



- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the architect before any work commences
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - 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.

CDM 2015

Client notified of duties: **YES**
Principal Designer: **TBC**

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

Fletcher Rae Plot boundary and infrastructure underlay taken from drawing ref: 13001_SK222_Plot C Boundary Plan - Additional Land - Option 1.

- Wales and West Gas**
- Existing Underground NP Mains with 6m easements on both sides
 - Existing Underground LP Mains
- Sewers**
- Wiring Mains
 - Combined Sewer
 - Surface Water Sewer
 - Foul Sewer
- Waste Water**
- Existing Distribution Main
- Scottish Power**
- Existing Overhead 33 kV Cable
 - Existing Underground 33 kV Cable
 - Existing Underground 132 kV Cable
 - Out of Use Underground 11 kV Cable
- National Grid Electricity Transmission**
- Existing Overhead Route
- Roads**
- National Cycle Route 5
 - Public Right of Way
- Telecoms - BT**
- Underground Plant
- Shedrick Buses**
- Shedrick Point Buildings
- Buffer Setts**
- Locations based on Tyler Grange drawing 12462P03 (Sep 2019)
 - Set Entrances
 - 10m Buffer
 - 20m Buffer
 - 30m Buffer
 - Application Boundary: 65.67 acres (23.74 ha)
 - Proposed Building Footprints
- Off Plot Infrastructure**
- Road, substation and drainage infrastructure shown as current. Reserved Matters Applications submitted by the Welsh Government by others.

P1	05/07/2021	MB	DOH
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		
drawing stage	Stage 3		
client	Industrie Cartarie Tronchetti SpA		
project	ICT Paper Mill Deeside		
drawing title	Constraints Plan		
date	05/07/2021	drawn	MB
scale@A1	1:2500	checked	DOH