



THE  
ENVIRONMENT  
PARTNERSHIP

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## East Lancashire Paper Mill Island Site

Radcliffe

## Bat Survey Report

TEP Ref 8746.001

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G8746.001 Preliminary Roost Assessment of Trees and Buildings  
AEW Architects Drawing 12216-AEW-XX-XX-DR-A-502 Rev P02 – Indicative Proposals Plan

## 1.0 INTRODUCTION

- 1.1 TEP was commissioned by Great Places Housing Group in March 2021 to undertake a preliminary roost assessment of trees and buildings at the East Lancashire Paper Mill Island site in Radcliffe, Greater Manchester (hereafter referred to as 'the site'). The survey was requested to identify potential ecological constraints with regard to bats, in order to inform future design proposals.
- 1.2 The survey follows the recommendations of a high level due diligence report prepared by TEP for Campbell Reith in 2020 (TEP Report Ref: 7507.29.001).
- 1.3 TEP was subsequently provided with an indicative proposals plan for future residential development of the site (AEW Architects Drawing 12216-AEW-XX-XX-DR-A-502 Rev P02). The proposals are currently at pre-application stage and the indicative layout is subject to change.
- 1.4 This bat survey report summarises the findings of the ground-based assessment of trees and preliminary roost assessment of buildings. The report will assess whether any additional surveys or mitigation measures will be required to prevent potential impacts occurring to roosting bats during future development of the site.

### **Purpose of this Document**

- 1.5 This report has the following objectives:
- give an overview of the habitats present within the site which could be used by bats for roosting, foraging and commuting; and
  - identify and characterise any potential bat roosts within the site.

### **Legislation**

- 1.6 All bat species and their roosts are legally protected in the UK. All bats are listed as European Protected Species (EPS) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. There is also protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended).
- 1.7 It is a criminal offence if any persons:
- deliberately capture, injure or kill a bat;
  - intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
  - damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
  - possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
  - intentionally or recklessly obstruct access to a bat roost.

## Site Description

- 1.8 The site (central grid reference: SD 79025 07403) is located to the east of Radcliffe town centre in Radcliffe, Greater Manchester. The site predominantly comprises an area of amenity grassland and hardstanding, with scattered broad-leaved trees and areas of dense/continuous scrub. A small building, housing an electricity substation, is located in the north-east corner of the site.
- 1.9 The site is bordered to the north by Spring Lane, to the south and east by Rectory Lane, and to the west by Cock Clod Street. The River Irwell is located approximately 0.1 km to the south of the site. The wider landscape comprises urban development associated with Bury and Bolton, as well as open countryside.
- 1.10 The location of the site is shown in Figure 1.



Figure 1: Site Location and Context

## 2.0 Methods

- 2.1 The following bat surveys were undertaken in accordance with the Bat Conservation Trust (BCT) Survey Guidelines (Collins, 2016<sup>1</sup>).

### Roost Surveys

#### Trees

##### Preliminary Roost Assessment

- 2.2 All trees within the site boundary were subject to daytime ground level tree assessment (GLTA) for their suitability to support roosting bats. The GLTA was completed on 12<sup>th</sup> April 2021 by TEP ecologist Annabel Walker-Evans.
- 2.3 Trees were viewed from the ground with the aid of binoculars and a high powered torch. Where accessible from the ground, potential roost features (PRF) were closely inspected using an endoscope and torch as aids. Based on the PRF characteristics, trees were categorised for their roost suitability according to the criteria summarised in Table 11.

*Table 1: Categorisation of trees for bat roost suitability*

| Suitability | Potential Roost Features (PRF)                                                                                                                                                                                                                                        |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High        | A tree with one of more PRF that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time (e.g. maternity/hibernation) due to their size, shelter, protection, conditions and surrounding habitat. |
| Moderate    | A tree with one or more PRF that could be used by bats but which are unlikely to support a roost of high conservation status (i.e. not suitable for maternity or hibernation use).                                                                                    |
| Low         | One or more PRF that could be used by individual bats opportunistically, but which is not suitable to be used on a regular basis or by larger numbers of bats.                                                                                                        |
| Negligible  | No PRF present.                                                                                                                                                                                                                                                       |

#### *Survey Constraints*

- 2.4 At the time of the GLTA the weather conditions were optimal for survey. Therefore there were no constraints to this survey.

