



**BROWNFIELD
SOLUTIONS LTD**

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

ALDI STORES LTD

Straight Mile, Llay

Phase I Desk Study Assessment Report

DI/C4168/8461

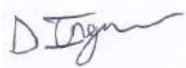
May 2019

PROJECT QUALITY CONTROL DATA SHEET

Site Name:	Straight Mile, Llay		
Document Name:	Phase I Desk Study Assessment Report		
Reference:	DI/C4168/8461		
Status:	-	07/05/2019	Final.

Issued By:	Client:	Engineer:
Brownfield Solutions Ltd William Smith House 173 – 183 Witton Street Northwich Cheshire CW9 5LP Tel: 01606 334 844 brownfield-solutions.com	Aldi Stores Ltd Chester High Road Neston Liverpool CH64 3TS	SWF Consulting Ltd Unit 4 Millbank House Riverside Business Park Wilmslow Cheshire SK9 1BJ
	Contact:	Contact: Phil Sarbutts

Written by:

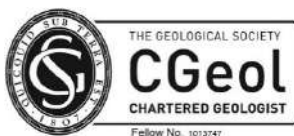


D Ingman
MESci FGS
Project Engineer

Checked by:



J M Jacob
BSc (Hons) CGeol FGS
Director



Approved by:



J M Jacob
BSc (Hons) CGeol FGS
Director



CONTENTS

1.0	INTRODUCTION	1
1.1	CONTEXT	1
1.2	OBJECTIVES AND SCOPE.....	1
1.3	PROPOSED DEVELOPMENT	1
1.4	LIMITATIONS	1
2.0	THE SITE	3
2.1	LOCATION.....	3
2.2	SITE DESCRIPTION	3
3.0	ENVIRONMENTAL SETTING	4
3.1	HISTORICAL SETTING.....	4
3.2	GEOLOGY	4
3.3	BGS BOREHOLES	5
3.4	MINING AND MINERAL EXTRACTION	5
3.5	HYDROGEOLOGY	5
3.6	HYDROLOGY.....	6
3.7	ENVIRONMENTAL SEARCHES.....	6
3.8	RADON	7
3.9	UXO RISK.....	7
4.0	DESK STUDY SUMMARY AND RISK ASSESSMENT.....	8
4.1	INTRODUCTION	8
4.2	POTENTIAL CONTAMINATIVE SOURCES	8
4.3	PATHWAYS	9
4.4	RECEPTORS	9
4.5	PRELIMINARY CONCEPTUAL SITE MODEL	9
5.0	PRELIMINARY GEOTECHNICAL ASSESSMENT	12
5.1	HAZARD IDENTIFICATION	12
5.2	FOUNDATIONS.....	12
5.3	SOAKAWAYS.....	12
6.0	OTHER DEVELOPMENT CONSTRAINTS.....	13
6.1	CONSTRAINT IDENTIFICATION	13
7.0	CONCLUSIONS AND RECOMMENDATIONS	14
7.1	ENVIRONMENTAL	14
7.2	GEOTECHNICAL	14
7.3	FURTHER WORK	14
8.0	REFERENCES	15

DRAWINGS

Drawing Number	Rev	Title
C4168/01	-	Site Location Plan
C4168/02	-	Site Features Plan
2636NESW-012	E	Proposed Site Plan

APPENDICES

Appendix	Title
Appendix A	BSL Methodology and Guidance
Appendix B	Historical Maps
Appendix C	BGS Boreholes
Appendix D	Coal Authority Report
Appendix E	Environmental Database Search
Appendix F	UXO Screening Map

1.0 INTRODUCTION

1.1 Context

This report describes a Phase I Desk Study Assessment carried out by Brownfield Solutions Limited (BSL) for Aldi Stores Ltd as instructed by SWF Ltd on a site off Straight Mile, Llay.

This report has been completed in general accordance with the following guidance:

-
- CLR11 Model Procedures for the Management of Land Contamination.
 - BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
 - BS5930: 2015 Code of Practice for Ground Investigations.
 - BS EN 1997-2:2007 Eurocode 7 Geotechnical design. Ground investigation and testing plus UK National Annex.
-

1.2 Objectives and Scope

The objectives of this assessment were to determine the environmental setting and ground conditions of the site, highlighting potential areas of concern that may govern the redevelopment.

