

Arboricultural Impact Assessment & Tree Protection Plan

For trees on land at

Neath Abbey Road, Neath



On behalf of

Aldi Stores Ltd

Wentloog Avenue

Cardiff

CF3 2GJ

Prepared by

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SUMMARY

The trees considered in this report are located on and around land at Neath Abbey Road in Neath. The report is intended to support a plan to create a new food store at the site.

12 trees will need to be removed in order to construct the proposed development, this includes five B-grade trees, three C-grade trees and four trees in very poor condition (category U trees). The loss of these trees will be compensated by new tree planting that is designed to complement the new site layout. 19 new trees are proposed as part of new landscaping and these will provide an age and species diversity that will enhance the resilience of the existing tree canopy cover.

Temporary fencing will be used during construction to protect retained trees situated near works areas; the location of necessary tree protection fencing is indicated on the tree protection plan and a specification for this fencing is provided in Appendix 2. **For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the site.** The tree protection fencing must remain in place until the construction works have been completed.

Arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the site. This supervision must be carried out by a suitably qualified arboriculturist. It is advised that the project arboriculturist and the local authority's tree officer are informed of necessary works near trees as soon as they become apparent.

General advice on the protection of trees during construction works is provided in this report. The site manager must be made aware of the tree protection requirements at the site and provided with a copy of this report; this information must be passed on to all construction staff.

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1 INTRODUCTION

1.1 Background information

Aldi Stores Ltd proposes a new development on land at Abbey Road in Neath (SA10 7BR); this land is hereafter referred to as the 'Site'. This would involve creating a new food store and coffee shop; these proposals are hereafter referred to as the 'Proposed Development'.

The following documents have been reviewed to inform this report:

- Existing Site Plan - Kendall Kingscott - Drawing # 190487-1150-P2
- Proposed Site Plan - Kendall Kingscott - Drawing # 190487-1400-P2
- Soft Landscape Proposals - Cambium - Drawing # 1350-01 Rev. A

A phonecall to Neath Port Talbot Council on 20th June 2019 informs me that none of the trees at the property are protected by a tree preservation order (TPO), and that the Site is not situated within a Conservation Area. However trees at Llys-Y-Coed beyond the north-eastern boundary are protected by an Area TPO.

1.2 The assignment

Aldi Stores Ltd instructed Bosky Trees to undertake a Site visit, survey the trees that could be affected by the Proposed Development and specify suitable tree protection measures. The information compiled within this report is in accordance with BS5837:2012¹ - Trees in relation to design, demolition and construction - Recommendations. The following information is provided in this report to accompany a planning application for the Proposed Development:

- A tree survey plan based on the topographical survey provided, with any additional tree(s) indicatively plotted.
- An arboricultural impact assessment of the Proposed Development identifying trees that will be lost as well as trees that can be retained and protected during development works.
- Information regarding the location of tree protection fencing and ground protection measures on a tree protection plan.
- Recommendations for remedial tree works to be undertaken to retained trees prior to commencement of the necessary Site clearance and construction.
- Method statements for works near trees.

1.3 Limitations

The assessment and works recommendations relate to conditions found at the time of inspection. Any significant alteration to the Site that may affect the trees that are present or have a bearing on

¹ British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.

the planning implications (including level changes, hydrological changes, storms, extreme climatic events or Site works) will necessitate a re-assessment of the trees.

It should be noted that this survey is not a tree safety inspection; it has been carried out in order to inform the planning process. Where clear and obvious hazards have been observed, these have been addressed in the works recommendations. A full assessment of the levels of risk posed by trees would be informed by considering Site use together with hazards present within a tree. Changes in Site use are likely to occur during, and result from, the Proposed Development. In light of these factors, regular tree risk assessments are advised.

This report does not consider any aspect of tree-related building subsidence. If shrinkable clay soils are present on Site the guidance given in the National House Building Council (NHBC) chapter 4.2² should be used to avert the risk of future subsidence of new buildings.

2 TREE SURVEY INFORMATION

2.1 Details of the site visit

Nick Baxter of Bosky Trees visited the Site and carried out the tree survey on 19th June 2019. The weather conditions did not present any constraints to the survey. The survey considered all of the trees on and around the Site.

