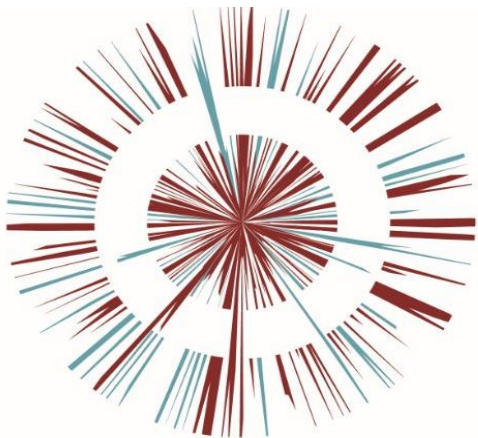




OMEGA ZONE 8, ST HELENS

Omega St Helens Ltd / T. J. Morris Limited



Flood Risk Assessment
Appendix B
OPP DOC. 1.3

Appendix B

DETAILED PLANNING APPLICATION DETAILS



169-03 Omega Zone 8: Tree Schedule

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m ²)	RPA Radius (m)
					N	E	S	W							
T1	English Oak	M	12	740	7	7	7	7	40+	B1	Fair	Located on the edge of G1 along the eastern aspect of site, multiple competing upper stems, deadwood throughout crown, slight change in ground level around base of main stem.	No works at present (NWR)	249	8.9
T2	English Oak	M	12	956	7	7	7	7	40+	B1	Fair	Located within a waterlogged area on top of a small embankment.	NWR	416	11.5
T3	Common Alder	M	10	600	4	4	4	4	10+	C1	Fair	Located within a waterlogged area on top of a small embankment. suppressed by the surrounding canopy, storm damage within upper crown.	NWR	163	7.2
T4	English Oak	M	8	638	6	6	6	6	40+	C2	Fair	Located adjacent to drainage ditch, twin stemmed from 0.5m, deadwood throughout crown.	NWR	186	7.7
T7	Beech	M	10	600	4	4	6	4	20+	C1	Fair	Located adjacent to drainage ditch, exposed roots, previous pruning in lower canopy, shallow basal cavity, slight dieback in upper canopy.	Annual monitoring .	163	7.2
T8	English Oak	M	12	730	6	6	6	6	40+	B1	Fair	Located adjacent to drainage ditch, good structure and form.	NWR	243	8.8
T9	English Oak	M	10	480	6	5	5	7	40+	B1	Fair	Located adjacent to duck pond, exposed root system.	NWR	106	5.8

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
T10	English Oak	M	10	400	3	3	3	3	<10	U	Dead	Located within middle of pond, standing deadwood.	Retain as habitat.	72	4.8
T11	English Oak	M	10	640	5	5	6	5	40+	B1	Fair	Located adjacent to duck pond, deadwood within upper crown.	NWR	186	7.7
T12	English Oak	M	10	580	5	5	7	5	40+	B1	Fair	Located adjacent to duck pond, deadwood within upper crown.	NWR	154	7
T13	Sycamore	M	6	288	3	3	3	3	10+	C1	Fair	Located adjacent to drainage ditch, multi-stemmed from base.	NWR	38	3.5
T15	Ash	M	6	264	4	4	4	4	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	32	3.2
T16	Sycamore	M	6	260	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	30	3.1
T17	Crack Willow	M	6	379	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	64	4.5
T18	Sycamore	M	6	249	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	28	3
T19	Sycamore	M	6	248	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	28	3
T20	Sycamore	M	6	120	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	6	1.4
T21	Sycamore	M	6	298	3	3	3	3	10+	C1	Fair	Located adjacent to ditch, multi-stemmed from base.	NWR	41	3.6
T22	English Oak	M	10	438	6	6	5	5	40+	B1	Fair	Located adjacent to woodland (W1), multi-stemmed from base.	NWR	88	5.3

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
T23	English Oak	M	10	495	5	5	6	6	40+	B1	Fair	Located adjacent to woodland (W1), multi-stemmed from base.	NWR	109	5.9
T24	English Oak	M	10	500	6	5	6	6	40+	B1	Fair	Located adjacent to woodland (W1), multi-stemmed from base.	NWR	113	6
T25	English Oak	M	10	671	4	2	4	4	40+	C1	Fair	Located adjacent to drainage ditch, has been previously heavily side pruned.	NWR	206	8.1
T26	English Oak	M	8	400	4	4	4	4	40+	C1	Fair	Located adjacent to drainage ditch on field boundary.	NWR	72	4.8
T27	English Oak	M	8	636	4	4	7	4	40+	B2	Fair	Located adjacent to drainage ditch on field boundary.	NWR	181	7.6
T28	Hawthorn	EM	6	150	2	2	2	2	40+	C2	Fair	located adjacent to drainage ditch on field boundary.	NWR	10	1.8
G1	Hawthorn, English Oak, Ash, Hazel, Common Alder, Rowan, Silver Birch, Field Maple, Wych Elm, Beech, Holly, Blackthorn, Crack Willow	EM	8 (Avg)	300 (Avg)	/	/	/	/	20+	B2	Fair	A mixture of semi/early mature broadleaves with an old hawthorn boundary. Mostly made up of ash with an understorey of hazel.	NWR	/	3.6
G2	Crack Willow, English Oak, Hawthorn	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	A linear group located adjacent to drainage ditch.	NWR	/	2.4
G3	English Oak	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	Located along the northern boundary edge, with scattered early-mature trees (mostly ash).	NWR	/	2.4
G4	Hawthorn, Common Alder, Hazel, Blackthorn, Silver Birch	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	A linear group located adjacent to drainage ditch.	NWR	/	2.4

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
G5	Wych Elm, English Oak, Sycamore, Hazel, Hawthorn, Crack Willow, Beech, Ash, Silver Birch	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	Old field boundary, connecting to adjacent woodland (W5), with scattered trees (mostly ash).	NWR	/	2.4
G6	Silver Birch, Hawthorn, Crack Willow, Common Alder, Elder	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	Vegetation surrounding a pond located in middle of field.	NWR	/	2.4
G7	Sycamore, English Oak, Goat Willow, Hawthorn, Common Alder, Beech	M	12 (Avg)	500 (Avg)	/	/	/	/	40+	B2	Fair	Established field boundary, connecting to adjacent woodland (W6), with scattered mature oaks.	NWR	/	6
G8	Hawthorn, Crack Willow, Common Alder, Elder, Grey Poplar, Sycamore, English Oak, Horse Chestnut, Wild Cherry, Ash	M	7 (Avg)	400 (Avg)	/	/	/	/	40+	B3	Fair	Linear group forming a field boundary, located adjacent to drainage ditch, some standing dead stems within group.	NWR	/	4.8
G9	Hawthorn, Crack Willow, Common Alder, Elder, Sycamore, English Oak, Ash	M	7 (Avg)	400 (Avg)	/	/	/	/	40+	C2	Fair	Vegetation located along boundary line, connecting to adjacent woodland (W1).	NWR	/	4.8
G10	Hawthorn, English Oak, Ash, Hazel, Common Alder, Rowan, Silver Birch, Field Maple, Wych Elm, Beech, Blackthorn, Crack Willow, Elder, Hornbeam, Horse Chestnut, Holly	EM	8 (Avg)	300 (Avg)	/	/	/	/	20+	B2	Fair	Planted wooded group along eastern boundary, made up of a mixture of species, understorey mainly of hazel.	NWR	/	3.6

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
G11	Hawthorn, English Oak, Ash, Hazel, Rowan, Silver Birch, Field Maple, Wych Elm, Beech, Blackthorn, Crack Willow, Elder, Horse Chestnut, White Poplar, Western Balsam Poplar, Red Oak, Wild Cherry	EM	10 (Avg)	300 (Avg)	/	/	/	/	20+	B2	Fair	Planted wooded group along eastern boundary, made up of a mixture of species, understorey mainly of hazel.	NWR	/	3.6
G12	Common Alder, Hawthorn, Crack Willow, Ash, Elder	EM	7 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	Vegetation surrounding a pond/flooded area, located in middle of field.	NWR	/	2.4
G13	Crack Willow, Hawthorn, Sycamore, English Oak, Elder, Goat Willow, Ash	M	7 (Avg)	200 (Avg)	/	/	/	/	10+	C2	Fair	A linear group forming a field boundary, connecting to adjacent woodland (W1), located adjacent to drainage ditch.	NWR	/	2.4
G14	English Oak, Common Alder, Sycamore	M	8 (Avg)	300 (Avg)	/	/	/	/	20+	C2	Fair	Vegetation surrounding a pond, located along western boundary.	NWR	/	3.6
G15	Ash, Sycamore, Hawthorn, Holly	M	8 (Avg)	300 (Avg)	/	/	/	/	20+	C2	Fair	Scattered trees along drainage ditch, located along southern boundary.	NWR	/	3.6
G16	Ash, Sycamore, Hawthorn, Holly, Goat Willow	M	10 (Avg)	300 (Avg)	/	/	/	/	20+	C2	Fair	A linear group forming a field boundary, connecting two woodland compartments (W3 and W4).	NWR	/	3.6

Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
W1	Common Alder, Sycamore, Horse Chestnut, Silver Birch, Hawthorn, Ash, Holly, English Oak, Crack Willow, Common Lime, Elder, Western Balsam Poplar, Wild Cherry	M	20 (Avg)	650 (Avg)	/	/	/	/	40+	A2	Fair	TPO 5/2 Woodland 8 - located outside the site redline boundary with dividing water course separating. Predominantly made up of oak with good species diversity, an understory of birch, sycamore and some scattered Rhododendron, standing deadwood along boundary edge.	NWR	/	7.8
W2	Common Alder, Sycamore, Horse Chestnut, Silver Birch, Hawthorn, Holly, English Oak, Common Lime	M	20 (Avg)	650 (Avg)	/	/	/	/	40+	A2	Fair	TPO 5/2 Woodland 5 - predominantly made up of oak with good species diversity, an understory of birch, sycamore and some scattered Rhododendron, standing deadwood along boundary edge, with a pond located to the eastern aspect.	NWR	/	7.8
W3	Sycamore, Hawthorn, English Oak, Common Lime, Western Balsam Poplar, Crack Willow, Horse Chestnut, Common Alder, Ash, Goat Willow, Beech, Hornbeam	M	19 (Avg)	650 (Avg)	/	/	/	/	40+	A2	Fair	TPO 5/2 Woodland 6 - situated between three agricultural fields, predominantly made up of oak and sycamore, some standing dead along boundary edges, large poplar within central area (diameter approx. 1000mm)	NWR	/	7.8

