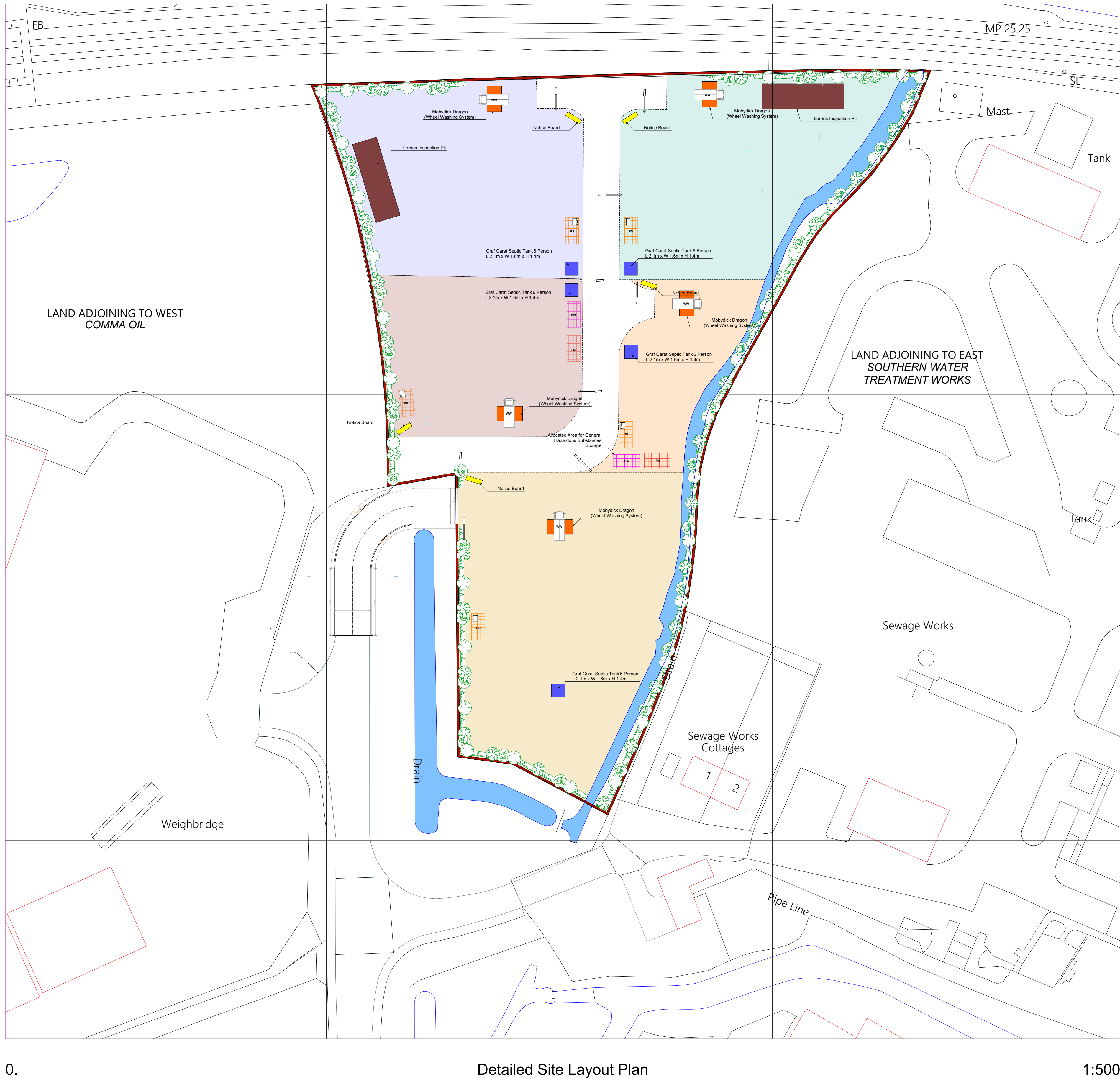


Please Note This drawing has been supplied to supersede approved drawing DRAW/DW/0216/DET (Detailed Proposed Site Plan) of consent 20160114.

LEGEND	
Site Layout Elements	
	Area allocated for secure refuse storage
	Area allocated for storage of hazardous waste
	Area allocated for storage of flammable materials
	Wheel washing system installation point (Moby-Dick Dragon C)
	Septic tank installation point (GRAF Carat 6-person septic tank)
	Site Notice Board installation point
	Street light installation point
	11001 Paladin Refuse Container provided on occupation
LEGEND	
Plantings; a mix of the following:	
	Hedge row shrub - hazel (Corylus avellana)
	Shrub A - wayfaring tree (Viburnum lantana)
	Shrub B - blackthorn (Prunus spinosa)
	Shrub C - dogwood (Cornus sanguinea)
The base and edges of hedgerows & shrubs will be planted with herbaceous plants and bulbs per the recommendations provided within the approved Ecological Sopping Survey. The following species can be included in the mix:	
• Yarrow – (Achillea millefolium)	
• Agrimony – (Agrimonia eupatoria)	
• Garlic mustard – (Alliaria petiolata)	
• Common knapweed – (Centaurea nigra)	
• Wild Basil – (Clinopodium vulgare)	
• Hedge bedstraw – (Galium album)	
• Wood avens – (Geranium urbanum)	
• Oxyeye daisy – (Lycanthes vulgare)	
• Ribwort plantain – (Plantago lanceolata)	
• Cowslip – (Primula veris)	
• Selfheal – (Prunella vulgaris)	
• Red campion – (Silene dioica)	
• Bladder campion – (Silene vulgaris)	
• Hedge woundwort – (Stachys sylvatica)	
• Upright hedge parsley – (Torilis japonica)	
• Tufted vetch – (Vicia cracca)	