#### Buildings

##### Preliminary Roost Assessment

- 2.5 A daytime building external survey of buildings on and immediately was carried out adjacent to the site by TEP ecologist Annabel Walker-Evans concurrently with the preliminary roost assessment of trees.

<sup>1</sup> Collins, J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London

- 2.6 The buildings were inspected externally for field signs of bats such as droppings, scratch marks, insect remains and urine smear marks. Binoculars and an endoscope were used as aids. The survey was conducted with year-round use by bats in mind.
- 2.7 Buildings were categorised according to their bat roost suitability as determined by the characteristics and potential roost features (PRF) detailed in Table 22.

*Table 2: Categorisation of buildings for bat roost suitability*

| Suitability | Characteristics                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Potential Roost Features                                                                                                                                                                                                                                              |
|-------------|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High        | <i>Several of the following features:</i> | Pre – 20th century buildings. Agricultural buildings of traditional brick, stone or timber construction. Large unobstructed flying spaces. Roof warmed by sun, in particular south facing roofs without shade. Large roof timbers with gaps at joints (e.g. mortise joints), cracks and holes. Numerous access points for bats to fly into. Buildings near woodland and/or water. Low levels of disturbance. Buildings may be poorly maintained or aged, providing access points for bats into roof structures or crevices in bridges, but at the same time not too draughty, wet or cool. | PRF that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time (e.g. maternity/hibernation) due to their size, shelter, protection, conditions and surrounding habitat.                         |
| Moderate    | <i>Some of the following features:</i>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | One or more PRF that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (maternity/hibernation).                                                            |
| Low         |                                           | Modern/intact buildings with few potential access points for bats. Brick buildings often with pitched slate or tile roofs but may have small or cluttered roof space. Flat roofed buildings with weatherboards or similar feature at the eaves with potential bat access behind or into building. Cooler, shaded, light or draughty voids. Buildings often lacking connectivity to woodland or areas of water.                                                                                                                                                                             | One or more PRF that could be used by individual bats opportunistically, however, these PRFs do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. |
| Negligible  |                                           | Flat roof structures lacking weatherboards, hanging slates or cladding. Modern/intact buildings with no bat access points. Lacking connectivity to any woodland or areas of water. High levels of regular disturbance. High levels of internal/external lighting. Buildings in very poor condition such that internal spaces are not weatherproof, being exposed to high levels of light, wind and/or rain.                                                                                                                                                                                | Negligible habitat features on site likely to be used by roosting bats.                                                                                                                                                                                               |

---

### *Survey Constraints*

- 2.8 Bat droppings are one of the field signs the survey looks to identify as evidence of bat activity. However, droppings on external surfaces can be washed or blown away by weather. Weather prior to and during the daytime external survey was calm with no rain and therefore there was no significant constraint to the external inspections.
- 2.9 Internal access to buildings was not possible for health and safety reasons. However, sufficient evidence could be obtained from the exterior of the buildings to allow an accurate categorisation to be made.

## 3.0 Results

### Roost Surveys

#### Trees

##### Preliminary Roost Assessment

- 3.1 The locations of the trees within the site that were subject to GLTA are illustrated in Drawing G8746.001.
- 3.2 Tree descriptions and roost suitability categorisations assigned from the GLTA are summarised in **Table 3**.