The scope of works comprises a Desk Study and site walk-over, with a review of the site, surroundings, historical uses and environmental setting in order to develop a preliminary Conceptual Site Model (CSM). A summary of previous investigations carried out at the site has also been undertaken.

1.3 Proposed Development

The proposed development is for a commercial end use comprising a steel framed retail building and associated car park areas as shown on the Proposed Site Plan, Drawing No. 2623NESW-012 provided to BSL by the client.

1.4 Limitations

This desk study assessment has been prepared in accordance with the relevant legislative framework, guidance and risk assessment methodology as outlined in Appendix A.

The findings and opinions conveyed via this desk study are based on information obtained from a number of sources as detailed within this report, BSL have assumed this information is correct and reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, Aldi Stores Ltd.. No other third parties may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL). If any unauthorised third party comes into possession of this report they rely on it at their own risk and BSL do not owe them any Duty of Care.

Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Notwithstanding site observations concerning the presence or otherwise of archaeological issues, asbestos-containing materials (ACM) or invasive weeds (e.g. Japanese knotweed), this report does not constitute a formal survey of these potential issues.

2.0 THE SITE

2.1 Location

The site is located off Straight Mile, Llay, LL12 0NT. It is situated approximately 4.5 miles north of Wrexham town centre, centred on National Grid Reference 333384, 356293 as shown on the Site Location Plan, Drawing No. C4168/01.

2.2 Site Description

The main site features and potential issues are detailed below and are shown on the Site Features Plan, Drawing No. C4168/02.

Feature	Description
Site Area	The site covers approximately 2.20 Acres.
Site Access	Access to the site is gained via a farm track through Old Meadow Court.
Current Land Use and Site Features	The site is currently used as an agricultural field.
Potential Sources of Gross Contamination	NA
Vegetation	The site is currently covered in grass. A row of mature trees is present along the southwestern boundary of the site. A hedgerow is present along the northeastern boundary of the site.
Topography	The site is flat and level.
Site Boundaries	The northwest of the site is enclosed by a metal fence, the remainder of the site is enclosed by hedgerows.
Surrounding Area	The site is bound by Straight Mile to the north and Gresford Road to the southwest. Fields are present to the north and east of the site. To the southwest of the site is the town of Llay. Llay industrial estate exists to the west of the site.

3.0 ENVIRONMENTAL SETTING

3.1 Historical Setting

Information has been obtained from historical Ordnance Survey Maps with the pertinent issues that may have affected the site, or its environs summarised below.

Notable features within 100m of the site boundary have been presented. Any features that have potentially been infilled will be considered up to 250m from the site boundary.

Feature	Distance	Years Present	Description
Garage	5m South	1961 - 2014	A garage is first indicated across the road from the site on the 1961 map and the building is currently present, although the use of the building has changed to car sales in this period.
Rail yard/ embankment	100m West	1949 -1984	An embankment is first shown on the 1949 map associated with the rail yard associated with Llay Main Colliery further west. By 1964 the rail yard covered the top of the embankment. By 1981 the rail yard appears to be dismantled and by 1992 part of the embankment replaced by an industrial unit.
Industrial Unit/ Aerospace works	100m – 250m west	1984 - 2014	The industrial unit had been built in place of the rail yard embankment by 1984. This unit slowly undergoes expansion up to the latest map dated 2014 where the building extends to within 90m – 100m of the site.

The site has remained a field from the earliest map dated 1872 until present day. The surrounding area predominantly comprises fields with a housing estate being built to the southwest of the site between 1983 and 1992. The most notable feature in the area is the Llay Main Colliery approximately 500m west of the site between 1938 and 1981 that had a rail yard extending towards the site. The colliery was later replaced by an industrial estate following 1981.

The Historical Maps are presented in Appendix B.

3.2 Geology

The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

- 1:50,000 Scale Geological Map Sheet 108 Flint. Solid and Drift Edition.
- British Geological Survey (BGS) Geology of Britain Map Viewer.
- Coal Authority Interactive Map.