The Site is currently a vacant commercial property with operational business premises to the south and west. There are residential dwellings to the east of the Site. There are few trees in the development site itself but there is a group of trees beyond the western boundary of the Site.

2.2 Data collection

Trees, tree-groups and hedgerows were allocated an individual number that is used to identify them throughout this report. These are listed in the tree schedule at the rear of the report and they are also used on the tree plans.

The tree inspections took place from ground level using the Visual Tree Assessment method³. In addition each tree has been classified into four retention categories, A, B, C or U (in accordance with the system described in Table 1 of BS5837). The stem diameter has been used to calculate the root protection area (RPA⁴) required by each tree during construction. Information on each tree, tree-group and hedgerow is listed in the schedule provided in Appendix 1.

A total of 32 individual trees, two groups of trees and two hedgerows were surveyed. A summary of their value/retentive worth is provided in Table 1.

² National House Building Council (2008). NHBC Standards Chapter 4.2 - Building near trees.

³ Mattheck, C. and Breloer, H. (1995). The Body Language of Trees: A handbook for failure analysis. Research for Amenity Trees 4. HMSO, London.

⁴ The root protection area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of roots and soil structure is treated as a priority.

Table 1: A summary of the retentive worth classified to the trees, groups and hedges included in the survey.

BS5837 Category	Quality	Number of Trees	Number of Groups	Number of Hedges
A	High	0	0	0
B	Moderate	7	0	0
C	Low	20	2	2
U	Very poor	5	0	0
	Total	32	2	2

2.3 The tree plans

The tree removal plan (TR-1) shows the root protection areas required by each tree and identifies which trees are to be removed to enable the Proposed Development. The tree protection plan (TPP-1) shows where fencing and ground protection will be installed in order to protect trees during construction. These plans are provided at the rear of the report.

3 ARBORICULTURAL IMPACT ASSESSMENT AND PROPOSED MITIGATION

3.1 Trees for removal

Eight trees will need to be removed in order to construct the Proposed Development, these include five B-grade trees (T2, T3, T7, T10 & T13) and three C-grade trees (T12, T14 & T15).

The removal of four additional trees (T1, T8, T9 & T32) is recommended because they are in poor condition and have less than ten years useful life expectancy, i.e. their removal is recommended regardless of any development proposals. These trees are considered to be category U in accordance with the guidance provided in Table 1 of BS5837.

3.2 New tree planting

A total of 19 new trees will be planted to compliment the new Site layout. Hedgerow and shrub planting will also be carried out. The proposed locations for these trees are shown on the Soft Landscape Proposals plan that accompanies this submission (drawing ref. 1350-01 Rev. A).

The locations for the new tree planting will provide them with the space that they will require for stem thickening and the development of a full crown at maturity. Consideration of the existing tree species mix has also been made and species that enhance the existing tree population have been selected. These new trees will provide an age and species diversity that will enhance the resilience of the existing tree canopy cover.

3.3 New service runs

Installation of underground services by typical 'open trench' methods near trees is likely to sever roots; this will harm the physiological condition of the trees, provide an opportunity for fungal infection, and could leave them prone to windthrow. Therefore, the locations for new underground services will be designed to avoid the root protection areas required by the retained trees.

If any additional underground services are required I recommend that suitable members of the project team, including an arboricultural consultant, should design their routes. An appropriate

specification and method statement for their installation would need to be produced, and guidance provided in NJUG⁵ must be followed.

3.4 Level changes and retaining walls

Any changes in levels or slopes need to comply with the constraints attached to the construction exclusion zones. This means that any soil grading must take place outside of the fenced areas identified on the tree protection plan.

3.5 Tree protection fencing

Temporary fencing and/or barriers must be used during construction to protect retained trees situated near works areas. The location of necessary tree protection is indicated on the tree protection plan at the rear of the report (TPP-1). **For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the Site.** The tree protection fencing must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas will be construction exclusion zones.

A specification for suitable tree protection fencing is provided in Appendix 2.

