Zone B
Plot 8
6.50 Acres

Service Yard

Unit 1
Approx GIFA 160,100sqft

Offices (2 Storey)= 8,000sqft
Approx 4,000sqft / floor

FFL +47.000

Approx 247
Parking Spaces

Offices (2 Storey)= 15,321sqft
Approx 7,660sqft / floor

Gatehouse

38 Car Spaces

Offices (First Floor only)
Approx 750sqft / floor

Unit 4
Approx GIFA
3,800sqft

+48.500

47 Car Spaces

Offices (First Floor only)
Approx 1,750sqft / floor

Zone B
Plot 10
3.26 Acres

4 Docks

Service Yard

3 Level Access

Unit 3
Approx GIFA
64,500sqft

FFL +50.900

Service Yard

12 Docks

Zone B
Plot 9
16.3 Acres

Unit 2
Approx GIFA 322,900sqft

FFL +52.000

12 Docks

4 Level Access

Sprinkler Tanks

Fuel

Vehicle Wash

Additional Vehicle Trailer Parking

T36 T21 T9 T8 G22 G3 G2 T7 T6 T5 T4 T3 G1 T2# T1 H1 T22 H7 T23 T24 T25 T26 H8 G10 G11 H10 T188* T189*V T190* T191#* T192#* T193* T194* T195* T196* T197*V T198#* W1* T199* T200* T201* T202* T203*

Key

- Existing hedge
- Existing vegetation
- **Tree retention category A** High quality with an estimated life expectancy of at least 40 years
- **Tree retention category B** Moderate quality with an estimated life expectancy of at least 20 years
- **Tree retention category C** Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
- **Tree category U** Poor condition with an estimated life expectancy of less than 10 years
- **RPA** minimum Root Protection Area
- **Proposed tree removal** To facilitate development. Refer to drawing number AIA05 for tree removal schedule.
- **Proposed tree removal** Due to poor condition. Refer to drawing number AIA05 for tree removal schedule.
- # Approximate location
- V Veteran tree
- * Statutory Protection TPO (Tree Preservation Order); Conservation Area; Important Hedgerow etc.
- Tree protection fencing see Detail 1 and method statement

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

ARBORICULTURAL METHOD STATEMENT

TREE PROTECTION FENCING

Tree protection fencing must be installed in the position as shown on the Tree Protection Plan before any other works on site can be undertaken.

Tree Protection Fencing should be set out as per Section 6.2 of BS5837; 2012 and will comprise a scaffold framework, consisting of vertical and horizontal scaffolds with vertical tubes spaced at a maximum of 3m intervals and driven securely into the ground. Weld mesh (Heras or similar) panels will be securely fixed on to this framework with scaffold clamps. Tubes will be firmed into holes in the ground made with post hole boring equipment. Bracing poles will be fixed to the inside of the barrier to ensure maximum rigidity, and should be located to avoid contact with structural roots.

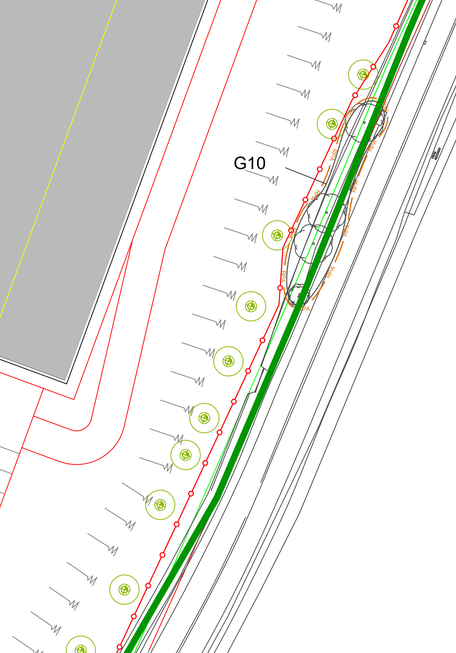
See Detail 1 for details of the protective fencing to be employed in all circumstances, where existing site conditions allow. Fencing is to be erected as shown on the drawing. All fencing must be fixed in position with driven scaffold poles so that they cannot be moved during the construction period.

All-weather notices, A4 size, shall be attached to the tree protection fencing every 10m at 1.5m high with the words: 'Tree Protection Fence–strictly no access'.

MIXING AND STORAGE OF MATERIALS

All mixing and storage of cement and concrete will take place in a designated area, which will be located well outside the vicinity of the RPA.

All mixing operations must take place with ground protection in place, which will comprise a tarpaulin and ground boards. A spill kit (which is adequately equipped to deal with the materials being held on site) must be kept on site at all times. A supply of water must also be available during mixing operations (to dilute any spillage).



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Detail 1 - Tree Protection Fencing (NTS)

TREE REMOVAL SCHEDULE -
REFER TO DRAWING NUMBER AIA05

FOR INFORMATION

Rev.	Date	Comments	Drawn	Chkd
A	02.12.2022	Updates to tree removals	KS	MS

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Project
Lancashire Central

Title
Wigan Rd. Junction Arboricultural Impact Assessment 3 of 5

Project No.	Drawing No.	Rev.
SF 3236	AIA03	A

Scale	Date
1:500 @ A0	22.11.2022

Drawn by	Checked by
KS	MS

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