Made Ground

Information from the environmental data report indicates made ground is unlikely to be present on site.

Superficial Deposits

The site is indicated to be underlain by glacial till. This stratum typically comprises firm to stiff sandy clay with pebbles, but can contain gravel-rich, or laminated sand layers.

Solid Geology

The deeper solid geology underlying the superficial deposits is indicated to be part of the Erbistock Formation, which typically comprises red, purple and maroon mudstones and seatearths with thin sandstones and 'Spirorbis' limestones. This formation is part of the Warwickshire Group.

No faults are shown on or within an influencing distance of the site.

The site is underlain by the Middle Coal Measures from a depth of 500m – 600m bgl. The Coal Authority indicates that the site is underlain by 5 historic worked coal seams at a depth of between 650m and 950m bgl.

3.3 BGS Boreholes

One borehole exists approximately 190m north of the site and indicates clay with sand horizons down to approximately 12m bgl over sand and gravel. Superficial deposits are expected to be > 25m thick.

The BGS Borehole log is presented in Appendix C.

3.4 Mining and Mineral Extraction

The site lies in an area where the Law Society and Coal Authority recommends a mining search be undertaken as the site could be affected by past or current coal mining.

Therefore, a search was carried out with the Coal Authority, which is presented in Appendix D, the main findings of which are presented below.

Highlighted Evidence from Coal Authority	Issue	Details
Past Underground Mining	Yes	The property is in a surface area that could be affected by underground mining in 5 seams of coal at 650m to 950m depth, last worked in 1966. Any movement in the ground due to coal mining activity should have stopped.
Present Underground Mining	No	
Future Underground Mining	Yes	The property is not in an area where the Coal Authority has received an application for or is considering whether to grant a licence to remove or work coal by underground methods. The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal exist in the local area which could be worked at some time in the future. No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
Mine Entries	No	
Past, present and future opencast coal mining	No	
Coal mining subsidence	No	
Mine gas	No	
Withdrawal of support	No	
Information from the Cheshire Brine Subsidence Compensation Board	No	

3.5 Hydrogeology

The superficial deposits beneath the site are classified by the Environment Agency as a Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the superficial deposits.

The bedrock underlying the site is classified by the Environment Agency as a Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The site does not lie within 500m of a Source Protection Zone (SPZ).

The nearest groundwater abstraction license is 1489m northeast of the site.

There are no potable water abstractions within 2000m of the site.

The soils have been assigned a Soil Vulnerability Category of HU (High). This is a worst case classification for urban areas and restored mineral workings. These soils are assumed to be highly permeable in the absence of site specific information.

3.6 Hydrology

The nearest watercourse to the site is an unnamed river, which lies 148m southwest of the site and flow direction is indicated to be from northwest to southeast.

The nearest surface water feature is a pond circa 40m west of the site.

The nearest Chemical or Biological River Quality data is 1281m southeast of the site.

The site abuts a Nitrate Vulnerability Zone.

The nearest surface water abstraction licence is 1329m southeast of the site for mineral washing at a quarry.

The closest active licenced discharge consent is 238m southwest for storm sewer overflow.

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the risk of flooding across the site is very low (less than 1 in 1000 chance of flooding in any given year).

The site is indicated to have a high risk of surface water flooding.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

3.7 Environmental Searches

An Environmental Search has been conducted which utilises British Geological Survey and Environment Agency databases. The full report can be found in Appendix E, although a summary of the more relevant findings is presented below.

Entry	On-site	0 – 249m	250 – 500m	Details
Authorised Industrial Processes (IPC/IPPC/LAPPC)	0	0	0	
Pollution Incidents	0	9	11	The majority of the closest entries are for landfill/sulphur odour and regarded as having a low or no impact. The remainder of the incidents are >150m between SE and SW of the site and include construction debris, water waste, metal waste, oils and sewage.
Landfill Sites	0	0	1	The nearest active landfill is 376m north of the site.