Table 3: Results of ground level assessment

| Tree ID | Species  | Description and PRF Characteristics                                                                                                                                        |                                                                                     | Roost Suitability                                                                       |
|---------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| T1      | Sycamore | 8 m tall sycamore tree adjacent to Howard Street.                                                                                                                          |                                                                                     | Moderate<br>(precautionary classification based on PRF3; all other PRFs considered Low) |
|         |          | PRF 1: Small cavity with approximately 5 cm wide entrance hole on eastern aspect at 2m height. Hole extends a short way down branch. Potential for use by individual bats. |  |                                                                                         |

| Tree ID | Species | Description and PRF Characteristics                                                                                                                                                                                                   |                                                                                      | Roost Suitability |
|---------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
|         |         | PRF2: Upward facing branch cavity with approximately 5cm wide entrance hole on western aspect at 2.5 m height. The cavity may extend down the branch but is likely to allow rainwater to enter. Potential for use by individual bats. |   |                   |
|         |         | PRF3: Trunk cavity at approximately 3 m height on northern aspect. May open into larger cavity within trunk but needs further inspection. Potential to support individual or small number of bats.                                    |  |                   |

| Tree ID | Species | Description and PRF Characteristics                              |                                                                                      | Roost Suitability |
|---------|---------|------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T2      | Cherry  | Semi-mature cherry tree adjacent to Howard Street.<br>PRF: None. |   | Negligible        |
| T3      | Cherry  | Semi-mature cherry tree adjacent to Howard Street.<br>PRF: None  |  | Negligible        |

| Tree ID | Species | Description and PRF Characteristics                                                                                                                                                                                                                                          |                                                                                      | Roost Suitability                                      |
|---------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------|
| T4      | Willow  | <p>Semi-mature willow tree with curved trunk.</p> <p>PRF: Multiple small cavities present on all aspects of the tree. Some cavities are superficial but higher features could not be checked from ground-level. Potential to support individual or small number of bats.</p> |  | <p>Moderate<br/>(precautionary<br/>classification)</p> |

| Tree ID          | Species  | Description and PRF Characteristics                                                                                         |                                                                                      | Roost Suitability |
|------------------|----------|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T5,<br>T6,<br>T7 | Cherry   | Three young cherry trees with trunks in close proximity to each other, located adjacent to Howard Street.<br><br>PRF: None. |   | Negligible        |
| T8               | Sycamore | Semi-mature sycamore tree adjacent to Howard Street.<br><br>PRF: None.                                                      |  | Negligible        |
| T9               | Willow   | Semi-mature willow tree on edge of amenity grassland area.<br><br>PRF: None.                                                | No photograph available                                                              | Negligible        |

| Tree ID | Species  | Description and PRF Characteristics                                                                                                                                                                                                                          |                                                                                      | Roost Suitability |
|---------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T10     | Sycamore | <p>12 m high sycamore adjacent to Rectory Lane. The tree has light ivy cover that has been cut at the base and will die off. No potential roost features were seen through the ivy and the ivy does not appear to be a feature itself.</p> <p>PRF: None.</p> |   | Negligible        |
| T11     | Sycamore | <p>Young sycamore within hedgerow.</p> <p>PRF: None.</p>                                                                                                                                                                                                     |  | Negligible        |

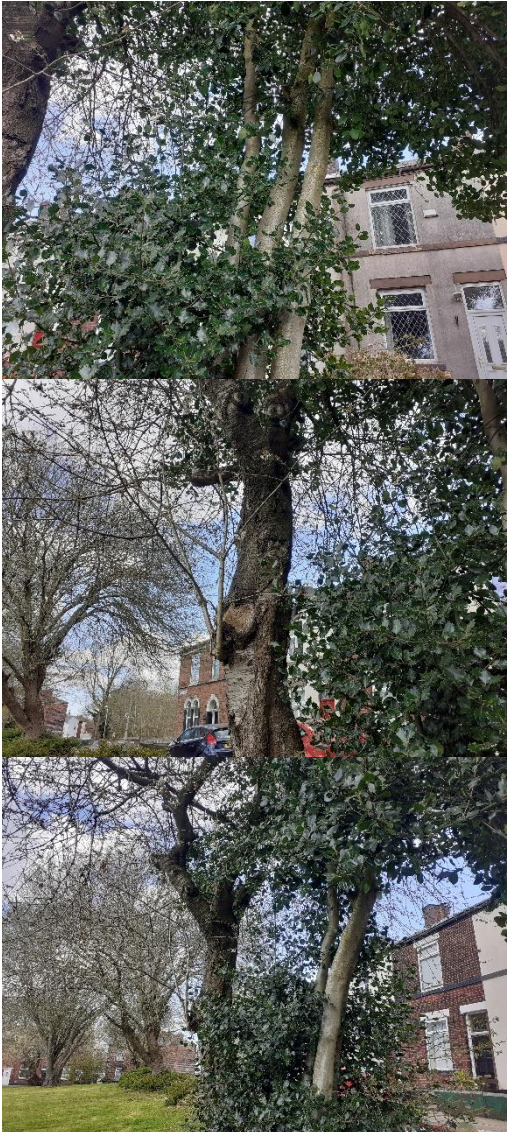
| Tree ID             | Species  | Description and PRF Characteristics                                                                                                                                                                               |                                                                                      | Roost Suitability |
|---------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T12,<br>T13,<br>T14 | Sycamore | Three very young sycamore saplings within hedgerow.<br><br>PRF: None.                                                                                                                                             |   | Negligible        |
| T15                 | Sycamore | Sycamore with light ivy cover. The ivy has been cut off at the base and will die off. No potential roost features were seen through the ivy and the ivy does not appear to be a feature itself.<br><br>PRF: None. |  | Negligible.       |