3.6 General method statement for effective tree protection

Trees are vulnerable to root damage caused by ground disturbance, direct injury of the trunk or branches, environmental change, pests, and diseases. Construction work often exerts pressures on existing trees, and a tree that has taken many decades to reach maturity can be damaged irreparably in a few minutes by unwitting or negligent actions.

The Site manager must be made aware of the tree protection requirements at the Site and the guidance provided in this report. It is strongly recommended that there is a pre-start meeting to ensure the correct erection of barriers forming the construction exclusion zones.

For this project temporary fencing will be used during construction to protect the retained trees at the Site (see section 3.5 for further guidance). The fenced off areas will be construction exclusion zones.

Soil compaction quickly occurs if vehicles pass over an area of soil. Compaction may cause reduced infiltration rates of water, poor drainage, reduced availability of water, and reduced air and oxygen supply to roots. This leads to reduced root growth and as a result the health of the tree is impacted. Therefore, to ensure that soil compaction is avoided, it is very important that no vehicles enter the fenced-off areas during construction operations.

All construction staff should be made aware of the following restrictions that apply to the construction exclusion zones:

- 1) No excavation or raising of soil levels is permitted within the construction exclusion zones without written permission from the project arboriculturist;
- 2) Site offices and staff welfare facilities must be located outside of the construction exclusion zones unless agreed with the local authority's arboricultural officer;

⁵ NJUG (2007): Guidelines for the Planning, Installation, and Maintenance of Utility apparatus in the Proximity to Trees. National Joint Utilities Group Volume 4.

- 3) No materials of any kind are to be stored dumped or discharged within the construction exclusion zone;
- 4) No utility trenches are to be routed through a construction exclusion zone without written permission from the local authority's arboricultural officer;
- 5) Care must be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Branches may be tied back so that they are out of the way if necessary;
- 6) Potential contaminants such as diesel oil, cement and bitumen must be stored at least 10m from any trees, with provision made for any spillage or run off to be contained away from the protected area;
- 7) Cement and concrete mixing must take place at least 10m from any trees, over a suitable hard surface to prevent soil contamination from spillage or washing out;
- 8) Fires should be avoided, however if permitted by the site manager, they must not be lit in a position where heat could affect foliage or branches, (At least 15m from the base of a tree would normally be sufficient).

4 RECOMMENDATIONS

4.1 Tree work

All of the tree works that would be necessary for the Proposed Development to proceed are listed in the schedule in Appendix 1.

All permitted and approved tree work must be undertaken in accordance with BS3998:2010 – Recommendations for tree work⁶. It would be easiest if these works are carried out at the beginning of the construction phase, before protective fencing is put up. Only qualified and insured tree surgeons should be employed.

4.2 Legal restrictions to tree works

At present none of the trees at the Site are protected. If this report is submitted to support a full planning application, and that application is subsequently approved, any tree works listed in the report may be carried out prior to the commencement of construction without the requirement for further permission from the planning authority. But if any arboricultural works are intended before planning permission has been approved then, before works start, the local planning authority should be contacted again to confirm if any of the trees have subsequently become protected since the previous check. Please contact Bosky Trees if you would like these matters explained in more detail.

If any arboricultural works are intended before planning permission has been approved then the local planning authority should be contacted to find out if any of the trees are protected. If the trees are in a Conservation Area then the local planning authority must be notified of the intended works and they have up to 6 weeks to respond. If the trees are protected by a TPO then an application for works

⁶ British Standards Institution (2010). BS3998 Recommendations for Tree Work. BSI, London.

must be made and the local authority will respond within 8 weeks. Please contact Bosky Trees if you would like these matters explained in more detail.

As it is illegal to disturb an active bird's nest, works may be constrained from March to August. Bat roosts are also protected and tree works could be delayed if any roosting bats are encountered. A tree surgeon or an ecologist will be able to advise on this matter.

4.3 Works supervision and monitoring

Arboricultural supervision will be required if any unforeseen construction activity is to take place within the root protection area of any of the retained trees on or near the Site. This supervision must be carried out by a suitably qualified arboriculturist. It is advised that the project arboriculturist and the local authority's tree officer are informed of necessary works near trees as soon as they become apparent.