Detailed Site Layout Plan

1:500

WW - Wheel Washing Systems

Moby-Dick Dragon Wheel Washing System
<https://www.mobydick.com/gb/wheel-wash/tailormade-line/dragon-2/>
<https://3.imimg.com/data3/BV/XY/XY-14578254/mobydick-dragon-wheel-washing-systems.pdf>
The following system is proposed to be installed on each plot prior to their tenancy, providing that there is a requirement for such a system by virtue of the nature of that occupancy.

Note: I am advised that the current occupiers of Plots A and B (Storage Cow Limited and Optimus Limited) do not require the installation of a wheel washing system as these are fairly "clean" uses by nature being scaffold and general storage yards. Neither operation gives rise to dust or muck accumulation within their plots. Neither do their current operations require provision of flammable or hazardous waste storage areas. The position of wheelwashing systems and specialist waste storage areas on these plots as shown in the drawing are sited in the best position for future occupiers that may require such installations and should therefore be used to inform the layout of them for future tenants per their own requirements and business structure.

MobyDick Dragon

44 pat. pending No. PCT/GB05000003

The Wheelwashing System for lighter soiling of the truck wheels!



Description of operation:
The MobyDick Dragon is a compact, efficient drive-shafting system for operation on construction sites and for recycling, aggregate and industrial works. It is suitable for permanent or mobile applications and can be used everywhere, where the degree of truck wheel soiling is not too heavy or where there are dust control issues.

- Ready for operation in 2 hours
- Wash area 330 cm = 1 complete tire revolution
- Integrated water recycling

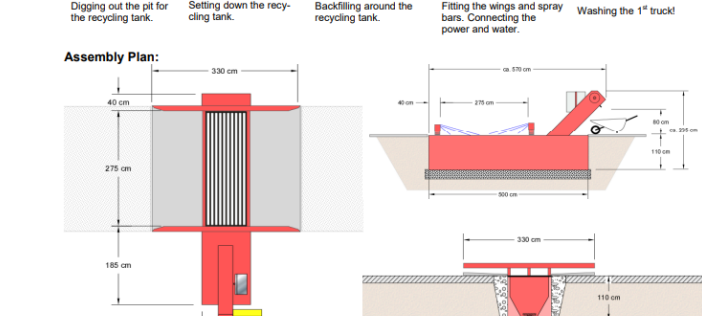
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MobyDick Dragon

Ready for operation in 2 hours:



Assembly Plan:



Weight:
without SC: ~ 2500 kg
with SC: ~ 2700 kg

Transport Dimensions:
270 x 135 x 235 cm

Connected Load:
without SC: 2.5 kW
with SC: 6.0 kW

Spray Performance:
1500 litres

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Septic Tanks

Graf Carat 6-person Septic Tank
<https://www.grafuk.co.uk/product/carat-septic-tank/>
The following system is proposed to be installed on each plot prior to their tenancy, providing that there is a requirement for such a system by virtue of the nature of that occupancy.

Installation manual

Carat 5 Tank



1. GENERAL NOTES

1.1. The following instructions are intended to be used as a guide only. They do not constitute a contract. The user must read the instructions carefully and follow them exactly. The user must also read the instructions for the Carat 5 Tank and the Carat 5 Tank.

1.2. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

1.3. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

1.4. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

1.5. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

2. TECHNICAL DATA

Parameter	Value
Capacity	1100 litres
Weight	~ 2500 kg
Dimensions	270 x 135 x 235 cm
Connected Load	2.5 kW
Spray Performance	1500 litres

3. INSTALLATION AND ASSEMBLY

3.1. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

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3.5. The Carat 5 Tank is a self-contained unit. It is not necessary to connect it to a sewer or to a water supply. It is suitable for use in areas where there is no sewer or water supply.

1100 litre Wheeled Paladin Bin with roll top lid

Plastor 1100L Paladin
<https://www.plastor.co.uk/waste-and-recycling-bins/large-wheeled-bins/1100-litre-wheeled-bin-with-4-wheels-and-roll-top-lid/>

Each plot will be provided with one of these refuse containers in the allocated position prior to their tenancy.



NOTES

1. The measurements taken by this office on the following dates: MAY 2024: External site survey (by K. HASTON/ANNEC/AC/AN).
2. Measurements of neighbouring buildings, where these have been found to be relevant for planning, have been taken from publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale bar before being drawn. In these instances, dimensional details are representative rather than exact.
3. Where it is the intent or the requirements and/or conditions of the Local Authority, these drawings are for planning purposes only.
4. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be cross-checked on the site.
5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately.
6. All drawings are to be prepared in accordance with the current specifications and in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & construction regulations.
7. It is assumed that all works will be carried out by a competent contractor working, where applicable, to an approved method statement.
8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences.
9. It is the contractor's responsibility to determine if any wall is load-bearing.
10. The copyright of this drawing belongs to Langleys Chartered Surveyors Ltd.