| Tree ID | Species      | Description and PRF Characteristics                                                                                                                   |                                                                                      | Roost Suitability |
|---------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T16     | Cherry       | Semi-mature cherry tree with light ivy cover. The tree is young with thin branches. The ivy itself does not appear to be a feature.<br><br>PRF: None. |   | Negligible        |
| T17     | Pine species | Young coniferous tree.<br><br>PRF: None.                                                                                                              |  | Negligible        |

| Tree ID | Species | Description and PRF Characteristics                                                                                                                                                                    |                                                                                      | Roost Suitability |
|---------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T18     | Unknown | <p>Dead stem of old tree with several cavities present. However, the cavities are open and allow rainwater in, and therefore provide no suitable protection or shelter for bats.</p> <p>PRF: None.</p> |   | Negligible        |
| T19     | Cherry  | <p>Young cherry tree with light ivy cover. The ivy does not appear to be a feature itself.</p> <p>PRF: None.</p>                                                                                       |  | Negligible        |

| Tree ID | Species | Description and PRF Characteristics                                                                                                                                                                                        |                                                                                      | Roost Suitability |
|---------|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T20     | Cherry  | Cherry tree with light ivy cover. No potential roost features were seen through the ivy and the ivy cover is not dense enough to obstruct view of trunk. The ivy does not appear to be a feature itself.<br><br>PRF: None. |   | Negligible        |
| T21     | Cherry  | Young cherry tree with light ivy cover. The ivy does not appear to be a feature itself.<br><br>PRF: None.                                                                                                                  |  | Negligible        |

| Tree ID | Species | Description and PRF Characteristics         |                                                                                     | Roost Suitability |
|---------|---------|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------|
| T22     | Cherry  | <p>Young cherry tree.</p> <p>PRF: None.</p> |  | Negligible        |

|             |                     |                                                                                                                                                                                                  |                                                                                      |            |
|-------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|
| T23,<br>T24 | Cherry and<br>Holly | <p>Semi-mature cherry tree adjacent to holly tree. A superficial split is present in the cherry tree but this does not appear to be suitable for supporting roosting bats.</p> <p>PRF: None.</p> |  | Negligible |
|-------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|

| Tree ID | Species | Description and PRF Characteristics                                                   |                                                                                      | Roost Suitability |
|---------|---------|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
| T25     | Willow  | Semi-mature multi-stemmed willow on edge of amenity grassland area.<br><br>PRF: None. |   | Negligible        |
| T26     | Willow  | Semi-mature multi-stemmed willow on edge of amenity grassland area.<br><br>PRF: None. |  | Negligible        |
| T27     | Cherry  | Young cherry.<br><br>PRF: None.                                                       | No photograph available                                                              | Negligible        |
| T28     | Cherry  | Young cherry.<br><br>PRF: None.                                                       | No photograph available                                                              | Negligible        |
| T29     | Willow  | Young willow.                                                                         | No photograph available                                                              | Negligible        |