Entry	On-site	0 – 249m	250 – 500m	Details
Waste Treatment	0	0	0	
Control of Major Accident Hazard (COMAH) Sites	0	0	0	
Consents issued under planning (Hazardous Substances) Act 1990	0	0	0	
Radioactive Substances	0	0	0	
Fuel Station Entries	0	1	2	The nearest entry is 7m southwest of the site for a garage, the next entry is 320m southwest of the site.
Other Current industrial land uses	0	3	0	Two of the entries are for sub stations at 124m and 230m. The third entry is 201m west of the site for Magellan Aerospace.
National Grid Services	0	0	0	

3.8 Radon

Information from the environmental database report indicates the property does not require radon protective measures are necessary in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2015 Edition.

3.9 UXO Risk

In accordance with CIRIA Report C681, BSL have reviewed non-specialist UXO data for the site using the Zetica Regional Bomb Risk Map (Isle of Anglesey).

There is no indication of former military use from the desk study. The map indicates the site to be in an area where the bomb risk is low. A copy of the map is presented in Appendix F.

4.0 DESK STUDY SUMMARY AND RISK ASSESSMENT

4.1 Introduction

The risk posed by any contaminants in soil or groundwater will depend on the nature and level of the source, the probability of exposure occurring, the potential pollution pathway and the likely effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present through which a receptor could be exposed to the contaminant.

The following sections discuss the identified potential on-site and off-site sources, and any pollution that could impact receptors via the pathways associated with the proposed development. Pollution linkages are assessed which may represent a risk to human health and/or controlled water receptors from the information gained from the desk study searches. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model.

Three potential impacts exist for any given site and all three need to be considered in the qualitative risk assessment, these are:

- On-site impacts.
- The site impacting its surroundings.
- Off-site sources impacting the subject site.

4.2 Potential Contaminative Sources

On-Site

From the information obtained during the desk study no significant on-site sources of contamination have been identified.

Off-Site

The following off-site sources have been identified by the desk study which may affect the redevelopment of the site:

- Former garage/current car sales (5m west)
- Colliery Railway (100m west)

Associated Contaminants

The contaminants commonly associated with the potential sources of contamination identified are tabulated below:

Contaminative Sources	Department of the Environment Industry Profile	Commonly Associated Contaminants
Off Site		
Former garage/current car sales.	Road vehicle fuelling, service and repair.	TPH, PAH, heavy metals.
Colliery Railway.	-	TPH, PAH, heavy metals.

4.3 Pathways

A pathway is defined as a medium by which a contaminant comes into contact with, or otherwise impacts a receptor.

At this stage the potential contaminants identified above are considered to present potential risks to site end users and controlled waters through the following pathways:

Potential Pathways	
Pathways in respect to Human Health	• Ingestion of contaminated soils. • Dermal contact with contamination. • Inhalation of dusts.
Pathways in respect to Controlled Waters – Surface water	• Surface run-off /over land flow. • Base flow from groundwater.
Pathways in respect to Controlled Waters – Groundwater	• Leaching of mobile contamination into groundwater via the unsaturated zone. • Migration of perched groundwater in any permeable soils or along proposed service runs. • Migration into the saturated zone and flow through the Secondary A Aquifer and the Secondary (Undifferentiated) Aquifer underlying the site.
Pathways in respect to Property/structures/water pipes	• Direct contact with substances deleterious to building materials and potable water supply pipelines.

4.4 Receptors

The identified receptors are listed below:

- Commercial end users (human health).
- Structures/Property/water pipes.
- Nitrate Vulnerability Zone.
- Superficial Secondary (Undifferentiated) Aquifer. (Controlled waters).
- Bedrock Secondary (A) Aquifer. (Controlled waters).
- Construction workers.

4.5 Preliminary Conceptual Site Model

The information obtained in the previous sections has been used to compile a Preliminary CSM. The identified potential contaminants and receptors have been assessed in the table below as to whether a plausible source-pathway-receptor pollutant linkage for the proposed end use of the site exists. The risk classification has been estimated in accordance with information in the BSL Guidance and Methodology in Appendix A.