Appendix 1 - Tree Schedule

Site: Neath Abbey Road, Neath

Surveyor: Nick Baxter

Date of Survey: 19th June 2019



Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T1	Elm	14	1	25	3.5	3.5	3.5	3.5	3	EM	G	<10	This will soon die from Dutch elm disease.	Fell.	U
T2	Red Norway maple	14	1	51	6	4	6	5	4	M	G	40+	Arboreal ivy. No obvious significant defects. sign beneath crown.	Fell.	B2
T3	Swedish whitebeam	14	3	38	5	4	3	4	6	M	G	40+	Three stems extend from 1.5m.	Fell.	B2
T4	Norway maple	11	1	34	4	4	4	4	2	EM	G	40+	Two stems extend from 2m. Arboreal ivy. No obvious significant defects. Crown extends west over the fence.	No action required at present.	C2
T5	Silver birch	15	1	29	5	2	2	3	3	M	G	20+	Trunk leans north.	No action required at present.	C2
T6	Hybrid black poplar	10	1	28	1.5	1.5	1.5	1.5	8	EM	G	20+	Previously pollarded to 8m.	No action required at present.	C2
T7	Leyland cypress	20	1	80	5.5	5.5	5.5	5.5	4	M	G	40+	Few torn branches in the lower crown on the western side. Soil piled at base.	Fell.	B2
T8	Cherry	5	1	18	1	2	1	1	2	EM	D	<10	Standing dead tree.	Fell.	U
T9	Norway maple	10	1	22	3.5	3.5	3.5	3.5	2	EM	P	<10	Major crown dieback. Little long-term future.	Fell.	U
T10	Hybrid black poplar	18	1	74	5	7	5	5	9	M	G	40+	High crown. Arboreal ivy. Soil piled at base.	Fell.	B2
T11	Norway maple	10	1	42	3.5	3.5	3.5	3.5	2	EM	G	20+	No obvious significant defects. Soil piled at base.	No action required at present.	C2
T12	Silver birch	13	1	36	7	4	5	4	7	EM	G	20+	No obvious significant defects. Soil piled at base.	Fell.	C2
T13	Leyland cypress	20	1	80	5.5	5.5	5.5	5.5	4	M	G	40+	No obvious significant defects. Soil piled at base.	Fell.	B2
T14	Cherry	6	1	38	0.5	6	3	4	3	M	F	10+	Suppressed crown. No aesthetic value. Soil piled at base.	Fell.	C2
T15	Hawthorn	6	MS	22	2.5	2.5	2.5	2.5	3	EM	G	20+	No obvious significant defects. Soil piled at base.	Fell.	C2
T16	Blackthorn	3	1	9	2	1	1	1	2	EM	D	<10	Standing dead tree.	No action required at present.	U
T17	Norway maple	11	1	41	3.5	3.5	3.5	3.5	3	EM	G	20+	No obvious significant defects. Soil piled at base.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