| Tree ID | Species                                      | Description and PRF Characteristics                                                                                                                                                                                                                                        |                                                                                      | Roost Suitability |
|---------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------|
|         |                                              | PRF: None.                                                                                                                                                                                                                                                                 |                                                                                      |                   |
| G1      | Various, including silver birch and sycamore | <p>Area of mostly young trees in the east of the site. A small number of semi-mature trees are present. Some trees have been coppiced, with thin branches and no features. None of the trees in this area are suitable for supporting roosting bats.</p> <p>PRF: None.</p> |  | Negligible        |

- 3.3 Of the trees surveyed, no bats or residual evidence of bats was identified. However, the ground level tree assessment did not allow comprehensive close examination of all PRF's identified owing to the height of these features.

## Buildings

### Preliminary Roost Assessment

- 3.4 The locations of the buildings within the site that were subject to a preliminary roost assessment are illustrated in Drawing G8746.001.
- 3.5 Building descriptions and roost suitability categorisations assigned from the PRA are summarised in Table 4.

*Table 4: Results of daytime building inspections*

| Ref | Description                                                                                                                                                                                                                                                                                                                                                                                    | Photographs                                                                         |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| B1  | <p>Exterior: Single story brick structure containing electrical substation apparatus. The building is in good condition. It has a flat roof with no suitable crevice spaces beneath the roof, or between the brickwork. No obvious entrance points into the building for bats.</p> <p>Interior: Not accessible due to health and safety constraints.</p> <p>Roost suitability: Negligible.</p> |  |

- 3.6 No bats or residual evidence of bats was identified during the PRA. Although no internal access to the building was available during the survey, enough evidence was visible from the exterior to enable an accurate categorisation to be made.