The Preliminary CSM's are presented in the tables overleaf, any assessed risk above moderate will possibly require further action:

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Off site Garage TPH, PAH, Heavy metals.	Surface runoff, overland flow, leaching through unsaturated zone, ingestion, direct contact.	End-users	Unlikely	Medium	Low	Relatively low volumes of fuels and oils would have been stored on site, however it is possible that spillages could have occurred. Given the potent volumes of contaminants in comparison to the distance required to reach site it is considered unlikely that the source would have any measurable effect on site.
Off site Historic Colliery Railyard TPH, PAH, Heavy metals.	Surface runoff, overland flow, leaching through unsaturated zone, ingestion, direct contact.	End-users	Unlikely	Medium	Low	As the railyard was artificially topographically raised above the site with embankments facing towards the site, it is possible that leaching and runoff of contaminants from this area could occur, however distance to the site would allow contaminants to be dispersed and/or attenuated before reaching site.

Human Health Risk – Summary

Based on the preliminary CSM and the current use of the site, the overall risk from land contamination at the site is considered **low** for a redeveloped site. This would need to be confirmed by appropriate intrusive investigation, testing and assessment.

Controlled Waters Risk - Summary

Based on the preliminary CSM, BSL believes the overall risk to controlled waters at the site is **very low** for the following reasons:

-
- The site has never been developed.
 - No significant contamination sources are anticipated on site.
 - The site is underlain by low permeability clays which will inhibit lateral and vertical contaminant migration from any unknown on site sources of contamination.
 - The site does not lie within 500m of an SPZ.
 - The site is underlain by low permeability clays which will inhibit lateral and vertical contaminant migration from off site sources.
 - Redevelopment of the site will include hardstanding and drainage across site, reducing the possibility of infiltration.
-

The above assessed level of risk will need to be confirmed by intrusive investigation and quantitative risk assessment.

5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 Hazard Identification

Potential geotechnical hazards based on the expected ground conditions are listed below:

-
- Attack of buried concrete by aggressive ground conditions; the site may contain unknown made ground and potentially sulphate bearing soils.
 - Shrink / swell of clay; settlement / heave of foundations when located within the influence of trees and vegetation.
 - Running sands, loose landfill and shallow groundwater, leading to difficulty with excavation due to trench collapse.
 - Flooding; the site is indicated to be at a high risk of surface water flooding.
-

5.2 Foundations

The proposed development will comprise a steel framed retail unit with associated car park. The type of foundation solution should be informed by an onsite intrusive investigation to confirm ground conditions. However, at this early stage it is anticipated that shallow foundation are likely to be suitable.

5.3 Soakaways

Given the site is anticipated to be underlain by low permeability clays and the site is at high risk from surface flooding, it is unlikely that soakaway drainage will be suitable for the site.

This would need to be confirmed by an onsite intrusive investigation to confirm ground conditions and infiltration rates.

6.0 OTHER DEVELOPMENT CONSTRAINTS

6.1 Constraint Identification

Asbestos was not covered in this report. In the unlikely event that asbestos is present in soils, these will need to be dealt with in accordance with the Control of Asbestos Regulations (CAR) 2012.

The preliminary risk assessment undertaken within this Desk Study may identify potential risks to site construction workers. However, full consideration of occupational health and safety issues is beyond the scope of this report.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Environmental

The site has not previously been developed and therefore the risk to site end-users is considered low. Limited off site development has been undertaken and the risk is considered low.

The site is not in an area requiring radon precautions.

The risk to controlled waters is considered low due to the lack of on-site sources.

7.2 Geotechnical

The proposed development will comprise a steel framed retail building. Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design. However at this stage, shallow foundations are considered to be suitable.

7.3 Further Work

To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken.