Tree Number	Tree Species	Height (m)	Number of Stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch (m)	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
T18	Hybrid black poplar	18	1	80	5	7	5	5	9	M	G	40+	High crown. Arboreal ivy. Soil piled at base.	No action required at present.	B2
T19	Norway maple	12	1	23	4	4	5	3	3	EM	G	20+	Crown extends east. Soil piled at base.	No action required at present.	C2
T20	Norway maple	14	1	42	1.5	4	3	5	7	EM	G	20+	Crown extends west. Soil piled at base.	No action required at present.	C2
T21	Norway maple	12	1	33	4.5	5	3	4	3	EM	G	20+	No obvious significant defects. Soil piled at base.	No action required at present.	C2
T22	Norway maple	10	1	27	4	1	3	2	2	EM	F	20+	Suppressed crown. No aesthetic value.	No action required at present.	C2
T23	Hybrid black poplar	17	1	35	4	4	1	4	10	M	G	40+	No obvious significant defects. Situating just west of the fenceline.	No action required at present.	C2
T24	Swedish whitebeam	9	1	50	4.5	4.5	4.5	1	4	M	G	20+	Past crown lift. Suppressed crown. No aesthetic value.	No action required at present.	C2
T25	Hybrid black poplar	21	1	75	6	6	6	6	7	M	G	40+	Symmetrical crown. Arboreal ivy.	No action required at present.	B2
T26	Goat willow	5	3	35	4	4	4	4	2	M	G	40+	Self-sown tree.	No action required at present.	C2
T27	Sycamore	12	MS	44	3	5	3	5	2	EM	G	20+	Multi-stemmed from base. Self-sown tree. Tarmac surface to west.	No action required at present.	C2
T28	Sycamore	9	MS	22	3	3	3	3	4	EM	G	20+	Multi-stemmed from base. Self-sown tree. Tarmac surface to west.	No action required at present.	C2
T29	Hawthorn	4	2	23	2	2	1	2	2	EM	G	20+	No obvious significant defects. Tarmac surface to west.	No action required at present.	C2
T30	Lawson cypress	12	1	30	2	2	2	2	4	EM	G	20+	Past height reduction. No obvious significant defects. Situating east of the boundary.	No action required at present.	C2
T31	Lawson cypress	13	1	30	2	2	2	2	4	EM	G	20+	No obvious significant defects. Situating east of the boundary.	No action required at present.	C2
T32	Elm	6	1	15	2	2	2	2	2	EM	F	<10	This will soon die from Dutch elm disease.	Fell.	U

A key explaining each category is provided at the rear of the schedule

Appendix 1 - Group Schedule

Site: Neath Abbey Road, Neath

Surveyor: Nick Baxter

Date of Survey: 19th June 2019



Group Number	Tree Species	Number in Group	Height (m)	Number of stems	Stem Ø (cm)	N - Radius (m)	S - Radius (m)	E - Radius (m)	W - Radius (m)	1st Branch	Age Class	Overall Health	ULE (Years)	Tree Structural Condition & Site Notes	Recommended Management	Category
G1	Hybrid black poplar	10	17	1	25	2.5	2.5	2.5	2.5	5	EM	G	40+	These all appear to have self-sown. No obvious significant defects. Situating beyond the fence.	No action required at present.	C2
G2	Wych elm	3	13	1	25	4	5	4	4	0.5	EM	G	20+	Arboreal ivy. No obvious significant defects. Tarmac surface to west.	No action required at present.	C2

A key explaining each category is provided at the rear of the schedule

Appendix 1 - Hedge Schedule**Site:** Neath Abbey Road, Neath**Surveyor:** Nick Baxter**Date of Survey:** 19th June 2019

Hedge Number	Tree Species	Height (m)	No. of Stems	Stem ϕ (cm)	Width (m)	Length (m)	Age Class	Overall Health	ULE (Years)	Condition & Notes	Recommended Management	Category
H1	Leyland cypress	6	MS	18	3	50	EM	G	20+	A site boundary hedge. No signs of past management. Situated west of the fence.	No action required at present.	C2
H2	Privet	3	MS	10	2	10	M	G	20+	A site boundary hedge. It seems to be regularly trimmed.	No action required at present.	C2

A key explaining each category can be found at the rear of the schedule.