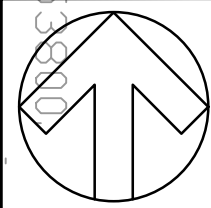
Tree N°	Species	Age Class	Height (m)	Diameter (mm)	Crown Spread (m)				Life Exp	Cat	Condition	General Observations	Works	RPA (m²)	RPA Radius (m)
					N	E	S	W							
W4	Sycamore, Hawthorn, English Oak, Wych Elm, Horse Chestnut, Silver Birch, Rowan	M	19 (Avg)	500 (Avg)	/	/	/	/	20+	A2	Fair	TPO 5/2 Woodland 7 - situated between two agricultural fields, some standing dead along boundary edges, with a pond to northern aspect.	NWR	/	6
W5	Sycamore, Crack Willow, English Oak, Goat Willow, Silver Birch, Common Alder, Hazel	M	16 (Avg)	400 (Avg)	/	/	/	/	20+	B2	Fair	TPO 5/2 Woodland 17 - mostly made up of <i>Acer</i> , some standing dead along boundary edges, with a pond area to southern aspect.	NWR	/	4.8
W6	Sycamore, Crack Willow, English Oak, Goat Willow, Silver Birch, Hawthorn	M	20 (Avg)	500 (Avg)	/	/	/	/	40+	A2	Fair	TPO 5/2 Woodland 16 – mostly made up of oak, with scattered <i>Rhododendron</i> in understory, separating fields.	NWR	/	6
W7	Common Alder, English Oak, Sycamore, Ash, Hawthorn	M	17 (Avg)	500 (Avg)	/	/	/	/	20+	A2	Fair	TPO 5/2 Woodland 4 – extending south beyond the site boundary, predominantly made up of oak, an understory of hawthorn, sycamore, standing deadwood along boundary edge.	NWR	/	6
H1	English Oak, Hawthorn, Sycamore, Ash, Wild Cherry	M	5 (Avg)	200 (Avg)	/	/	/	/	20+	C2	Fair	Boundary hedgerow to M60, with scattered early mature trees to eastern section and western section (both ends of hedgerow).	NWR	/	2.4
H2	Hawthorn, Elder	EM	4 (Avg)	100 (Avg)	/	/	/	/	20+	C2	Fair	Maintained hawthorn hedgerow, dividing field boundary.	NWR	/	1.2



KEY

 OMEGA WEST LEGAL TITLE BOUNDARY

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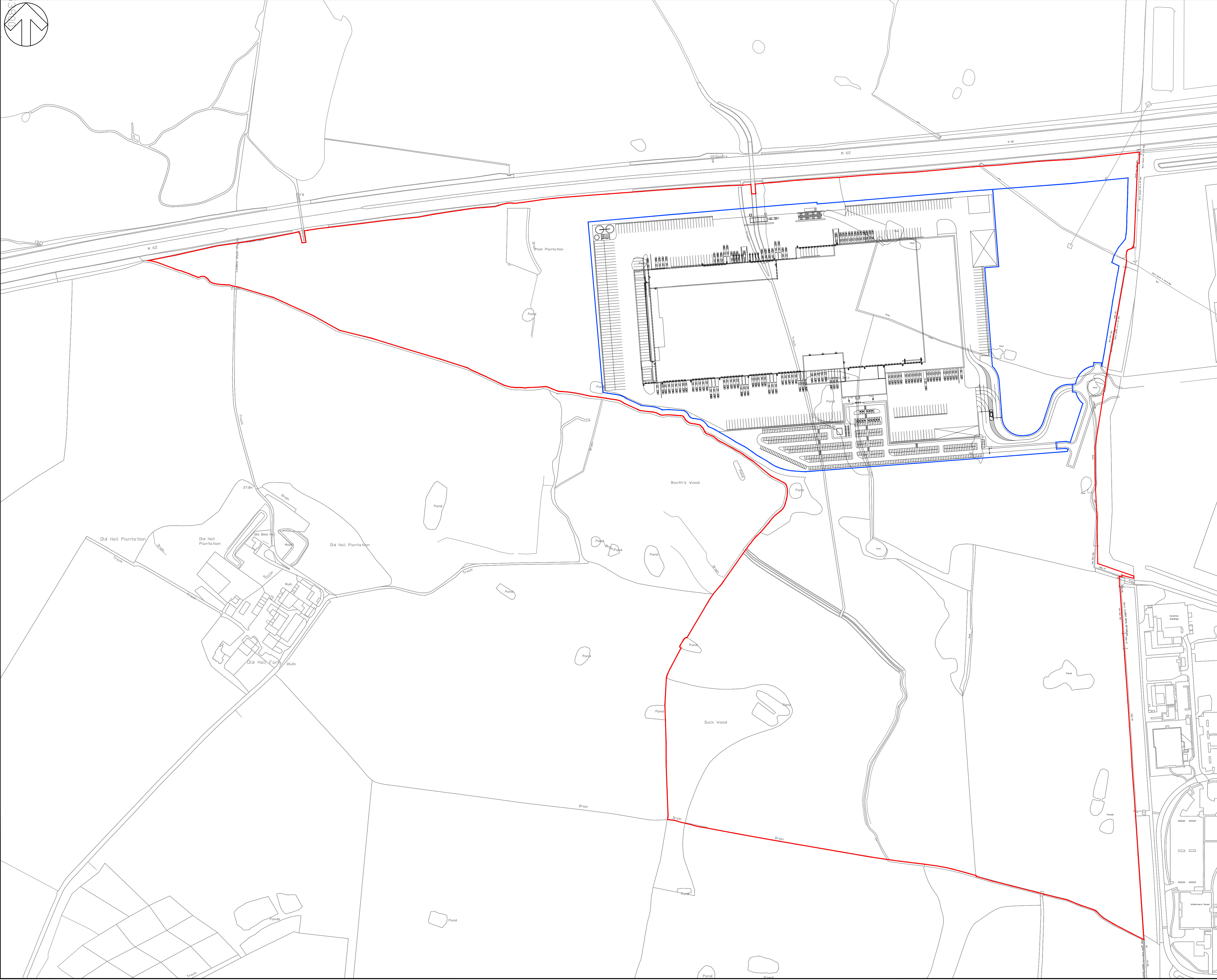
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KEY

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- TJ MORRIS PLOT BOUNDARY

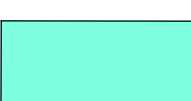
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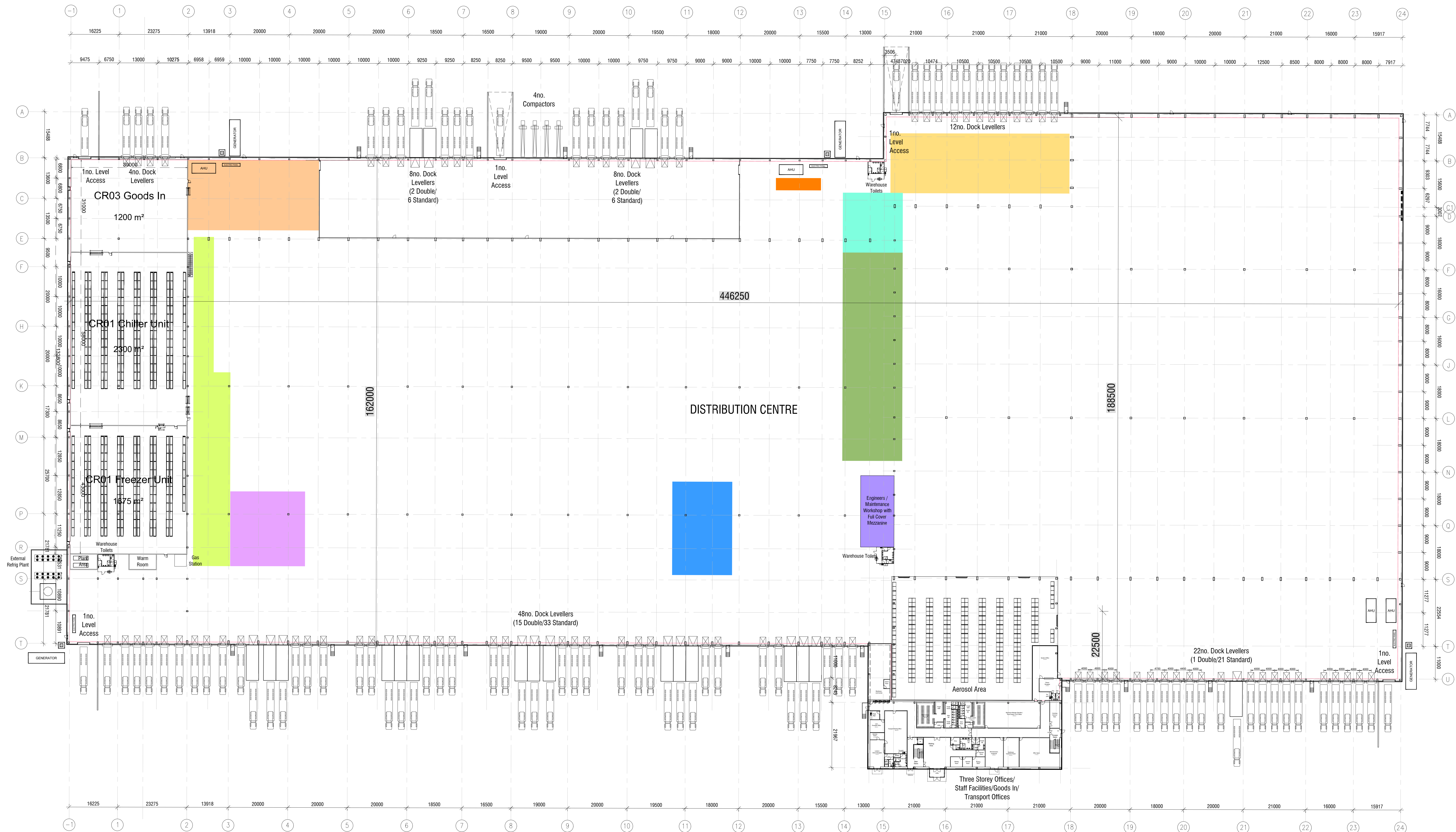
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- DRAWING BACKGROUND IS BASED ON OS MAPPING DATA.