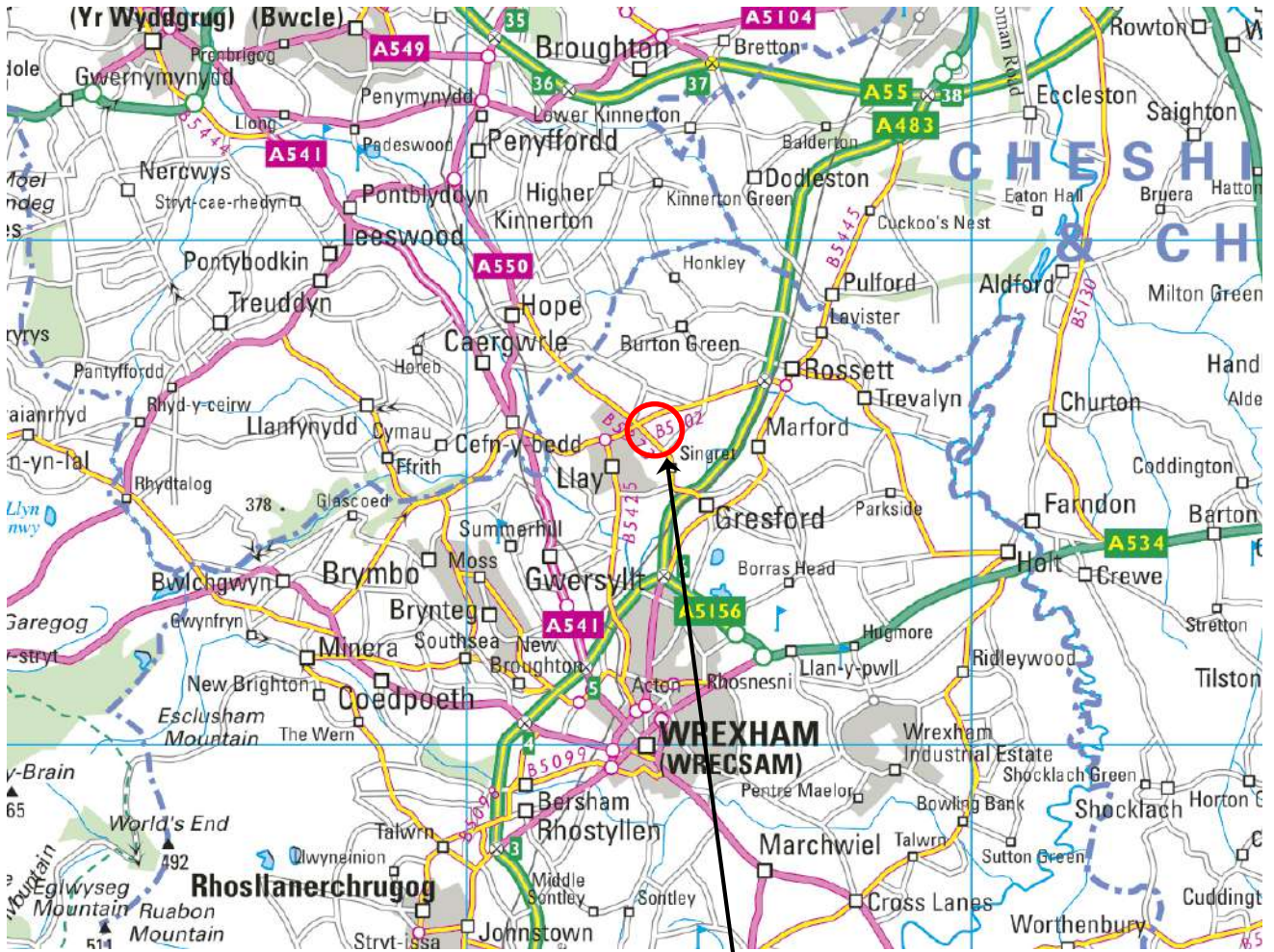
Therefore, to allow future development of the site the following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site.

-
- Topographical survey / service trace.
 - Intrusive site investigations comprising:
 - Trial pitting and windowless sampling.
 - Sampling in accordance with CL:AIRE RB17 for ground gas classification.
 - The undertaking of soil infiltration rate testing.
 - Geotechnical testing of soils.
 - Contamination analyses of soils.
 - Assessment and recommendations based on the above, including requirements for further work, if necessary.
-

