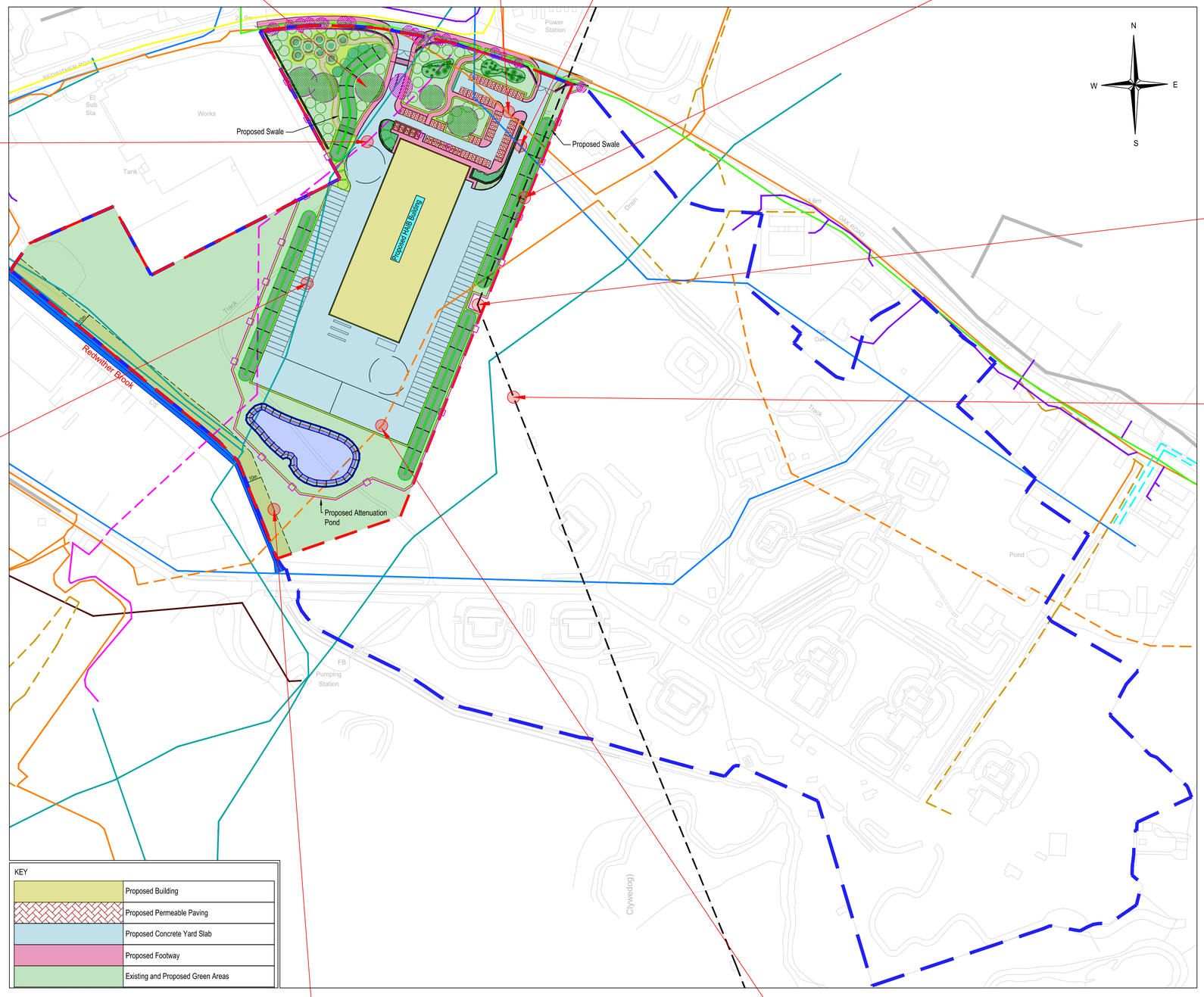
Existing Oak Trees/Root Protection Area
Deep construction to be avoided within Root Protection Zone.
Ideally Main Access Road to be re-aligned to avoid Root Protection Zone or permission required to cut down some trees.

High Voltage Underground Power Line
Detailed utility survey to be conducted.
Utility to be deepened or diverted depending on site conditions.

Existing Dee-Valley Public Water Mains
Detailed utility survey to be conducted.
Utility to be deepened or diverted depending on site conditions.

Application Boundary
Application boundary to be extended to include 9m wide swales.

Existing 33kV Power Line
Vertical clearance to be checked and confirmed.



Electric Pylon
Consultation to be required with SP Energy to confirm the required clearance.

Existing Welsh Water Combined Water Sewer
Detailed utility survey to be conducted.
CCTV survey required to determine the invert levels.
Assume needs to be diverted and easement agreed/provided.

Existing 132kV Power Line
Consultation to be required with SP Energy to confirm the required clearance.

KEY

	Proposed Building
	Proposed Permeable Paving
	Proposed Concrete Yard Slab
	Proposed Footway
	Existing and Proposed Green Areas

Redwither Brook
No infrastructure to be constructed 10m within the river boundary.

High Voltage Overhead Power Line
Detailed utility survey to be conducted.
Vertical clearance to be checked and utility to be possibly diverted.

Safety, Health & Environmental Information:

In addition to the hazards and risks normally associated with the types of work detailed on this drawing, please note the significant hazards identified by symbols below,

⚠ INDICATES A RESIDUAL RISK AS A WARNING

ⓘ INDICATES A RESIDUAL RISK FOR INFORMATION

and described below:

Construction/Maintenance/Cleaning/Demolition
Refer to Drawing:

General Notes:

1. Do not scale from this drawing.
2. All dimensions are in millimetres (mm), all levels in metres (m) unless noted otherwise.
3. Discrepancies or omissions are to be reported to the Engineer prior to work commencing.
4. The copyright of this drawing is vested in the Engineer and must not be copied or reproduced without written consent.
5. This drawing is to be read in conjunction with all relevant specifications and drawings issued by the Engineer, Architect and other Specialists.

	Dee Valley Public Water Mains
	Welsh Water Combined
	Welsh Water Foul
SP Energy Overhead Line Voltage	
	132 kV
	33 kV
	High Voltage
SP Energy In Use - Underground Voltage	
	132 kV
	33 kV
	High Voltage
	Low Voltage
SP Energy Out Of Use - Underground Voltage	
	High Voltage
	Dee Valley Private Water Mains
	Fibre Optic Cable
	Root Protection Area (No Dig Zone)
	Trees to be removed

Rev	By / Chk'd	Date	Description
P02	IW/AM	20/05/2025	Masterplan updated
P01	IW/AM	04/03/2025	First Issue for Construction

PRELIMINARY DRAWING
This drawing is not to be used for construction

Client
FI REAL ESTATE MANAGEMENT

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Project
The Oaks Site
Wrexham Industrial Estate

Drawing
Site Constraints

By ?? Date 00/00/0000

Drawing No. TOS-BML-XX-XX-DR-C-0101
Revision P02

BML Job No. 1000-06
Status -

Drawing Scale at A1: Nts

CAD Filename: Y:\Projects\1000-06 The Oaks Site, Wrexham Ind Est\Information - Working\DWG\TOS-BML-XX-XX-DR-C-0101 P01 - Site Constraints.dwg