## 4.0 Conclusions and Recommendations

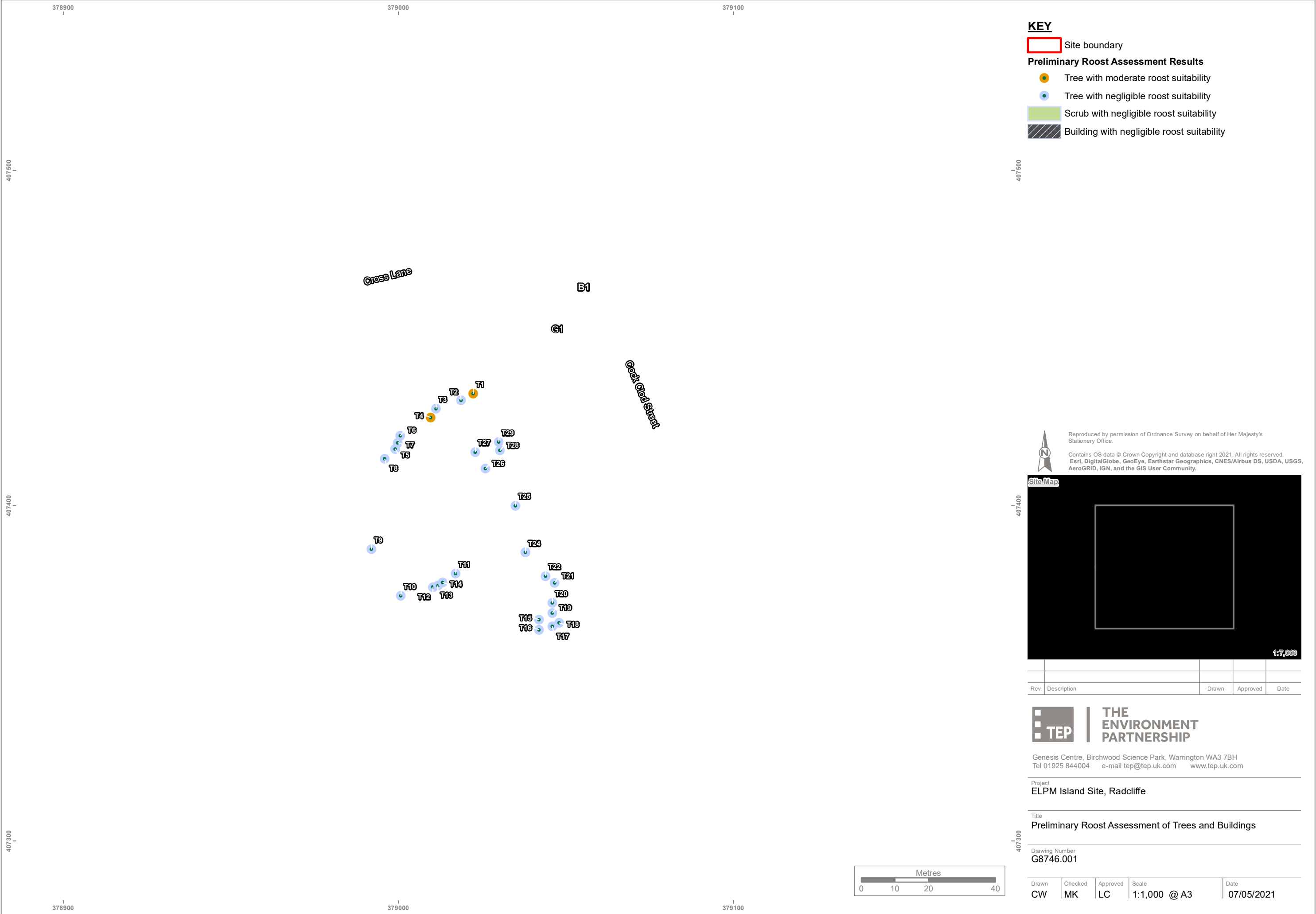
- 4.1 T1 and T4 are assessed to have Moderate suitability for roosting bats. Under current indicative proposals, these trees will be lost to facilitate future residential development of the site. It is recommended that the plans are revised to retain these trees within the development.
- 4.2 If it is not possible to retain T1 and T4, further surveys of these trees will be required. An aerial inspection of both trees by a licenced bat ecologist will initially be required to determine the species and status of any roost present. Following the aerial inspection, nocturnal surveys may be required.
- 4.3 The number of nocturnal surveys required will vary depending on the categorisation given during the aerial inspection. For trees with Moderate suitability for roosting bats, two nocturnal surveys will be required in line with BCT guidelines. For trees with High suitability for roosting bats, three nocturnal surveys will be necessary. Trees with Low suitability do not need nocturnal surveys but a Reasonable Avoidance Measures Method Statement (RAMMS) will be required to fell or work on the tree. This will include a requirement for each PRF to be inspected by a licenced bat ecologist immediately prior to felling.
- 4.4 The seasonal window for nocturnal roost surveys extends May to August with surveys spread throughout this period. Should evidence of roosting bats be identified during the surveys, then a full suite of three roost surveys will be necessary to inform a Natural England mitigation licence, which will be required to enable any works to these trees to proceed.
- 4.5 All other trees on site are assessed to have Negligible suitability for roosting bats. There will be no implications for the proposals with regard to roosting bats if works to these trees are required to facilitate the proposed development.
- 4.6 Similarly, B1 is assessed as having Negligible suitability for roosting bats. Although this building is currently due to be retained, there will be no implications with regard to roosting bats if the proposals change and this building is to be demolished in future.

### **Recommendations**

- 4.7 A bat box scheme is recommended to maintain opportunities for roosting bats within the site.
- 4.8 Planting of linear features within the completed development is also recommended to mitigate for the loss of any foraging and commuting habitat.
- 4.9 New lighting should be designed in line with the Institution of Lighting Professionals Guidance Note 08/18 Bats and Artificial Lighting in the UK. A Sensitive Lighting Strategy should also be produced to avoid impacts of lighting on nocturnal species, primarily bats.
- 4.10 If works do not commence within one year of the survey (i.e. by April 2022), an updated GLTA will be required.