8.0 REFERENCES

- BS 5930: 'Code of Practice for Site Investigations'. 2015.
- BS 10175:2011+A2 'Investigation of Potentially Contaminated sites - code of practice'. 2017.
- BRE Report BR211, Scivyer, C. 'Radon – Guidance on protective measures for new buildings' 2015 Edition.
- CIRIA C665 'Assessing Risks Posed by Hazardous Ground Gases to Buildings'. 2007.
- CIRIA C681 'Unexploded Ordnance (UXO) A guide for the construction industry'. 2009.
- CL:AIRE RB17 'A Pragmatic Approach to Ground Gas Risk Assessment'. 2012.
- DEFRA and the Environment Agency, CLR Report No 11 'Model Procedures for the Management of Contaminated Land'. 2004.
- Department of the Environment. 'Industry Profiles' - 48 separate publications available from The Stationery Office, London. 1995.
- Health and Safety Executive (HSE). Control of Asbestos Regulations (CAR). 2012.
- National Planning Policy Framework (NPPF). July 2018.
- National Planning Policy Framework - Technical Guidance. March 2012.
- NHBC. Boyle and Witherington. 'Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present.' Report No. 10627-R01(04). 2007.
- Water Framework Directive, 2000.

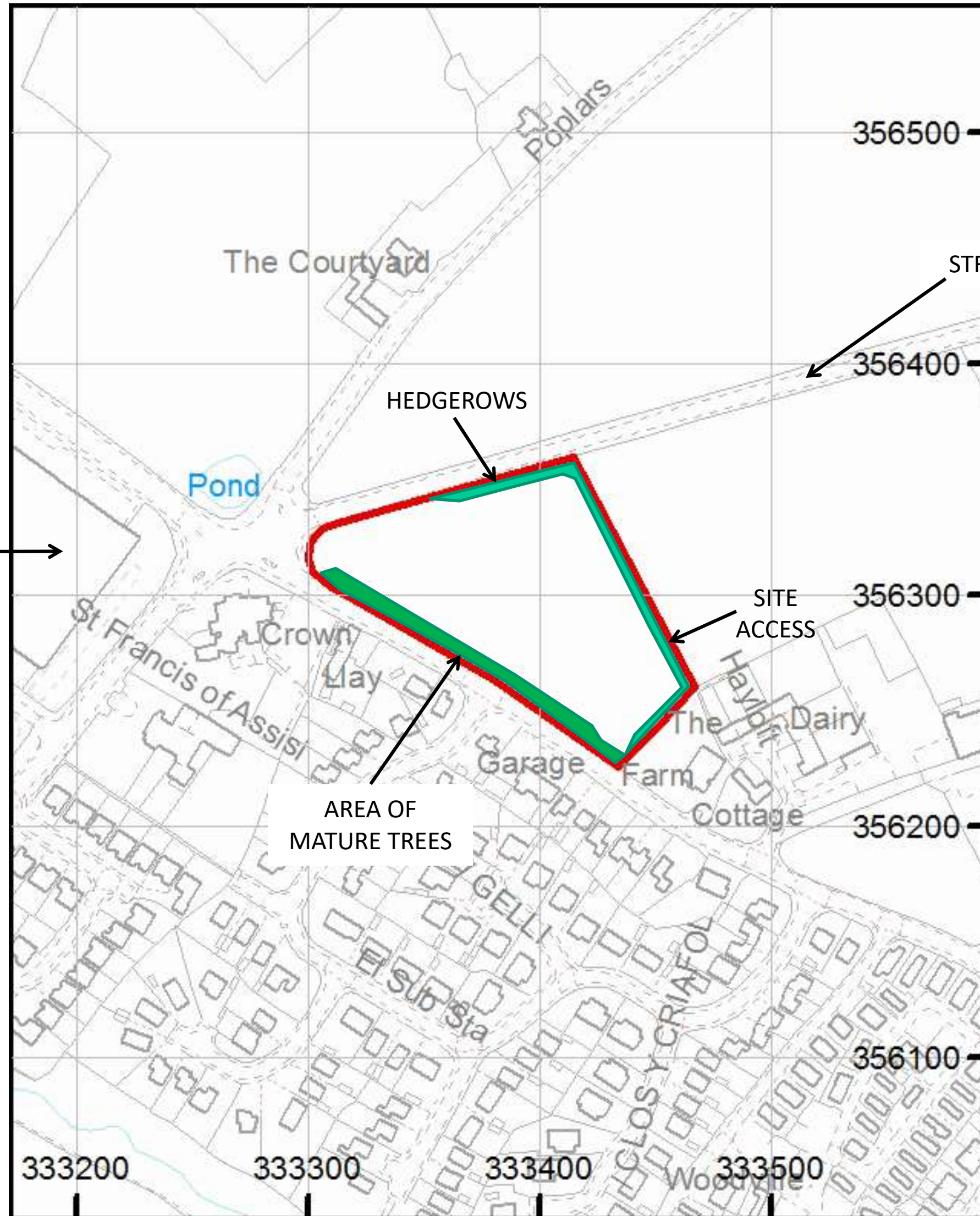
DRAWINGS



SITE LOCATION



REV	DATE	DESCRIPTION	BY	CKD
 BROWNFIELD SOLUTIONS LTD GOOD ENVIRONMENTAL. ENGINEERING EXCELLENCE.				
CLIENT				
ALDI STORES LTD				
PROJECT TITLE				
STRAIGHT MILE, LLAY				
DRAWING TITLE				
SITE LOCATION PLAN				
DRAWING No.		REVISION	SCALE	DATE
C4168/01		-	NTS	07/05/19
DRAWN BY			CHECKED BY	
DI			JMJ	



KEY

— APPROXIMATE SITE BOUNDARY

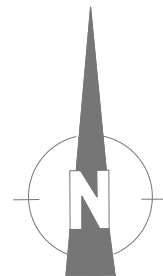
NOTES

1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
3. DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT				ALDI STORES LTD			