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REV	DATE	BY	DESCRIPTION	CHK	APP
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 8 First Street, Manchester, M15 4GU, UK T+ 44 (0) 161 200 5000 wsp.com					
CLIENT: OMEGA WARRINGTON LTD					
ARCHTECT: N / A					
SITE/PROJECT: OMEGA, WARRINGTON ZONE 8					
TITLE: OMEGA WEST LEGAL TITLE BOUNDARY & TJ MORRIS PLOT BOUNDARY					
SCALE @ A1: 1 : 2500 m		CHECKED: SG		APPROVED: SG	
PROJECT NO: 11190723		DESIGNED: EBR	DRAWN: EBR	DATE: September 19	
DRAWING No: 0723-Z8-PH-GA-001					REV: A
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AREAS KEY

- | | |
|---|---|
|  | Bogies and Paper - 20m x 60m = 1,200m ² |
|  | Charging - 4m x 15m = 60m ² |
|  | Area A - 20m x 40m = 800m ² |
|  | Awkwards - 20m x 70m = 1,400m ² |
|  | Internet - 31.25m x 20m = 625m ² |
|  | Plants - 25m x 25m = 625m ² |
|  | F & V Pick - 12.3m (max) x 110.5m = 1,100m ² |
|  | Empty RC Buffer - 44m x 23.52m = 1,035m ² |
|  | Engineers / Maintenance Workshop with Full Cover Mezzanine 11.25m x 24m = 270m ² |



no.	date	revision	by
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Omega St Helens Ltd/
TJ Morris Ltd

project

Unit 1
Omega Zone 8
St. Helens

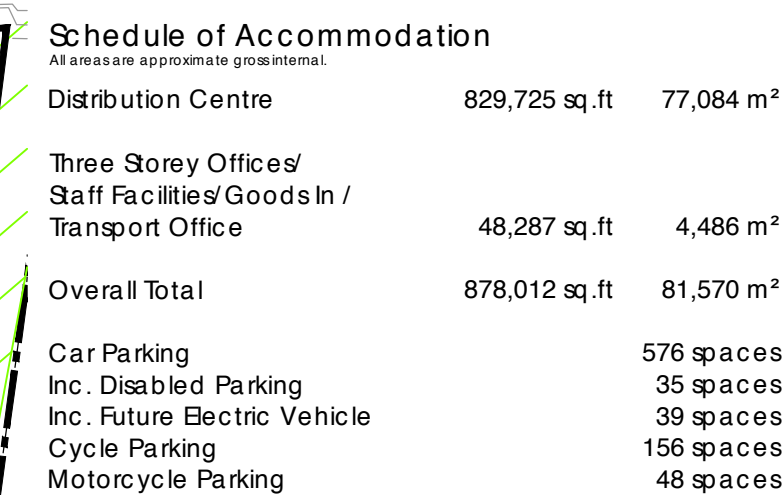
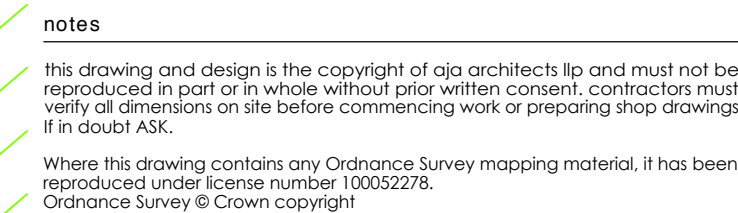
drawing

Proposed Building Plan
UNIT1 DWG.0

scale 1:500 @ A0 drawn spp

checked	sp	date	10 December 2019
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no



no.	date	revision	by
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Omega St Helens Ltd/
TJ Morris Ltd

project

Unit 1
Omega Zone 8
St. Helens

drawing

Proposed Site Layout Plan
UNIT1 DWG 1

scale 1:1250 @ A1 drawn spp

checked	aips	date	12-12-19
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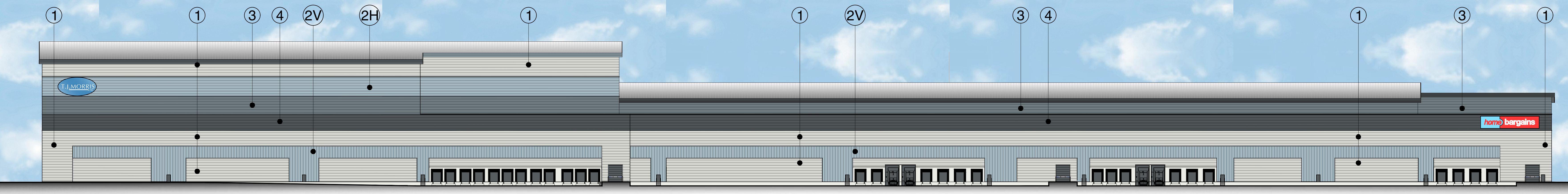
Office Main Entrance
Close up View, scale 1:100



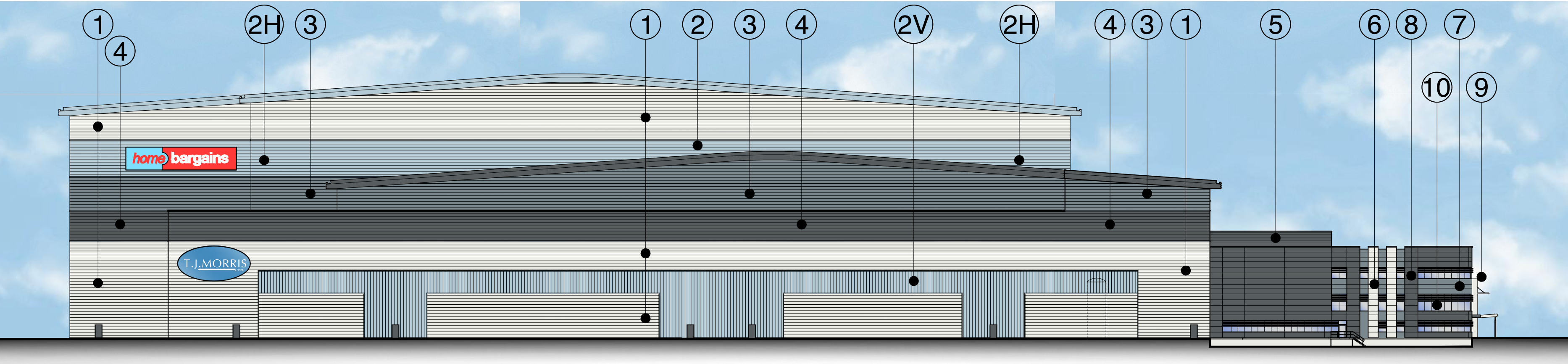
Office Building Side Elevation
Close up View, scale 1:100



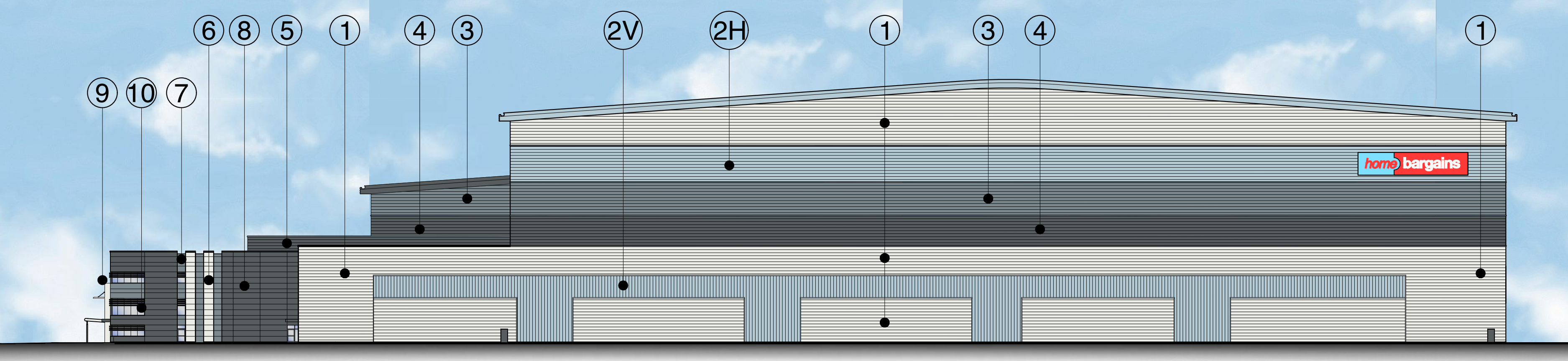
South Elevation



North Elevation



East Elevation



West Elevation

Schedule of Material

ROOF CONSTRUCTION

High Bay & Low Bay-CA Twin-Therm Griflon System:
Profiled steel cladding comprising:
0.7mm thick outer sheet, with HPS200 Ultra Finish.
Colour: Goosewing Grey, RAL 080 70 05

Translucent (mansafe), non fragile insulated
triple skin GRP roof lights.

Uninsulated eaves gutters,
manufactured from 1.5mm pre-galvanised steel with
1.2mm pre-bonded PVC lining, with siphonic drainage,
complete with weir overflows.

Projecting eaves with PPC profiled steel fascia,
with pre-formed mitred corners and trapezoidal soffit.
Higher Level - Colour: Ice Blue, RAL 230 80 10
Lower Level - Colour: Slate Grey/Basalt, RAL 7012

Roof Generally-CA Twin-Therm Pitched Roof:
Profiled steel cladding comprising:
0.7mm thick outer sheet, with HPS200 Ultra Finish.
Colour: Goosewing Grey, RAL 080 70 05

Insulated valley gutters and parapet gutters,
manufactured from 1.5mm pre-galvanised steel with
1.2mm pre-bonded PVC lining, with siphonic drainage,
complete with weir overflows.

WALL CONSTRUCTION

Trapezoidal profiled built up wall
cladding system horizontally laid comprising:
0.7mm thick outer sheet;
Colour: White, RAL 9003.

