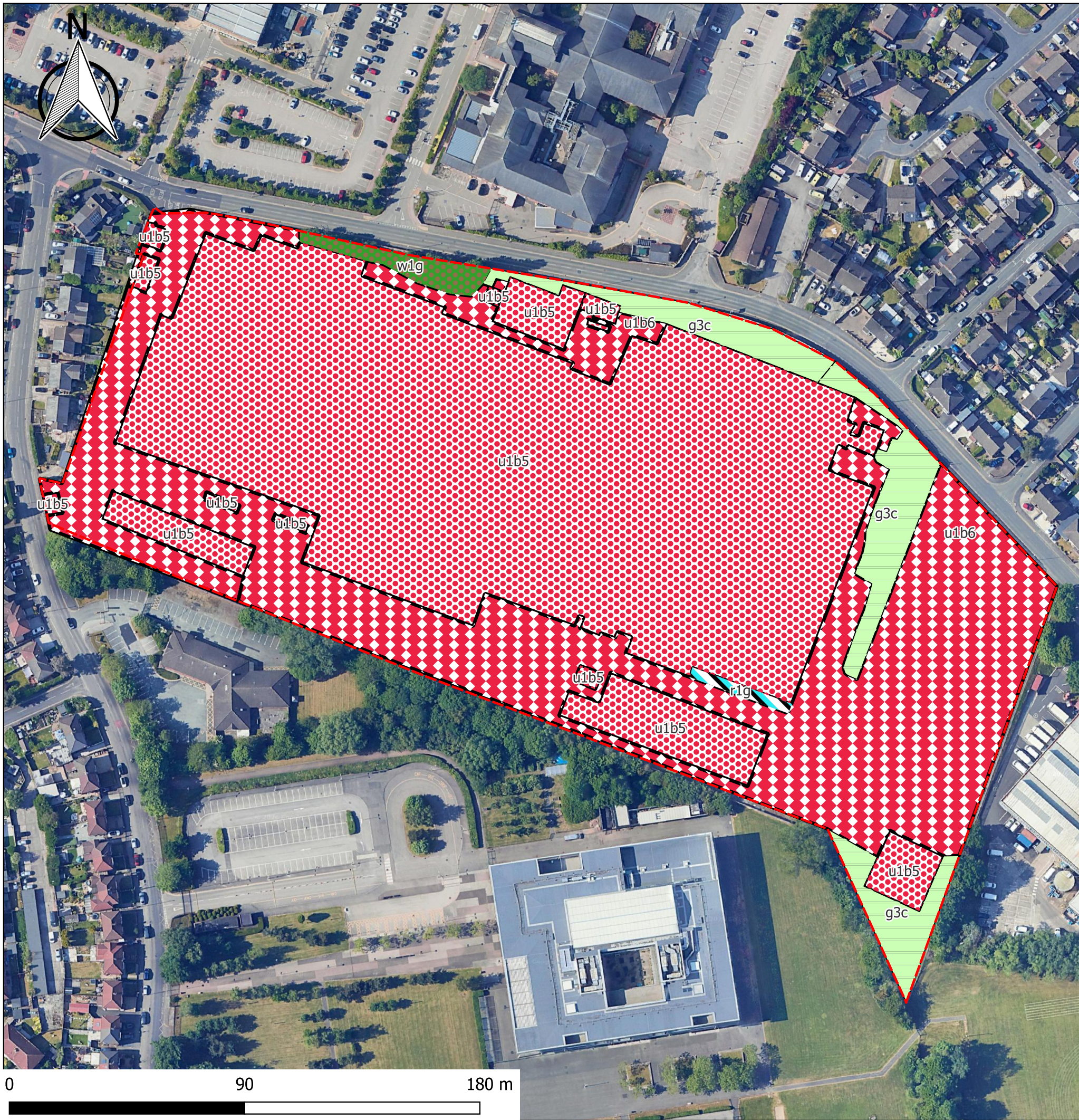
To satisfy the trading rules within the metric, any habitats that are to be lost as part of the proposed development must be compensated for with habitats of the same distinctiveness and same broad habitat type, or any habitat of higher distinctiveness. At present, this includes 2.09 habitat units of other neutral grassland, and 0.05 habitat units of woodland and forest – other woodland; broadleaved.

Where possible, onsite habitat creation and enhancement have been prioritised to maximise net gain within the proposed development site. However, it is considered unlikely that sufficient onsite habitat retention, creation and / or enhancement will be feasible whilst facilitating the proposed development. As such, any deficit in units will be provided through offsite compensation.