Tree Schedule - KEY

Tree/Group/Hedge Number Tree, tree-groups or hedges have been allocated a number for the purpose of this survey. Numbers within the Tree Schedule relate to those marked on the Tree Removal Plan and Tree Protection Plan drawings. Trees protected by a tree preservation order (TPO) are highlighted by grey colouration in the tree schedule. Species Common names are listed. Number in Group Number of trees within a group. A group of trees may comprise of more than one species. Height (m) All heights are estimated in metres.	Number of Stems The number of stems is either 1, 2, 3, 4, 5 or MS (multi-stemmed). This feature influences how the area of the recommended root protection area is calculated. Stem or Combined Diameter (cm) Single stem diameters are measured at 1.5m with a diameter tape. The combined stem diameters for trees with up to five stems and trees with more than five stems (MS) trees are calculated in accordance with the guidance. Crown Spread Radius (m) The crown radius from tree trunk to crown limit identified at the four cardinal points (N, S, E and W) in order to allow presentation of the above ground constraints on the Tree Protection Plan. Measurements are approximate and recorded to the nearest half metre.	1st Branch (m) This is a record of the height of the lowest branch. This is useful when planning access routes or considering if pruning will be required to site new features under a tree crown. Age Class (Y) Young, (SM) Semi-Mature, (EM) Early-Mature, (M) Mature, (FM) Fully-Mature or (V) Veteran. Overall Health An overall assessment of the physiological condition of the tree recorded as (G) Good, (F) Fair, (P) Poor, (D) Dead. ULE (Years) Useful Life Expectancy. Anticipated future contribution to amenity, in years.	Tree Structural Condition & Site Notes Observations on the form of the tree, condition and structural integrity. Site notes are detailed when relevant to the growth conditions or rooting constraints. Management Recommendations Recommended tree surgery works to be carried out prior to construction. Terminology used is based on guidance detailed in BS3998:2010 – Recommendations for tree work¹. Category Tree category as defined within BS5837:2012. Categories A (high quality), B (moderate quality) and C (low quality) are trees that should be considered for retention. Category U trees are unsuitable for retention.
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¹ British Standards Institution (2010). BS3998 - Recommendations for Tree Work. BSI, London.

APPENDIX 2

SPECIFICATION FOR TREE PROTECTION FENCING

The location of the tree protection fencing that will be required is shown on the tree protection plan, (this is provided at the rear of this document). **For effective tree protection it is crucial that the protective fencing is installed before any heavy plant machinery is used on the site.** The tree protection fencing must remain in place until the construction works have been completed (unless under arboricultural supervision). The fenced off areas will be construction exclusion zones.

Most planning permission notices include a condition for tree protection that requires proof to be provided to demonstrate that the tree protection fencing has been put up properly and in accordance with the tree protection plan. This can be done by installing the fencing and informing the council two weeks in advance of starting construction, or by employing an arboricultural consultant to check the fencing and produce a record of the inspection. Alternatively photos could be taken as evidence that the fencing has been put up before any other works have started.

Fencing (or other forms of barrier) must be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. In most cases fencing should consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. A specification for fencing suitable for most construction sites is provided in Figure 2 of BS5837 but in some situations more light-weight stabilising systems for fencing may be sufficient, this is detailed in Figure 3a and 3b in BS5837 (both of these diagrams are reproduced on the next page). Alternative methods of barrier could be appropriate for tree protection provided that they are sufficient to exclude construction activity; but any such methods must first be agreed by the Local Authority's arboricultural officer.

Once the barriers have been erected the areas of land within the construction exclusion zone should be regarded as sacrosanct, and should not be removed or altered without prior consultation with the project arboriculturist and, where necessary, approval from the local planning authority. All-weather notices should be attached to the fencing with words such as: 'Construction Exclusion Zone - No Access'. Throughout the construction period attention should be paid to ensure that barriers remain rigid and complete.

Arboricultural supervision will be required whenever construction and development activity is to take place within a construction exclusion zone. This supervision must be carried out by a suitably qualified arboriculturist.