Trapezoidal profiled built up wall
cladding system vertically laid comprising:
0.7mm thick outer sheet;
Colour: Ice Blue, RAL 230 80 10

Trapezoidal profiled built up wall
cladding system horizontally laid comprising:
0.7mm thick outer sheet;
Colour: Ice Blue, RAL 230 80 10

Trapezoidal profiled built up wall
cladding system horizontally laid comprising:
0.7mm thick outer sheet;
Colour: Adventura/Alaska Grey, RAL 7000

Trapezoidal profiled built up wall
cladding system horizontally laid comprising:
0.7mm thick outer sheet;
Colour: Basalt/Slate Grey, RAL 7012

Trapezoidal profiled built up wall
cladding system horizontally laid comprising:
0.7mm thick outer sheet;
Colour: Basalt/Slate Grey, RAL 7012

EXTERNAL WALLS AND WINDOWS to Office Area

Horizontal spanning composite microrib panel,
with pre-formed mitred corners.
Colour: White, RAL 9003

Horizontal spanning composite microrib panel,
with pre-formed mitred corners.
Colour: Adventura/Alaska Grey, RAL 7000

Horizontal spanning composite microrib panel,
with pre-formed mitred corners.
Colour: Basalt/Slate Grey, RAL 7012

Projecting frame around main entrance formed in composite
flat steel faced panel, with pre-formed mitred corners.
Colour: White, RAL 9003

PPC Window /door frames and curtain walling with grey tinted
anti-sun glazing and grey lookalike panel spandrels where required.
External frame colour: Basalt/Slate Grey, RAL 7012,
Internal frame colour: White, RAL 9003.

PPC Louvres to main offices.
Colour: White, RAL 9003

Preformed flashing as shown to match cladding.
Colour: To match cladding

ENTRANCE CANOPY
Free standing steel & glass canopy.
Galvanised steel columns with heavy duty with
exterior grade paint protection system.
Colour: White, RAL 9003

PERSONNEL DOORS
Metal faced flush Door, with Paint finish.
Colour: To match Basalt/Slate Grey, RAL 7012

LOADING DOORS
Electrically operated steel sectional insulated level
entry doors with vision panels.
U&A n { - b X V Q 9 Z I q r y . r 4 3 } b A = d A A z q n A n } A N q 6
Colour: To match Basalt/Slate Grey, RAL 7012
1500mm high painted galvanised steel bollard
protection to edges of door openings.

DOCK LEVELLERS DOORS
Electrically operated steel sectional insulated doors
with vision panels to standard docks/double docks,
together with Dock Levellers and Shelters.
Colour: To match Basalt/Slate Grey, RAL 7012

'Prowall' system or similar approved to be installed to
all dock levellers.

EXTERNAL PLANT ENCLOSURE
Vertical hit & miss timber boarding finished with stain.
Stain Colour: Natural

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client

Omega & Helens Ltd/
TJ Morris Ltd

project

Unit 1
Omega Zone 8
S. Helens

drawing

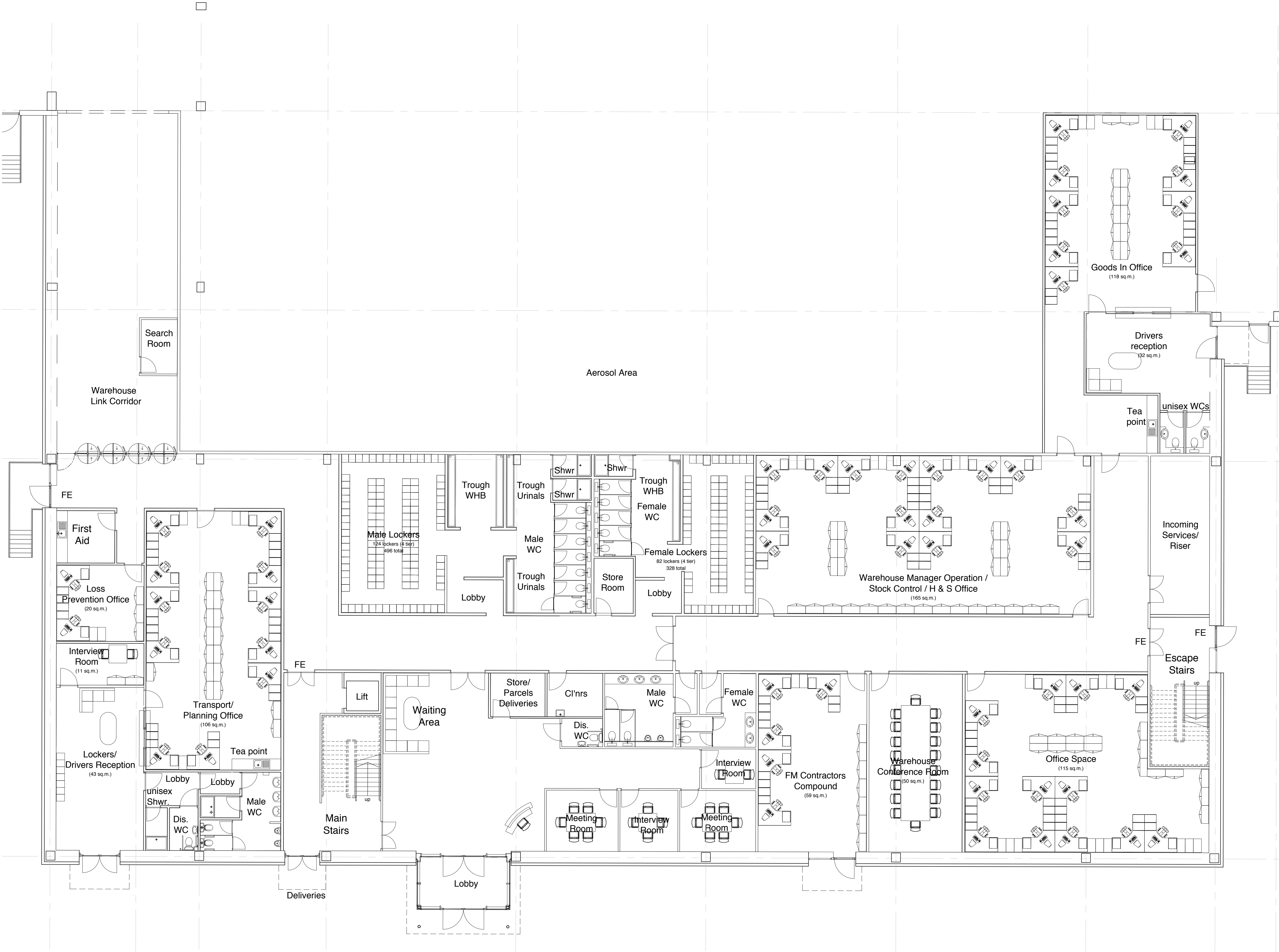
Proposed Elevations
UNIT1 DWG.2

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no

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Schedule of Accommodation

All areas are approximate gross internal.

Total Ground Floor Office(GIA) -	1,685 sq. m.
Total First Floor Office(GIA) -	1,396 sq. m.
Total Second Floor Office(GIA) -	1,396 sq. m.
Total Office Gross Internal Area -	4,477 sq. m.

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client

Omega S Helens Ltd/
TJ Morris Ltd

project

Unit 1
Omega Zone 8
S. Helens

drawing

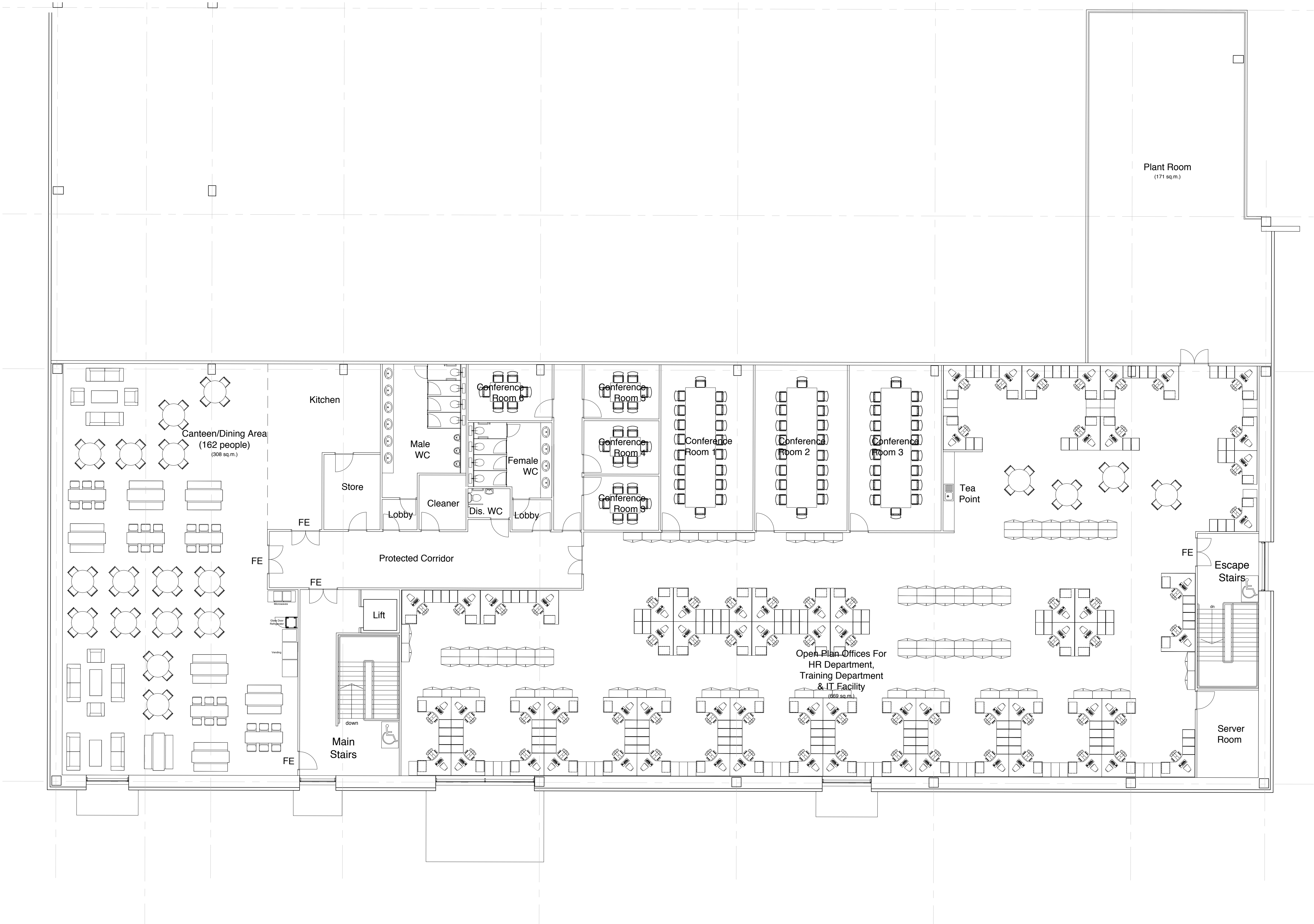
Office Layout Plan
Ground Floor
UNIT1 DWG.3

scale 1:100 @ A1 drawn rp

checked spp date 10/12/19

no

6385 - 183



no.	date	revision	by
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aja architects llp is a limited liability partnership registered in England No. OC326721
client