## Drawings

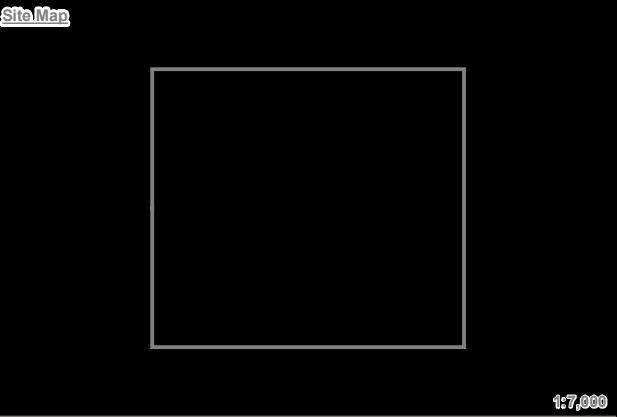
G8746.001 Preliminary Roost Assessment of Trees and Buildings  
AEW Architects Drawing 12216-AEW-XX-XX-DR-A-502 Rev P02 – Indicative  
Proposals Plan



**KEY**

- Site boundary
- Tree with moderate roost suitability
- Tree with negligible roost suitability
- Scrub with negligible roost suitability
- Building with negligible roost suitability

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| Rev | Description | Drawn | Approved | Date |
|-----|-------------|-------|----------|------|
|-----|-------------|-------|----------|------|

**THE ENVIRONMENT PARTNERSHIP**

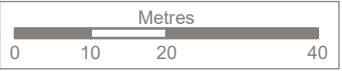
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Project  
ELPM Island Site, Radcliffe

Title  
Preliminary Roost Assessment of Trees and Buildings

Drawing Number  
G8746.001

| Drawn | Checked | Approved | Scale        | Date       |
|-------|---------|----------|--------------|------------|
| CW    | MK      | LC       | 1:1,000 @ A3 | 07/05/2021 |





- NOTES
- All dimensions and levels are to be checked on site.
  - Any discrepancies are to be reported to the architect before any work commences.
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  - This drawing shall not be reproduced without express written permission from AEW.
  - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
  - All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
  - All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.
- This drawing contains the following model files: -  
12216-AEW-XX-XX-M3-A-0001 [P0.1] [S0]

CDM 2015

Client notified of duties: Jan 2021  
Principal Designer: CPC

Unless noted below, all known hazards have been highlighted on the drawing:

Accommodation Schedule

|    |                                      |
|----|--------------------------------------|
| 15 | 1 Bed Apartments (50m <sup>2</sup> ) |
| 3  | 2 Bed Apartments (81m <sup>2</sup> ) |

18 Apartments  
9 Houses  
27 Total Units

House Type Schedule

| Key | Type                                 | Area | Count | Percentage |
|-----|--------------------------------------|------|-------|------------|
| 15  | 1 Bed Apartments (50m <sup>2</sup> ) | 15   | 15    | 55.6%      |
| 3   | 2 Bed Apartments (81m <sup>2</sup> ) | 3    | 3     | 11.1%      |
| 9   | Houses                               | 9    | 9     | 33.3%      |

Key

- Site Boundary
- Culvert
- Culvert Easement Zone
- Water Main
- Public Sewer
- Substation

Proposed Indicative Site Plan

|                                     |                               |             |               |
|-------------------------------------|-------------------------------|-------------|---------------|
| P2                                  | 05.03.2021                    | DS          | CS            |
| Footpath added - Issued for Pre App |                               |             |               |
| P1                                  | 24.02.2021                    | DS          | CS            |
| Issued For Pre App                  |                               |             |               |
| REV                                 | Date                          | Drawn by: - | Checked by: - |
| Status                              | Purpose of Issue              |             |               |
| S2                                  | Pre App                       |             |               |
| drawing stage                       | Stage 2                       |             |               |
| client                              | Great Places Housing Group    |             |               |
| project                             | Radcliffe, ELPM Island Site   |             |               |
| drawing title                       | Proposed Indicative Site Plan |             |               |
| date                                | 18.02.2021                    | drawn       | DS            |
| scale @ A1                          | As indicated                  | checked     | CS            |



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