

Construction of two storey commercial office building on land at The Spinney, Grindleton, Clitheroe, BB7 4QE~

NORTH

new levels indicated thus
also manhole cover levels
to be checked.

XX.XXX +

East View

Location of elephant -
grass fuel bunker
below ground. Note
fuel is inert until subject
to combustion within
biomass boiler. Bunker
3m deep x 5m x 5m
located outside of
easement strip and
away from wildlife
corridor

concrete slab over to
engineers details,
water tight and covered
with car park finish.
Access covers (sealed)
for filling.

LINE 8M FROM TOP
OF BANK

gas line easement

indicates original levels

BUNKER
below ground

Line indicates top of
bank

NB FINAL DRAINAGE
SCHEME SUBJECT
TO BUILDING
REGULATIONS
APPROVAL AND
ENVIRONMENT
AGENCY APPROVAL
SCHEME SHOWS
INDICATIVE
SURFACE WATER
LAYOUT.

A wildlife corridor 4m
wide minimum to be
maintained to the LHS
of the top of the bank.
The strip is to be plant
free where it extends
over the easement of
the gas pipeline. The
ground gently slopes
from the back of the
kerb line which
contains the car park,
to the top of the river
bank.

Existing trees and
shrubs are to be
reinforced along the
line of existing trees
and shrubs at the top
of the river bank. All in
accordance with details
to be agreed between
GHA's consultant, the
EA and RVBC.

Protection to tree roots
by using bodpave
cellular units with
gravel / grass infill to
car park areas bays
marked by different
colour gravel strips.

To river outfall. Allow
for head wall detail
such as the ALTHON
H3G

Outfall manhole to be
fitted with an orifice
plate to limit overflow
flows to 11/s

New timber bollards
set at different levels
into the ground. These
act as barriers to
prevent cars floating
into the river at times
of high flood levels.
They are to be
located above the top
of the bank but outside
the easement strip of
the gas pipe. They are
to be set along the
edge of and within the
planting zone.

Bottom of bank at time
of survey

Line indicates top of
bank

RIVER
RIBBLE

direction
of
flow

320121044P

A Fuel bunker relocated, 8m EA Strip indicated.
30.113 KJT.



Chartered Surveyors
6-8 Church Street
Clitheroe
Lancashire BB7 2DG
T: 01200 442301
F: 01200 442376
Email: info@ghaonline.co.uk

Project:
Construction of two storey commercial office building
on land at
The Spinney
Grindleton
Clitheroe
BB7 4QE

Site: Site layout showing wildlife corridor & Gas-Park

Drawing No: H02/347/1390/10

Client: Mr G. Hooley

Date: 28.01.13

Scale: 1:100

Amendments