Omega S Helens Ltd/
TJ Morris Ltd

project

Unit 1
Omega Zone 8
S. Helens

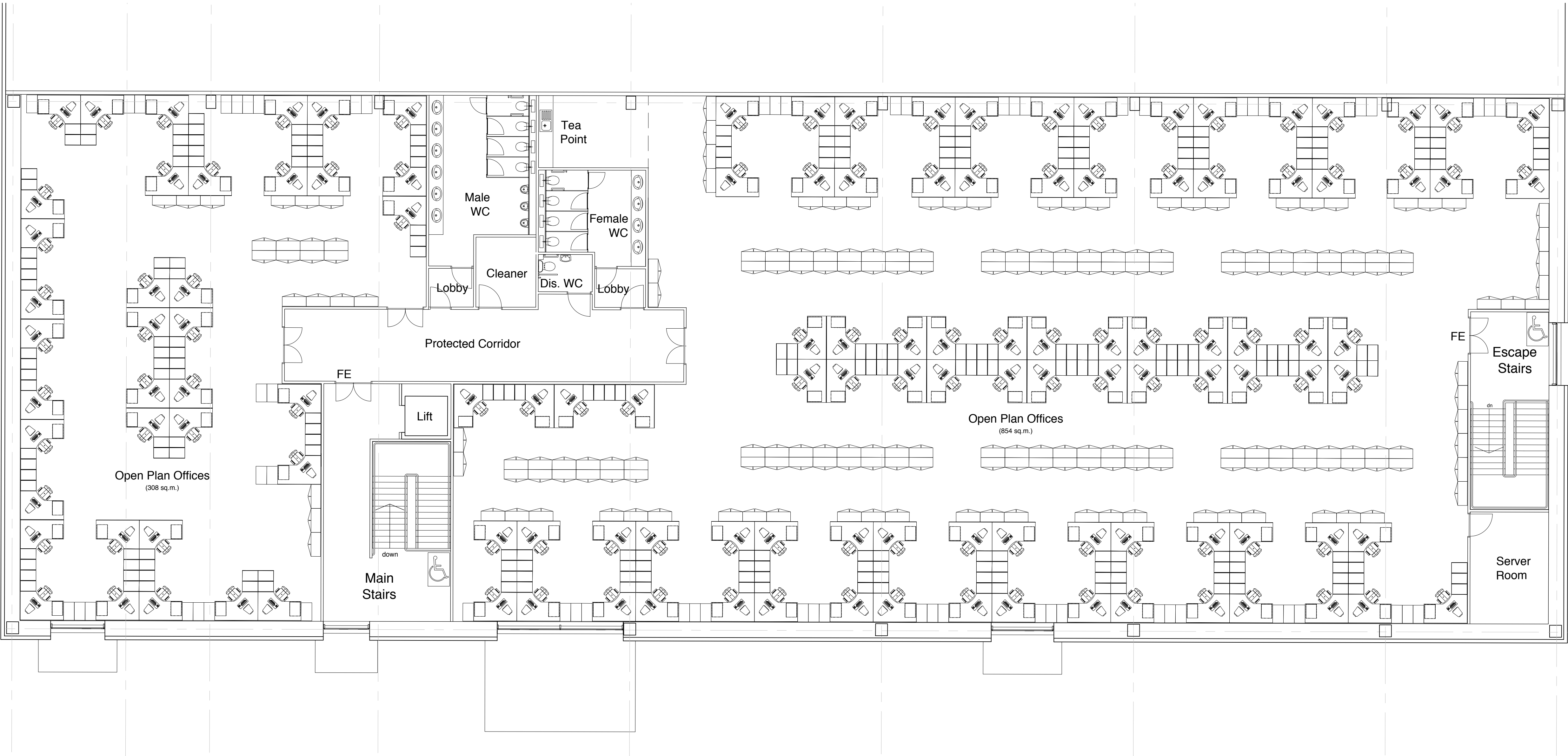
drawing

Office Layout Plan
First Floor
UNIT1 DWG 4

scale	1:100 @ A1	drawn	rp
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checked	spp	date	10/12/19
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no



no.	date	revision	by
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drawing

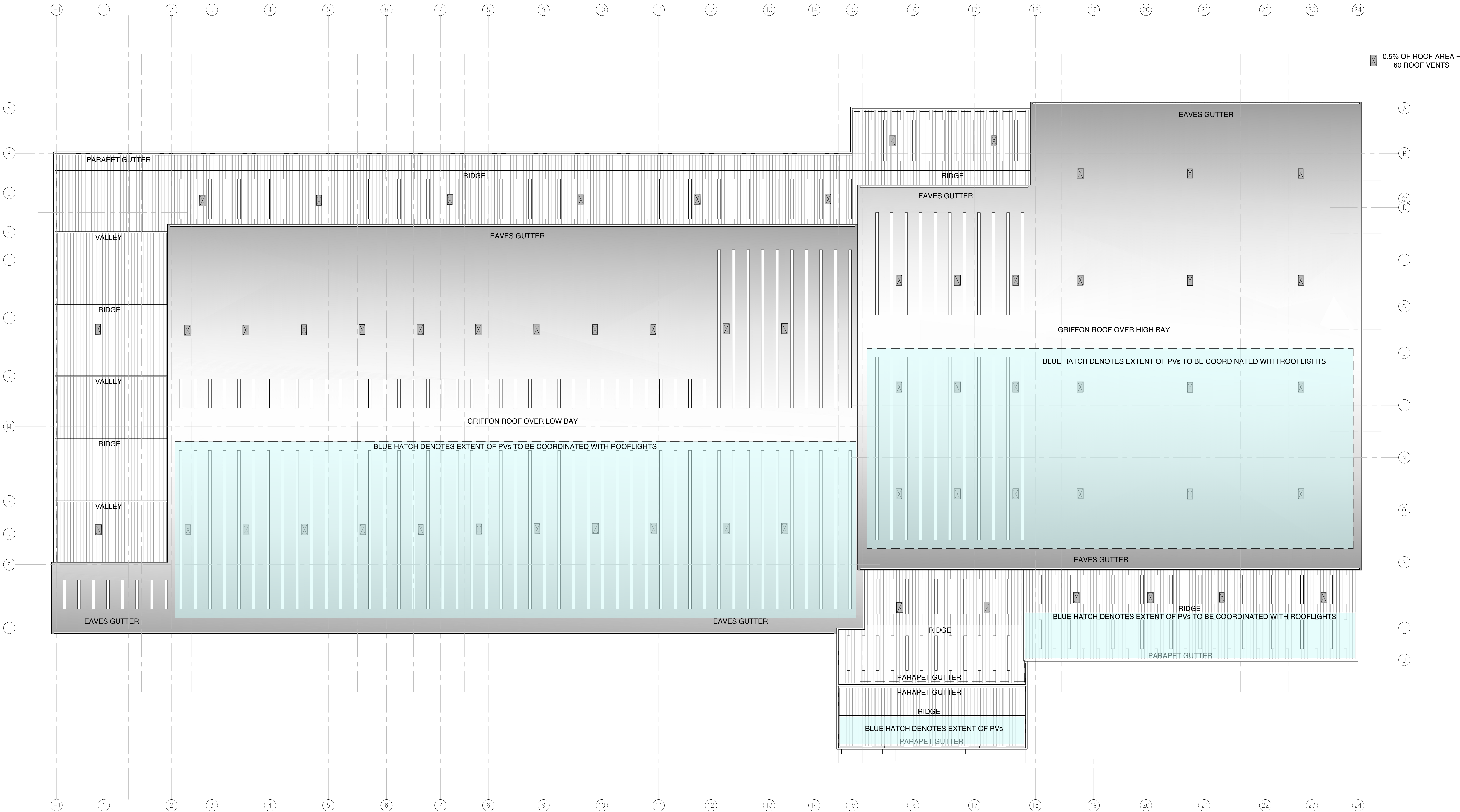
Office Layout Plan
Second Floor
UNIT1 DWG 5