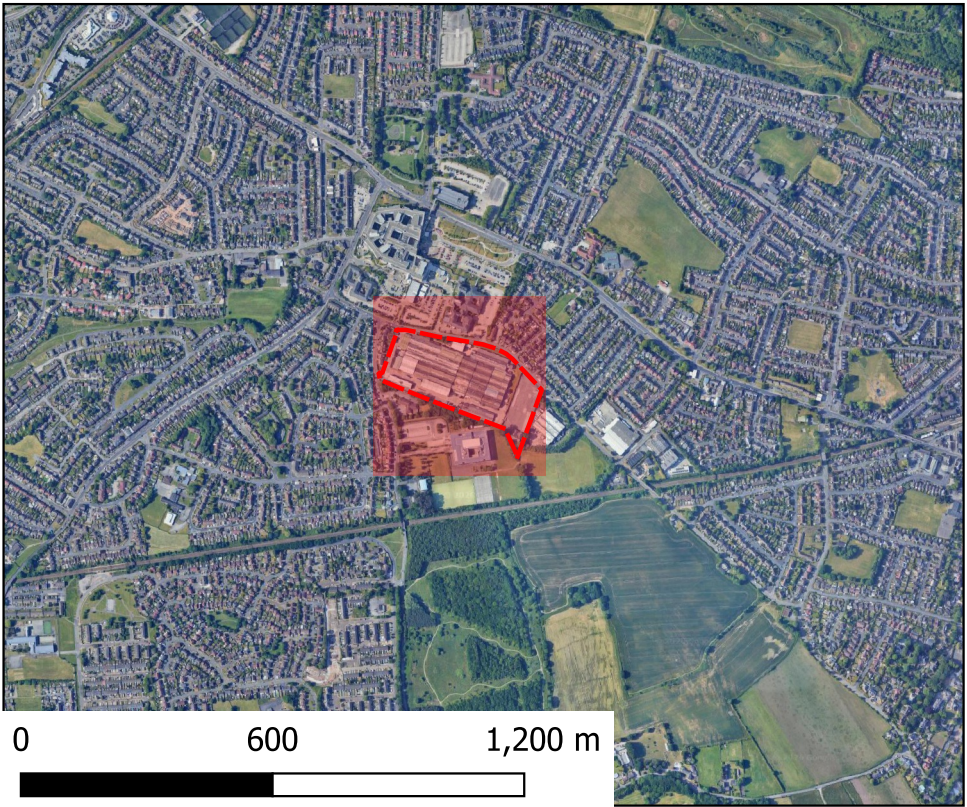
APPENDICES

Appendix 1 – UK Habitat Plan



UK Habitat Classification Plan

Site: Glen Dimplex, Knowsley
NGR: SJ 47998 91567
Author: Bethany Dineley
Date: 16/01/2026



Key

- g3c - other neutral grassland
- w1g - other broadleaved woodland
- u1b5 - buildings
- u1b6 - other developed land
- r1g - other standing water
- Survey boundary

MAP DATA FROM ©2026 GOOGLE, IMAGERY FROM ©2026 GOOGLE

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The map primary map shown is produced at scale 1:1524.521. This page is printed at A3 size (427 x 297mm)



Appendix 2 – Photographs



Photograph 1 – Other neutral grassland.



Photograph 2 – Broadleaved woodland within the northern section of the site.



Photograph 3 – Looking east across the other standing water.



Photograph 4 – Developed land sealed surface within the eastern section of the site, which has been encroached by a small amount of ephemeral vegetation.



Photograph 5 – Example of a building onsite.



Photograph 6 – Example of a building onsite.



Appendix 3 – Landscaping Plan

PLANTING SCHEDULE						
Trees						
Qty	Code	Botanical Name	Girth/ Dia. cm	Height cm	Root Zone	Specification
17	Ac	Acer campestre	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
25	As	Acer campestre 'Streetwise'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
10	Ag	Alnus glutinosa	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
5	Ap	Acer platanoides 'Columnare'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
20	Bf	Betula albosinensis 'Fascination'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
13	Bp	Betula pendula	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
6	Bu	Betula utilis 'Jacquemontii'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
10	Cb	Carpinus betulus	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
3	Cf	Carpinus betulus 'Frans Fontaine'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
8	Ls	Liquidambar styraciflua 'Lane Roberts'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
10	Mt	Malus 'Tschoonoski'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
3	Ps	Pinus sylvestris	NA	300-350	RB	Leader with laterals; feathered to the base
10	Pa	Prunus avium 'Plena'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
22	Pu	Prunus umineko	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
22	Pc	Pyrus calleryana 'Chanticleer'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
4	Qr	Quercus robur	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
10	Sj	Sorbus 'Joseph Rock'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
5	Sa	Sorbus aucuparia	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm
9	Tc	Tilia cordata 'Greenspire'	16-18	400-450	RB	3x;Extra HS; clear stem minimum 200cm