PROJECT TITLE						STRAIGHT MILE, LLAY	
DRAWING TITLE						PERTINENT SITE FEATURES PLAN	
DRAWING No.		REVISION		SCALE		DATE	
C4168/02		-		NTS		07/05/19	
DRAWN BY				CHECKED BY			
DI				JMJ			

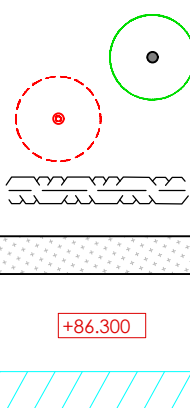


STRAIGHT MILE

Proposed
ALDI Foodstore
SALES AREA 1,315m²
GROSS INT. AREA 1,840m²
GROSS EXT. AREA 1,921m²
FFL + 86.590

Drawing Key:

- Existing Tree Retained
- Existing Tree Removed
- Existing Hedge
- Proposed Footpath
- Proposed Levels
- Visibility Splay



Application Site Area =
11,029m² / 2.23 Acres

E	08/04/19	HEDGE LINE & SERVICE YARD UPDATED.	MS	MS
D	03/04/19	PROPOSED LEVELS ADDED	JA	MS
C	28/03/19	LANDSCAPING & HIGHWAYS ADDED.	MS	MS
B	27/03/19	11 NR. TREES REMOVED FROM NORTH EAST BOUNDARY.	MH	JA
A	25/03/19	FOOTPATH AMENDED.	MS	MS
Rev	Date	Description	Rev By	Chk'd By

Project Title	PROPOSED DEVELOPMENT				
	STRAIGHT MILE LLAY				
Client	ALDI STORES LTD.				
Status	FEASIBILITY				
Scale	1:500		Drawing Size	A2	
Date	MARCH 19	Drawn By	MS	Checked	MS
Drawing Title	PROPOSED SITE PLAN				
Job-Dwg No	2636NESW-012			Rev	E

- ☐ 2 St. Johns North, Wakefield, WF1 3QA t. 01924 291800
- ☒ Carvers Warehouse, 77 Dale Street, Manchester, M1 2HG t. 0161 2388555
- ☐ The Old Rectory, 79 High Street, Newport Pagnell, MK16 8AB t. 01908 211577
- ☐ 101 London Road, Reading, RG1 5BY t. 0118 9507700
- ☐ 10 Gees Court, St Christophers Place, London, W1U 1JJ t. 0207 4091215

THE
HARRIS
PARTNERSHIP
ARCHITECTS
www.harrispartnership.com

Proposed Site Plan - Scale 1:500

SCALE 1 : 500
SCALE 1 : 1
0m 10m 20m 30m 40m 50m
0m 10mm 20mm 40mm 60mm 80mm 100mm

CAD file reference CAD FILE REFERENCE

This drawing is copyright and may not be reproduced in whole or part without written permission. See page 2 for scale off this drawing.