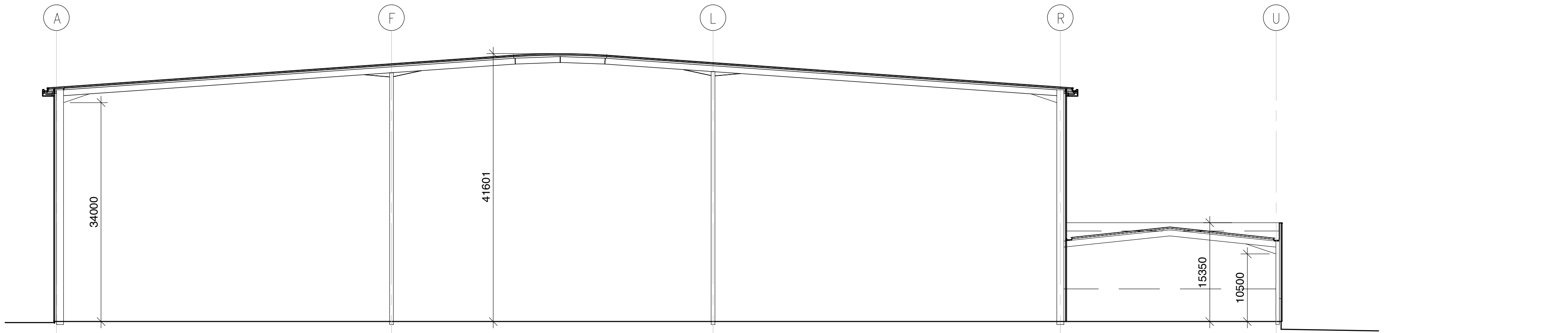
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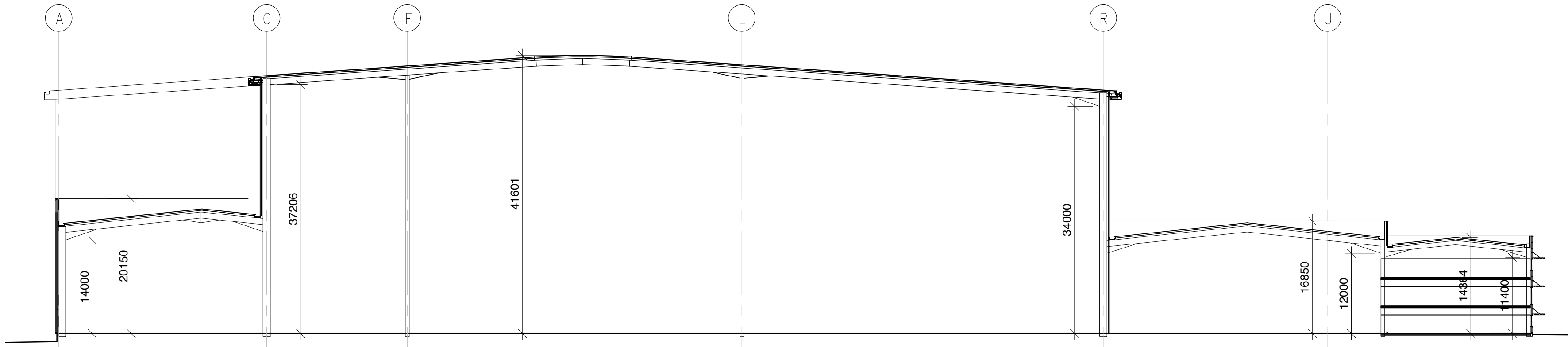
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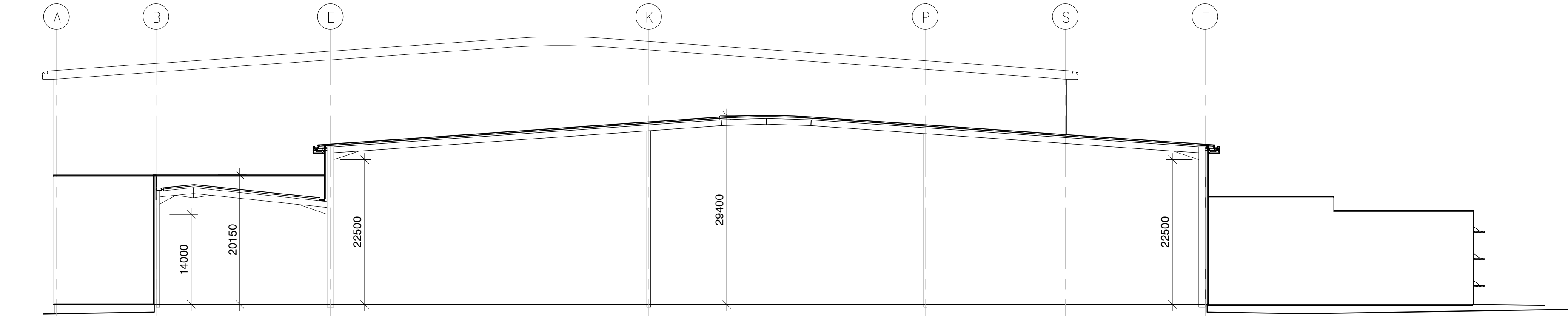