212

Shrub Planting - 496m2 total shrub bed area						
Qty	Code	Botanical Name	Height/Dia cm	Container Size	Density (m ²)	Specification
120	ABE GRA	Abelia grandifolia	30-40	3L	5/m ²	Bushy; 3 breaks
90	BRA SUN	Brachyglottis Sunshine	30-40	3L	5/m ²	Branched; 4 breaks
190	CEA THY	Ceanothus thyrsiflorus repens	30-40	3L	5/m ²	Bushy; 5 breaks
90	CHO AZT	Choisya 'Aztec Pearl'	30-40	3L	5/m ²	Bushy; 5 breaks
120	CHO SUN	Choisya ternata 'Sundance'	30-40	3L	5/m ²	Bushy; 4 breaks
80	CIS PUL	Cistus x pulverulentus 'Sunset'	20-30	3L	5/m ²	Bushy; 4 breaks
140	EUO GAI	Euonymus fortunei 'Emerald Gaiety'	20-30	3L	5/m ²	Bushy; 7 breaks
170	EUO EME	Euonymus fortunei 'Emerald 'n' Gold'	20-30	3L	5/m ²	Bushy; 7 breaks
70	HAK MAC	Hakonechloa Macra 'Aureola'	20-30	3L	5/m ²	Full pot
150	HEB GRE	Hebe 'Great Orme'	30-40	3L	5/m ²	Bushy; 3 breaks
180	HEB GLO	Hebe 'Green Globe'	15-20	3L	7/m ²	Bushy; 7 breaks
150	HEB RED	Hebe 'Red Edge'	20-30	3L	5/m ²	Bushy; 5 breaks
150	HEB SUT	Hebe pinguiifolia 'Sutherlandii'	20-30D	3L	5/m ²	Bushy; 5 breaks
60	HYD ANA	Hydrangea Annabelle		3L	5/m ²	Branched; 3 breaks
60	PHL FRU	Philomis fruticosa	30-40	3L	5/m ²	Branched; 4 breaks
50	PIE MOU	Pieris japonica 'Mountain Fire'	30-40	3L	5/m ²	Branched; 6 breaks
85	POT ELI	Potentilla 'Elizabeth'	30-40	3L	5/m ²	Bushy; 3 breaks
85	POT RED	Potentilla 'Red Ace'	30-40	3L	5/m ²	Bushy; 3 breaks
50	ROS FAI	Rosa 'The Fairy'	30-40	3L	5/m ²	Cutting; bush; 3 breaks
160	SAR HUM	Sarcococca humilis	20-25	3L	7/m ²	Bushy; 6 breaks
150	VIB TIN	Viburnum tinus 'Eves Price'	30-40	3L	5/m ²	Bushy; 4 breaks
50	VIN MIN	Vinca minor 'Gertrude Jekyll'	20-30D	3L	7/m ²	Several shoots; 3 breaks
80	WEI FLO	Weigela 'Florida Variegata'	20-30	3L	5/m ²	Bushy; 3 breaks
2530						
Note: Shrub bed composition, arrangement and final layout to be set out by the Contractor and approved by the Landscape Architect before work commences						

Hedges						
Linear metre	Qty	Code / Species	Size in cm	Pot size	Density	Final Height
472	2360	H1 / Photinia 'Red Robin'	40-60cm	3L	5/m	1.2m
341	1705	H2 / Carpinus betulus	40-60cm	3L	5/m	1.2m
159	795	H3 / Ligustrum vulgare	40-60cm	3L	5/m	1.2m

Mixed Native Hedge (MNH)						
Total length: 437m (planted in double staggered rows)						
%Mix	Qty	Botanical Name	Size in cm	Root Condition / Pot size (c)	Density / Spacing	Notes
10	219	Acer Campestre	60-90	B	5/m	1+1; Transplant
5	109	Cornus sanguinea	60-90	B	5/m	1+1; Transplant
15	328	Corylus avellana	60-90	B	5/m	1+1; Transplant
45	983	Crataegus monogyna	60-90	B	5/m	1+1; Transplant
5	109	Euonymus europeaus	60-90	B	5/m	1+1; Transplant
5	109	Ilex aquifolium	60-90	B	5/m	1+1; Transplant
15	328	Prunus spinosa	60-90	B	5/m	1+1; Transplant

