APPLICATION NO:
F/2000/1236

LOCATION:
23 Lindberg Way, Woodley Reading.

APPLICANT:
Mr Mrs Goss C/O Impulse Design

PROPOSAL:
Proposed first floor side extension to dwellin

EARLIEST DATE FOR DECISION: **22/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Goss
C/O Impulse Design
36 Loxwood
Earley
Reading
Berks
RG6 5QZ

Application Number: F/2000/1236

Parish: **WOODLEY**

Location: **23, Lindberg Way, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor in the east side elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 06/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1236

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs M Gross
c/o Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Dear Sirs

PLANNING PERMISSION F/2000/1236
SITE: 23 LINBERG WAY, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1236 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

Nicola Lake
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1236	NL
BUILDING CONTROL NUMBER	FP2000/0910	Nick
~~APPLICANT~~/AGENT	Impulse Design	
ADDRESS OF SITE	23 Lindberg Way WOODLEY	
DESCRIPTION OF PROPOSED WORK	1st floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1173-01	1173-01.
FLOOR PLANS	1173-02A	1173-02.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	25/5/00.	

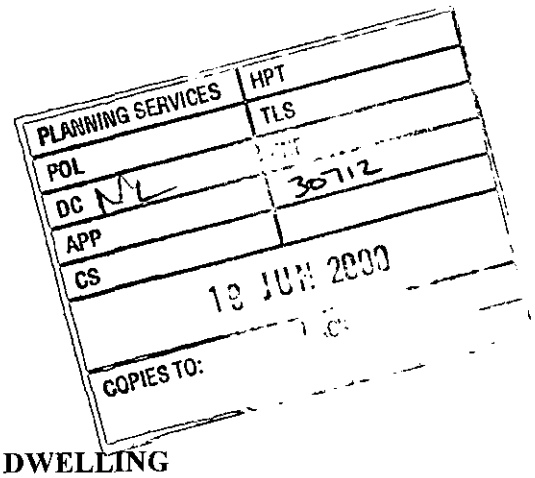
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

ENVIRONMENT AGENCY

Our ref: SP\2000\001685\002
Your ref: F/2000/1236

Date: 14th June 2000



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING 23 LINDBERG WAY, WOODLEY

Thank you for your letter dated 28 April 2000 which was received on 2 May 2000. You are asked to quote the following reference in any correspondence: SU77SE/18/22.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there are TWO landfill sites within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 781 735	110M North East	SANDFORD FARM	CLOSED, INDUSTRIAL AND COMMERCIAL 1979 TO 1987
SU 773 742	135M North West	TIPPINGS LANE, WOODLEY	CLOSED,DOMESTIC 1956 TO 1980

In view of conversion of existing building and no proposed development at ground level it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc:Impulse Design, 361 Loxwood, Earley, Reading, Berks, RG6 5Q2

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1236

Applicant : Mr Mrs Goss C/O Impulse Design.

Location : 23, Lindberg Way, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18.5.2000

Date of Neighbour Notifications : .....

Date of Site Visit : ....18.5.2000.....

Date Registered : 13/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

Environmental Health - No objection
Woodley T.C. - No objection.

Planning Issues :

Site Designation - within the identified Settlement.

1. Impact upon neighbouring dwellings.

2.) Impact upon the street scene.

Application Number: F/2000/1236

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a first floor side dormer extension above an existing garage. The proposed development has no first floor side windows. The property faces South at the rear. No 22 does not project back as far as No 23, however, on the side of No 22 is their garage.

The effect, there will be no overlooking, overshadowing or overbearing. There, there will be no detrimental impact upon the neighbouring dwellings

2.) Impact upon the street scene.

The proposed development will be in line with the front and ridge line of the existing dwelling. However, No 22 has a cat slide roof on the side of their property. Also the form of the extended property is an irregular form of development with the area.

As such, the proposed development will have no detrimental impact upon the street scene.