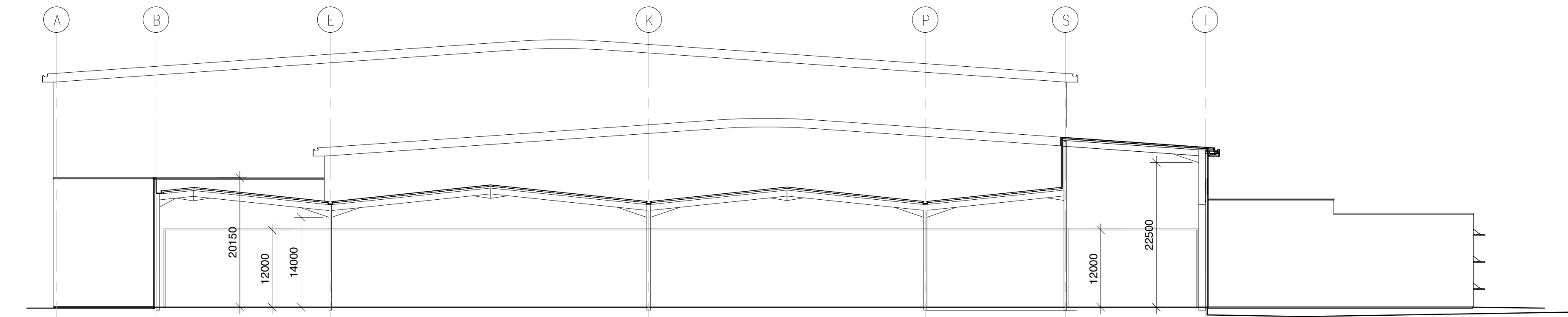
SECTION A-A



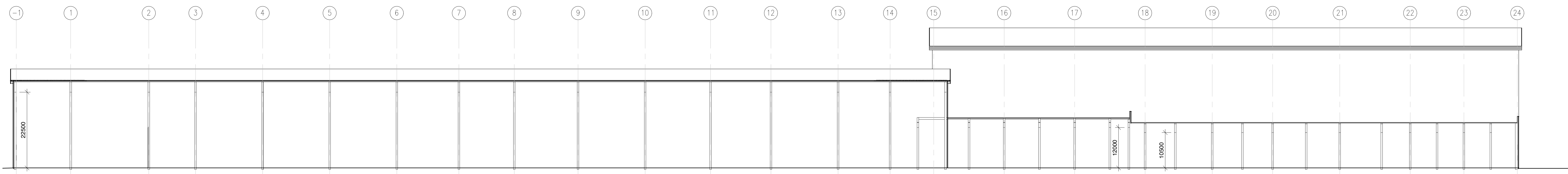
SECTION B-B



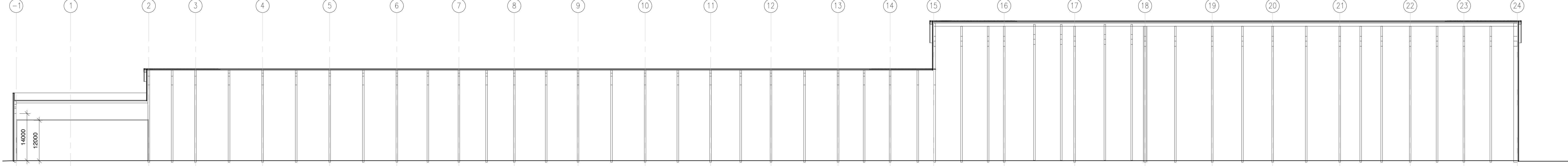
SECTION C-C



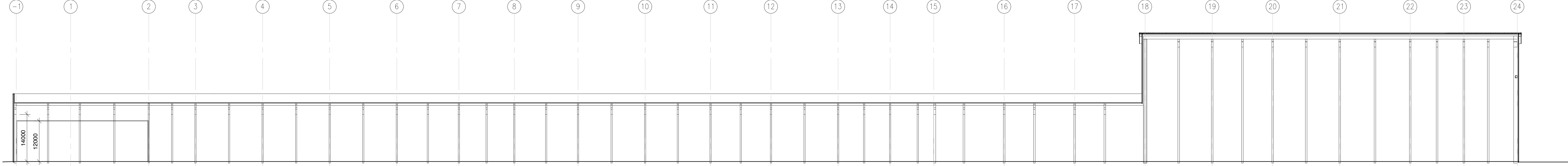
SECTION D-D



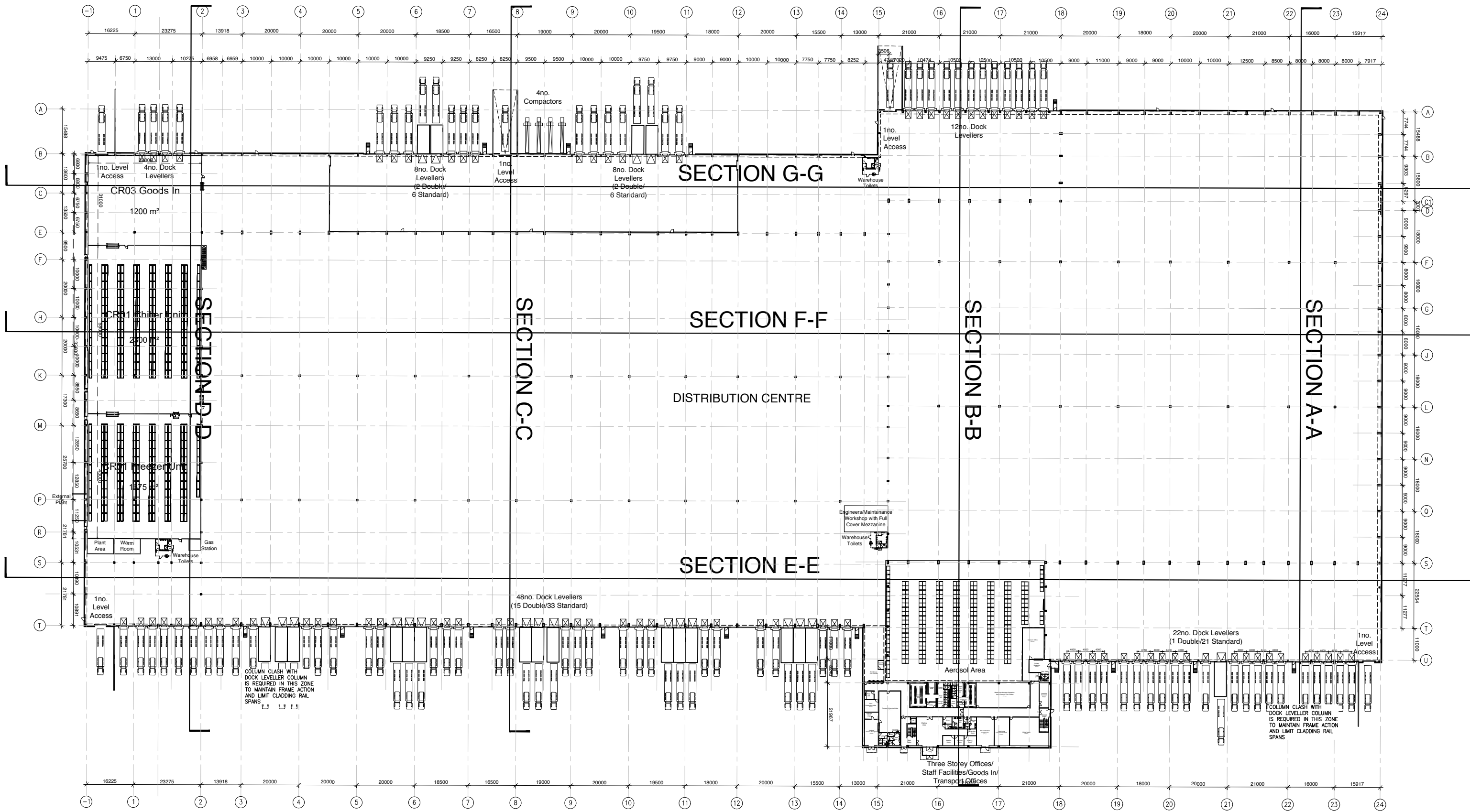
SECTION E-E



SECTION F-F



SECTION G-G



notes
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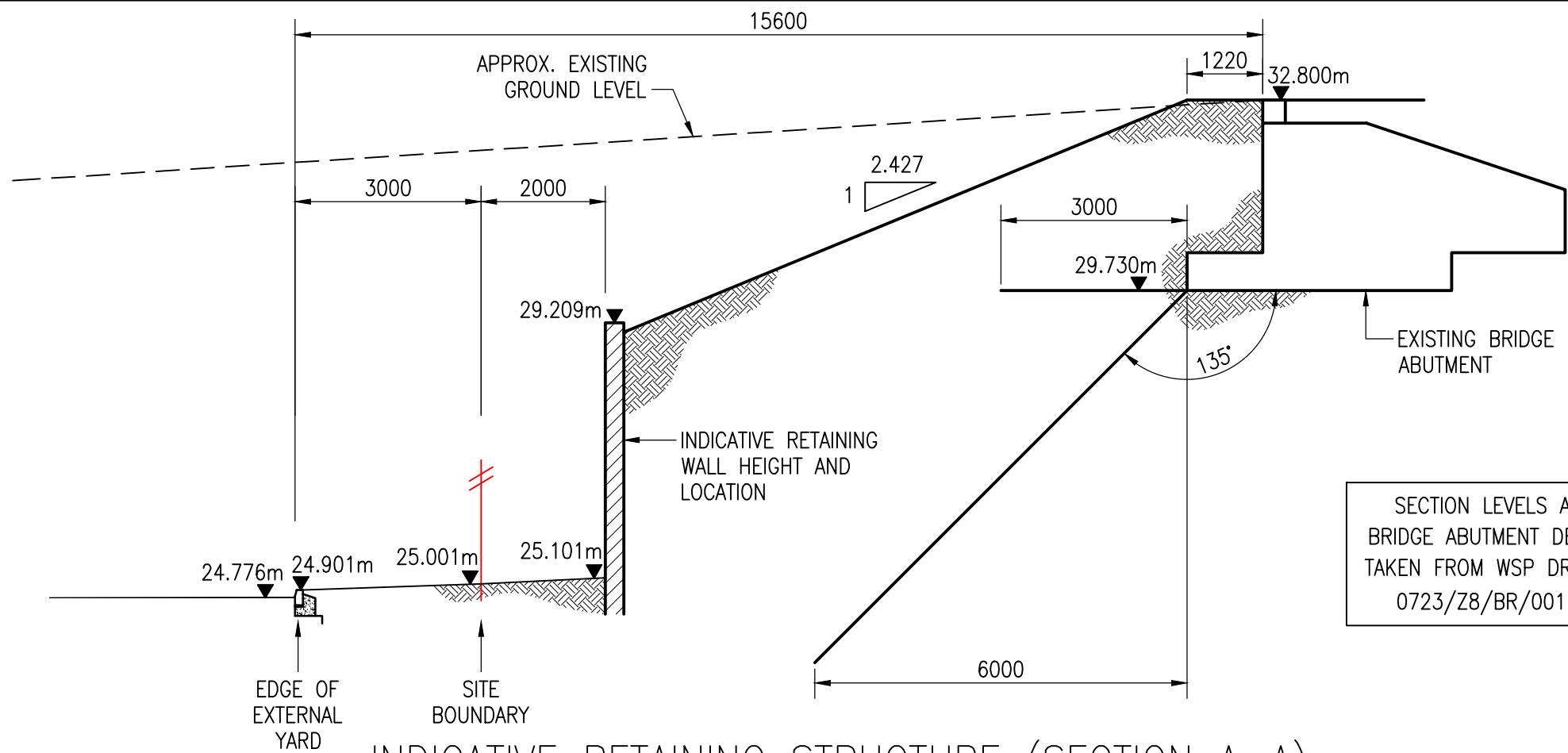
client
**Omega & Helens Ltd/
TJ Morris Ltd**

project
**Unit 1
Omega Zone 8
S. Helens**

drawing
**Proposed Building Sections
UNIT1 DWG 7**

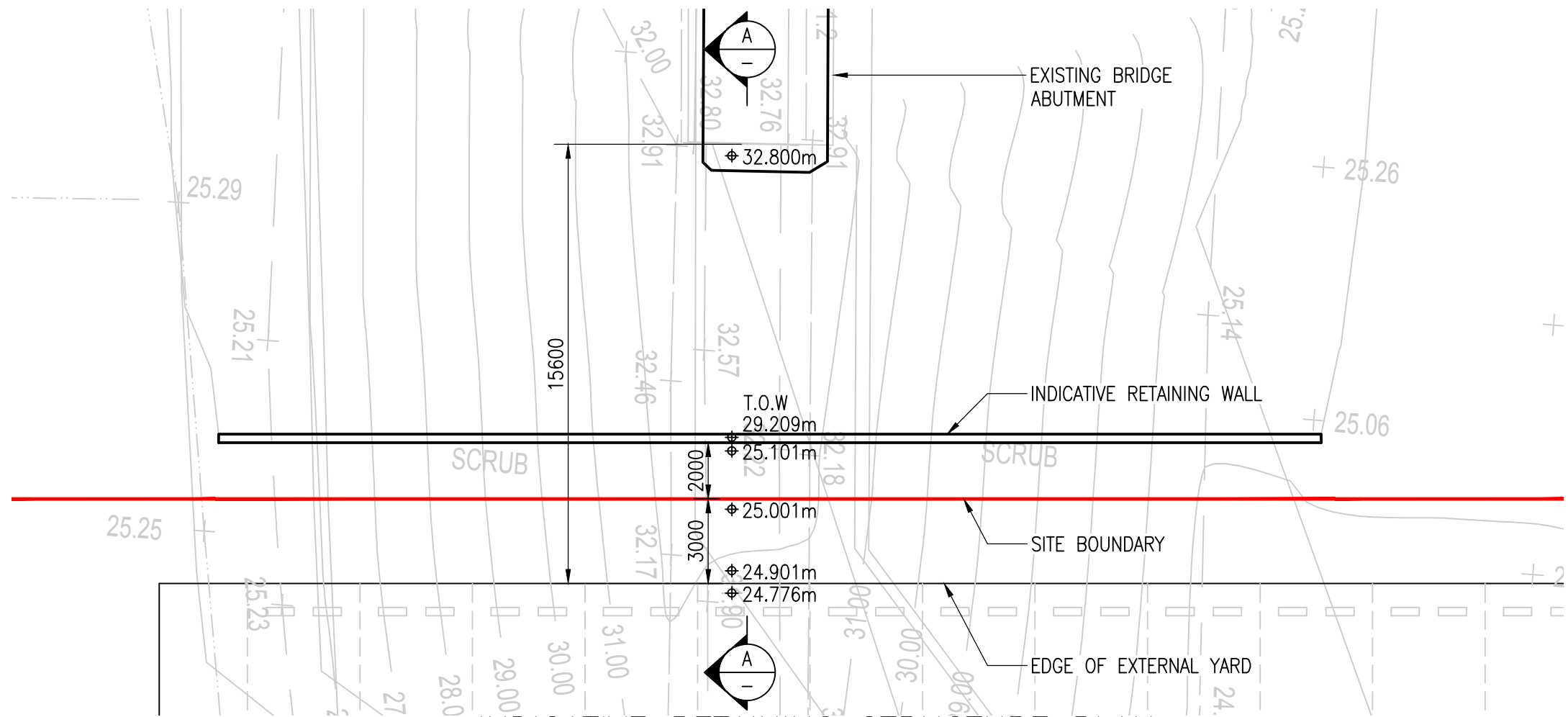
scale 1:500 @ A0 drawn Z
checked app date 10/12/19

no.
6385 - 187



INDICATIVE RETAINING STRUCTURE (SECTION A-A)

(Scale 1:100)



INDICATIVE RETAINING STRUCTURE PLAN

(Scale 1:200)

Do not scale from this drawing.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.

RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION

DEMOLITION

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS, DETAILS AND SPECIFICATIONS.

2. CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS.

3. ANY DISCREPANCIES BETWEEN THE ENGINEERS DRAWINGS AND SITE CONDITIONS TO BE REPORTED TO THE ENGINEER IMMEDIATELY AND INSTRUCTIONS RECEIVED BEFORE PROCEEDING.

4. TEMPORARY WORKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROPOSALS TO BE SENT TO THE ENGINEER FOR COMMENT.

Rev.	Date	Description	Drawn	Chkd.	Appd.
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FAIRHURST