Native Whip Planting (NWP) Native planting % mix for Native Woodland						
Total Area: 836m ² (Random planting 1 per m ²)						
%Mix	Qty	Botanical Name	Size in cm	Root Condition / Pot size (c)	Density / Spacing	Notes
20	167	Betula pendula	60-90	B	1/m ²	1+1; Transplant
10	84	Carpinus betulus	60-90	B	1/m ²	1+1; Transplant
28	234	Corylus avellana	60-90	B	1/m ²	1+1; Transplant
20	167	Crataegus monogyna	60-90	B	1/m ²	1+1; Transplant
5	42	Ilex aquifolium	60-90	B	1/m ²	1+1; Transplant
5	42	Malus sylvestris	60-90	B	1/m ²	1+1; Transplant
5	42	Prunus avium	60-90	B	1/m ²	1+1; Transplant
5	42	Quercus robur	60-90	B	1/m ²	1+1; Transplant
2	17	Sorbus aucuparia	60-90	B	1/m ²	1+1; Transplant

Wildflower Meadow Planting			
Code	Area (m2)	Seed Mix Specification	Sowing Rate (g/m ²)
FLM1	127	Emorsgate EL1 Emorsgate Species Rich Lawn Mixture	Suppliers recommendations - 4g/m2
WFM1	778	Emorsgate FM3 Special Meadow	Suppliers recommendations - 4g/m2

Marginal Planting					
Total Area: 6318m ²					
Area m ²	Code	Mix		Sowing Rate	Sowing
788	MP1	RP11 Swale, pond and bankside mix		5g/m ²	Hurrells Seeds - Suppliers recommendations



SPECIFICATION NOTES

- 1. General**
This plan to be read in conjunction with the following documents:
- Arboricultural report
 - Ecology report
 - PGLA Planting Plan Drawings PP01 SERIES
- 2. General Landscaping**
Existing levels to be preserved around retained existing trees and vegetation. Existing trees and vegetation to be retained are to be protected in accordance with BS5837:2012 (or otherwise updated/superseded legislation) during construction. Proposed planting under existing trees subject to sufficient space in root areas.
- 3. Preparation of Planting Beds**
- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
 - Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
 - Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
 - Remove any existing weed growth.
 - Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
 - All site preparation, planting and maintenance to comply with BS 4429 (or otherwise updated/superseded legislation)
- 4. Topsoil**
Imported topsoil to be a good quality loam to BS 3882:2015 (or otherwise updated/superseded legislation). All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Surplus plant matter, rubbish and surface stones having any dimension greater than 25 mm shall be collected and removed from the site. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009) (or otherwise updated/superseded legislation).
- 5. Plants**
General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)' or otherwise updated/superseded legislation.
- Carry out all planting while soil and weather conditions are suitable:
Do not plant during periods of frost or strong winds. Plant only during the following periods:
- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
 - Bare Root stock to be planted November to March.
- All plants to be planted in cultivated planting beds at densities shown in plant schedule, in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All shrub beds to be in min. 450mm good quality, well prepared topsoil.
- See Plant Schedule for species palette. Bed composition, arrangement and setting-out to be approved by Landscape Architect before work commences. Topsoil depth to be 450mm for shrub planting and 150mm for grass.
- Native Hedgerow - Stock to be planted in double rows at 5 per linear metre. 600mm spiral rabbit guards to be used supported by 900mm bamboo canes. To be kept free of weeds during establishment using secured mulch matting.
- Bare root plants to be notch planted to depth of root collar in accordance with BS4428 or otherwise updated/superseded legislation.
- 6. Trees**
Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted as shown in the specification notes and tree pit details within the Halsnead Design Guide.
- All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009) or otherwise updated/superseded legislation.
- 7. Seed Mixes (wildflower, POS amenity grass and marginal planting)**
Follow manufacturers guidance on ground preparation, sowing and management for the marginal planting and wildflower planting.
- 8. Mulch**
General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.
- 9. Turfed Plot Amenity Grass**
Turfing shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing. Turf shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with BS 3969:1998+A1:2013.
- 10. Replacement**
The contractor shall replace all plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect.

P2	04.12.25	Layout and Basin Updates	PGG
P1	19.11.25	Initial Issue for Comment	PGG
Rev	Date	Description	Initials

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Client

TAYLOR WIMPEY UK LIMITED

Project

Glen Dimplex_Stoney Lane_Whiston

Description

PLANTING PLAN, SCHEDULE AND SPECIFICATION NOTES

Status

FOR PLANNING

Scale	Drawn	Checked	Date
NTS@A1	PGG	KLJ	NOV 25
Job number	Drawing number	Revision	
WHI2508	PP01.00	P2	

Original size 100mm @ A1