Figure 2 Default specification for protective barrier

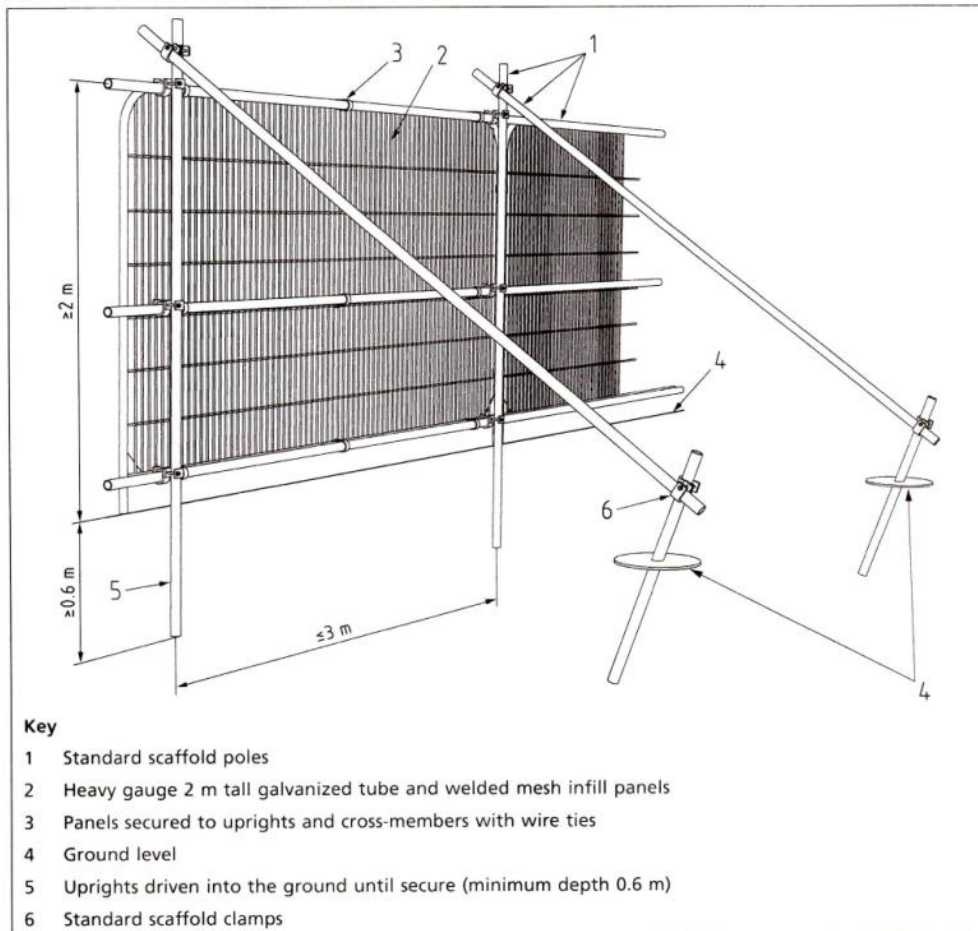
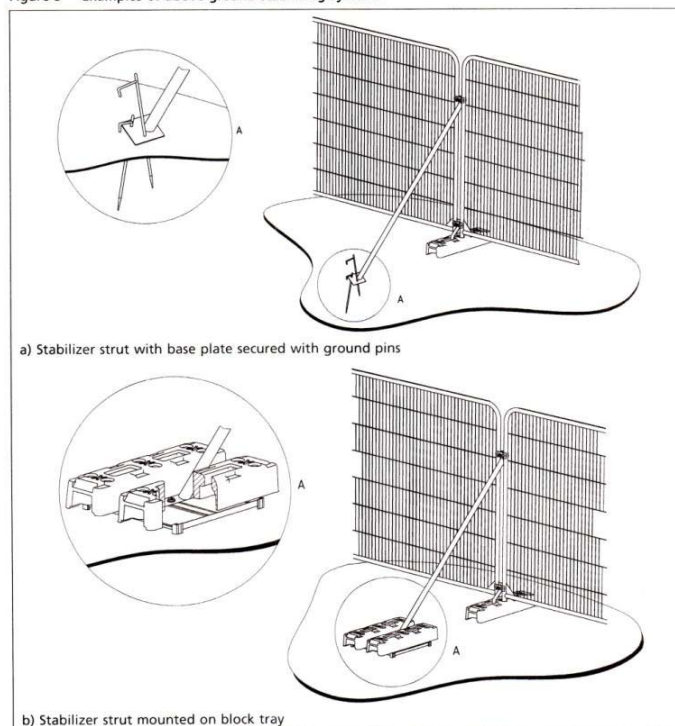
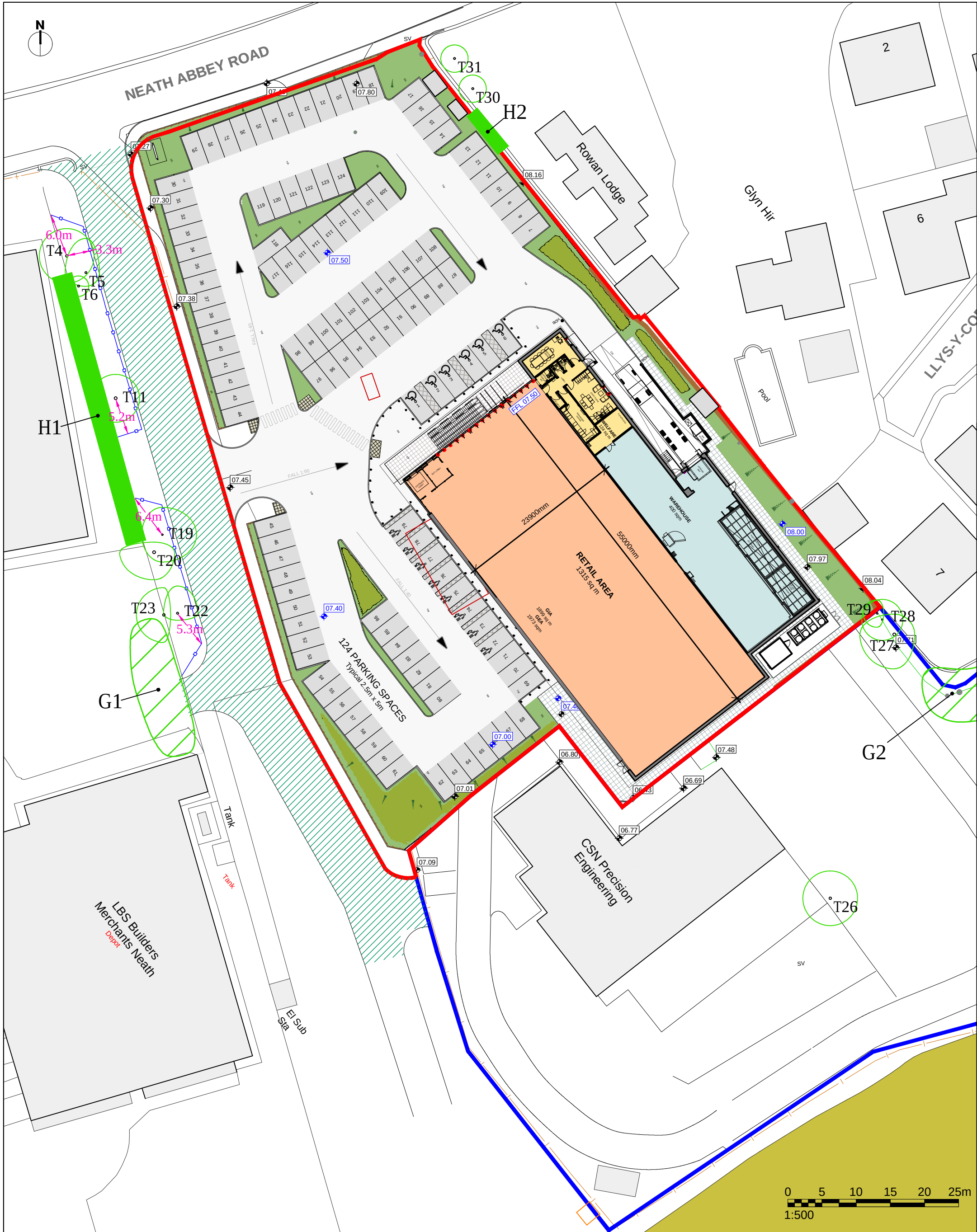
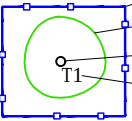


Figure 3 Examples of above-ground stabilizing systems





Key   Tree group canopy outline  Hedge line		 Application site boundary  1.0m Measurement from trunk to the protection fence	 Rook Lane House Christchurch Street West Frome, BA11 1EB info@boskytrees.co.uk Tel: 01373 832778		Project Name: Aldi Store Neath Abbey Road		Client: Aldi Stores Ltd
					Drawing Title: Tree Protection Plan	Date: 24-6-2019	Agent:
Drawing Number: TPP-1		Revision	Scale: 1:500 @ A3				