Clifton Heights
Triangle West
Clifton
BRISTOL
BS8 1EJ

Tel: 0117 925 0259
Fax: 0844 381 4412

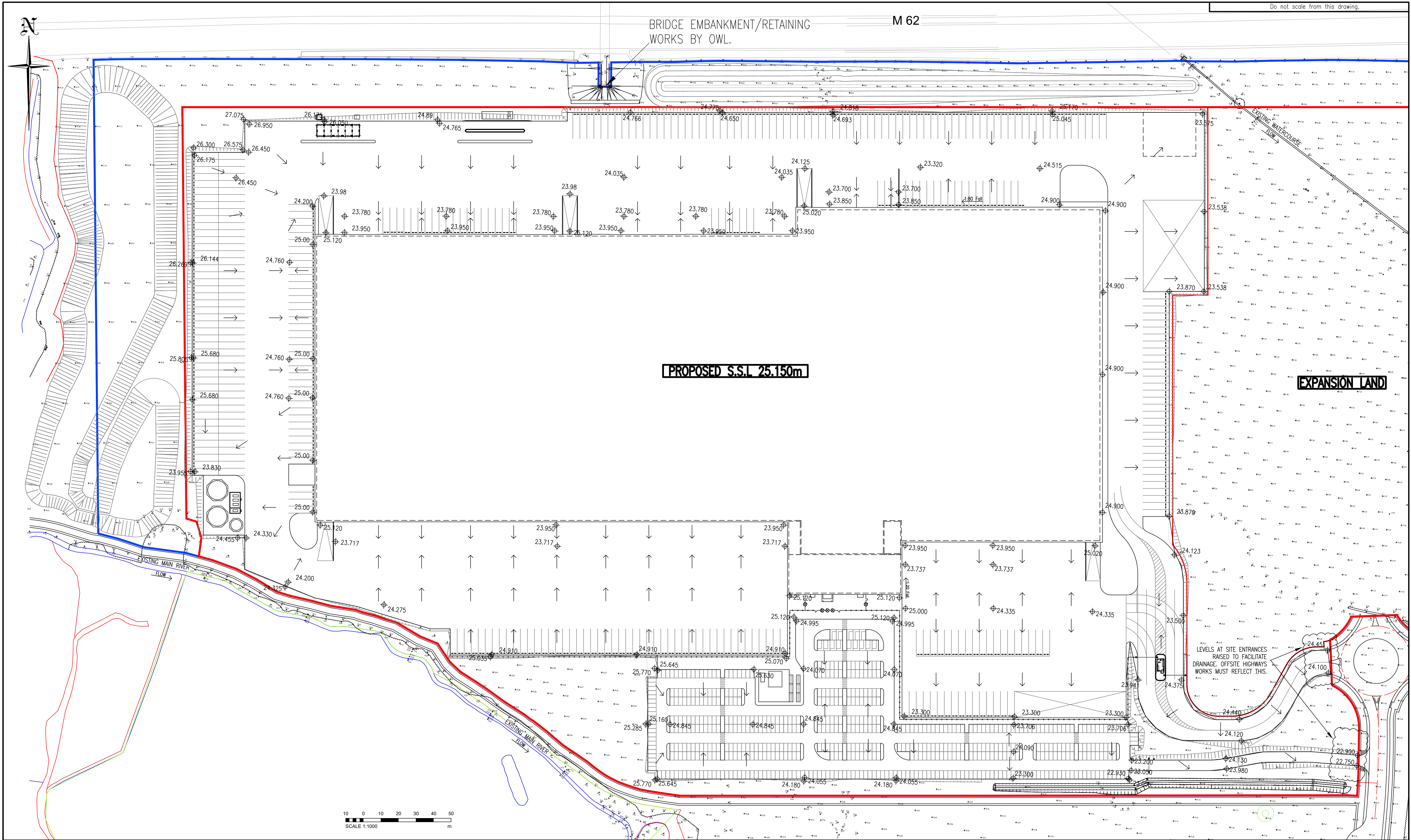


Project Title:
PROJECT OMEGA
NEW DISTRIBUTION HUB
WARRINGTON

Drawing Title:
BOLD HALL BRIDGE
SLOPE RETAINING STRUCTURE

Scale at A3: 1:100	Status: For Information	Approved: DNT
Drawn: PMJ	Checked: DNT	Date: 01/11/19
Date: 01/11/19	Date: 01/11/19	Date: 01/11/19

Drawing No.: 131504/6000 Revision: -



Rev.	Date	Description	Drawn	Checked	Approved
A	07/11/19	Car park pond removed and levels revised	MF	DT	DT

Notes:

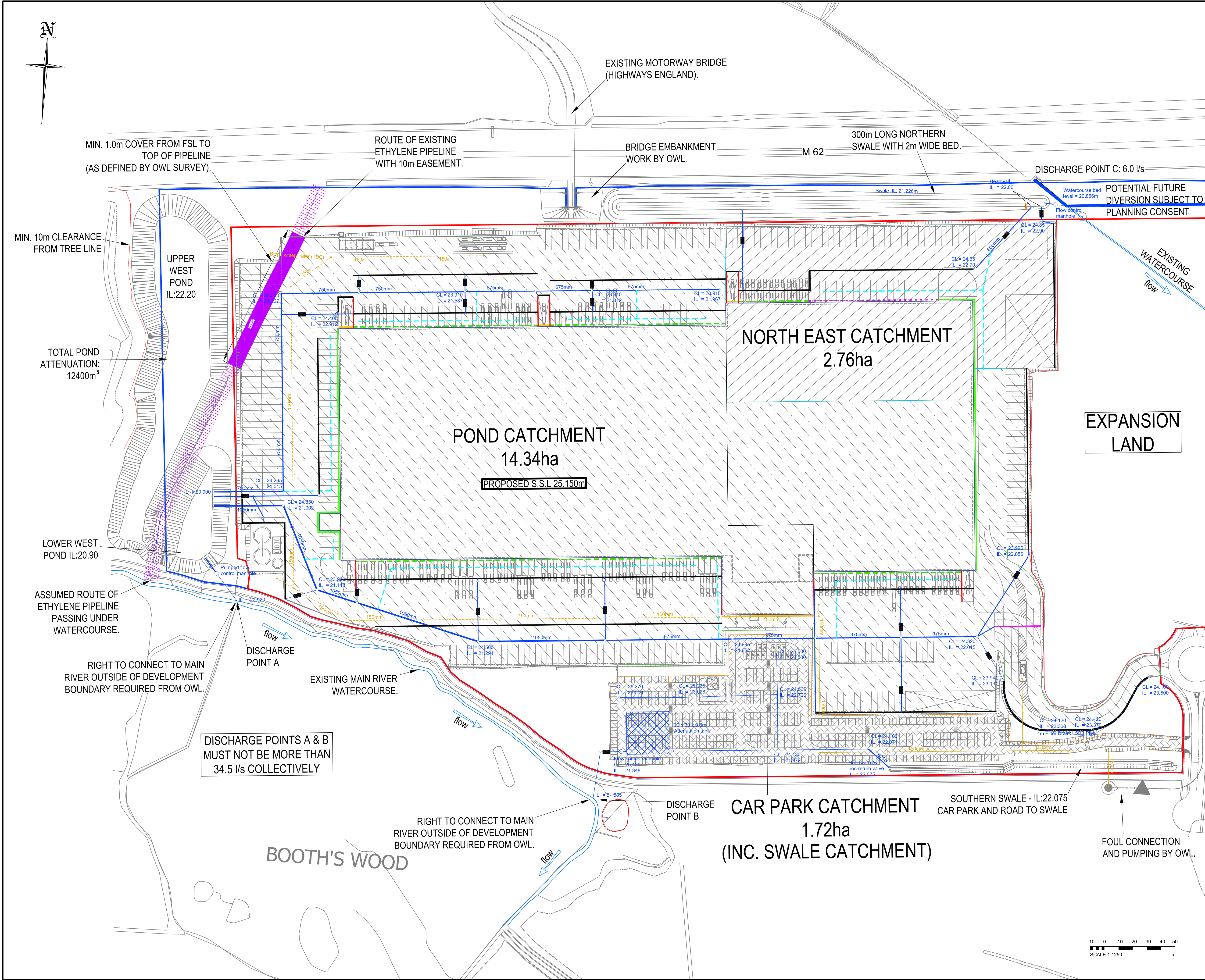
- THE INTERFACE BETWEEN THE DEVELOPMENTS PROPOSED LEVELS AND THOSE TO BE DETERMINED BY OWL FOR THE NEW ACCESS ROADS AND ROUNDABOUT SHALL BE REVIEWED AND COORDINATED BETWEEN TJM AND OWL.
- LEVELS SHOWN ARE SUBJECT TO DETAILED DESIGN, PLANNING AND TECHNICAL APPROVAL.

SAFETY HEALTH AND ENVIRONMENTAL INFORMATION
IN ADDITION TO THE HAZARD/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING RISKS AND INFORMATION.
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CONSTRUCTION NONE THAT A COMPETENT CONTRACTOR WOULDN'T ALREADY BE AWARE OF.
DEMOLITION NONE THAT A COMPETENT CONTRACTOR WOULDN'T ALREADY BE AWARE OF.
FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.
IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.



Project Title:	PROJECT OMEGA NEW DISTRIBUTION HUB WARRINGTON
Drawing Title:	EXTERNAL PLATFORM LEVELS

FAIRHURST		
Clifton Heights, Triangle West, Clifton, Bristol, BS8 1EJ Tel: 0117 925 0259 Fax: 0844 381 4412		
Scale at A1: 1:1000	Status: Preliminary	
Drawn: MDF	Checked: NS	Approved: DT
Date: 01/11/19	Date: 01/11/19	Date: 01/11/19
Drawing No.:	Revision:	
131504/2101	A	



Do not scale from this drawing.

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RISKS LISTED HERE ARE NOT EXHAUSTIVE. REFER TO DESIGN ASSESSMENT FORM NO.

CONSTRUCTION
NONE THAT A COMPETENT CONTRACTOR WOULDN'T ALREADY BE AWARE OF.

DEMOLITION
NONE THAT A COMPETENT CONTRACTOR WOULDN'T ALREADY BE AWARE OF.

FOR INFORMATION RELATING TO USE, CLEANING AND MAINTENANCE SEE THE HEALTH AND SAFETY FILE.

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT.

LEGEND

- POND CATCHMENT AREA
- NORTH EAST CATCHMENT AREA
- CAR PARK CATCHMENT AREA
- TJM SITE
- BOUNDARY
- TJM SITE OWNERSHIP
- RETAINING WALL
- SSL -1.2 (DOCK)
- SSL -0.15m
- LEVEL ENTRY SSL-30mm
- UNDERBUILD 1.2m-0.15m
- BYPASS SEPARATOR
- SURFACE WATER DRAINAGE
- FOUL DRAINAGE
- LINEAR DRAINAGE
- CHANNEL DRAINAGE

NOTES

- PIPE SIZES AND SEPARATORS SHOWN ARE INDICATIVE AND ARE SUBJECT TO CONFIRMATION.

A	07.11.19	Car park pond removed and cut and fill figures, drainage and levels revised	NJS	DT	DT
Rev.	Date	Description	Drawn	Chkd	Appd.

Client: **FAIRHURST**

Clifton Heights
Triangle West
Clifton
BRISTOL
BS8 1EJ
Tel: 0117 925 0259
Fax: 0844 381 4412

Client: **T.J.MORRIS LTD**

Project Title:
**PROJECT OMEGA
NEW DISTRIBUTION HUB
WARRINGTON**

Drawing Title:
**DRAINAGE PRINCIPLE
AND CONSTRAINTS PLAN**

Scale of A1: 1:1250	Status: Preliminary
Drawn: DL	Checked: NS
Date: 01.11.2019	Date: 01.11.2019
Drawing No.: 131504/2200	Revision: A