Recomendation : Approval: ☑ **~~Refusal:~~** ☐

(tick appropriate box)

Application Number F/2000/1236
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12	woodes.
3	SC23	SR06	Parking + Garaging.
4	SC08	SR05	first floor, East side, decoration

John Mitchell
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Lindberg Way Woodley Reading. APPLICATION NUMBER: F/2000/1236	OFFICER: Nicola Lake DATE OF SITE VISIT: 18.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/S Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES proposal is for 1st Floor ext. above garage. The adjacent property has a cat slide roof down to the garage on the side. No terracing. No side facing windows on No 22. No 21 hasn't come out as far but has garage on this side. There is a Door with Glass in on this side but is to the garage. Next window is right with the house. No 21 is a bigger property. - Near distance is the same as the current position.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 6Ft wooden fence right around.

OTHERS

**********FILE COPY**********

Tel: (0118) 974 6481

Date: **28 April 2000**

My ref: F/2000/1236

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1236
23, Lindberg Way, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1236**
23, Lindberg Way, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6481

Date: **28 April 2000**

My ref: F/2000/1236

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1236
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1236**
23, Lindberg Way, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6481

Date: **28 April 2000**

My ref: F/2000/1236

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1236
23, Lindberg Way, Woodley, Reading.
Proposed first floor side extension to dwelling.

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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1236**
23, Lindberg Way, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2000/1236

Proposal:
Proposed first floor side extension to dwelling.

Location:
23, Lindberg Way, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

FROM: Nicola Lake

DATE: 28 April 2000

T 29906

28 MAY 2000

ACK:

FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1236

Proposal: Proposed first floor side extension to dwelling..

Site Address: 23, Lindberg Way, Woodley, Reading.

Applicant: Mr Mrs Goss C/O Impulse Design.

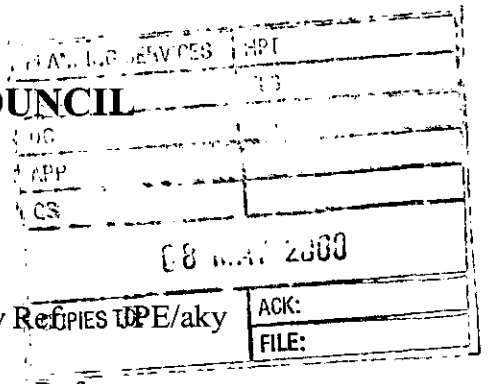
Your observations are required in respect of this application **by 22/05/2000** .

The committee had no objections to this plan but particularly asked that any neighbours' comments be taken into account.

Steven 24.5.00.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: PE/aky

To: Nicola Lake, Planning

Your Ref:

Date: 4 May, 2000

PROPOSED FIRST FLOOR SIDE EXTENSION
LOCATION: 23 LINDBERG WAY, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 APR 2000	Map No. ~~SU~~ 37. Site 0.03
Officer: NL / Application No. F/2000/1236	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 23 LINDBERG WAY

Parish: WOODLEY Ward: Coronation ✓ 28/4

Applicant: MR / MRS GOSS

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.11.04 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
P&A Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

NOO pre-apps .....

.....

.....

NEIGHBOURS:

S/N of 22, 24, 25, 7 + 8 Lindberg way .....

179 Morrison way .....

ADDRESS 23 LINDBERG WAY PARISH WOODLEY

PLOT No. 41 WOODLEY AIRFIELD SW2 ORD. SHEET No. CH.4774 3

BUILDER (ORIGINALLY 4 (4))

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
M/1/62		GRAVEL EXTRACTION		CL
08308	WOODLEY AIRFIELD	PLAN	30.10.78	CL
23796	MOWEST	O/L.	13.1.86	CL
41195	BRYANT	DET. HOUSE & GARAGE	5.7.92	CL
41447	W/DR.			
FP/93/1738	"	"	14.9.93	APP
41516	"	AMENDMENT TO 41195	14.9.93	CL

MINISTRY DECISION

SPECIAL ORDERS

13. APR. 2000* 1236

Recd 3.20pm 12.4.00

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS M. GOSS
	Address and postcode	23, LINDBERG WAY WOODLEY READING BERKS
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, LOXWOOD EARLEY READING BERKS. RG6 5QZ.
	Phone number	0118 9212282.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	23, LINDBERG WAY WOODLEY READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION & ALTERATIONS.

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH EXTG TILES TO MATCH EXTG.	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

13.APR.2000* 1236

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

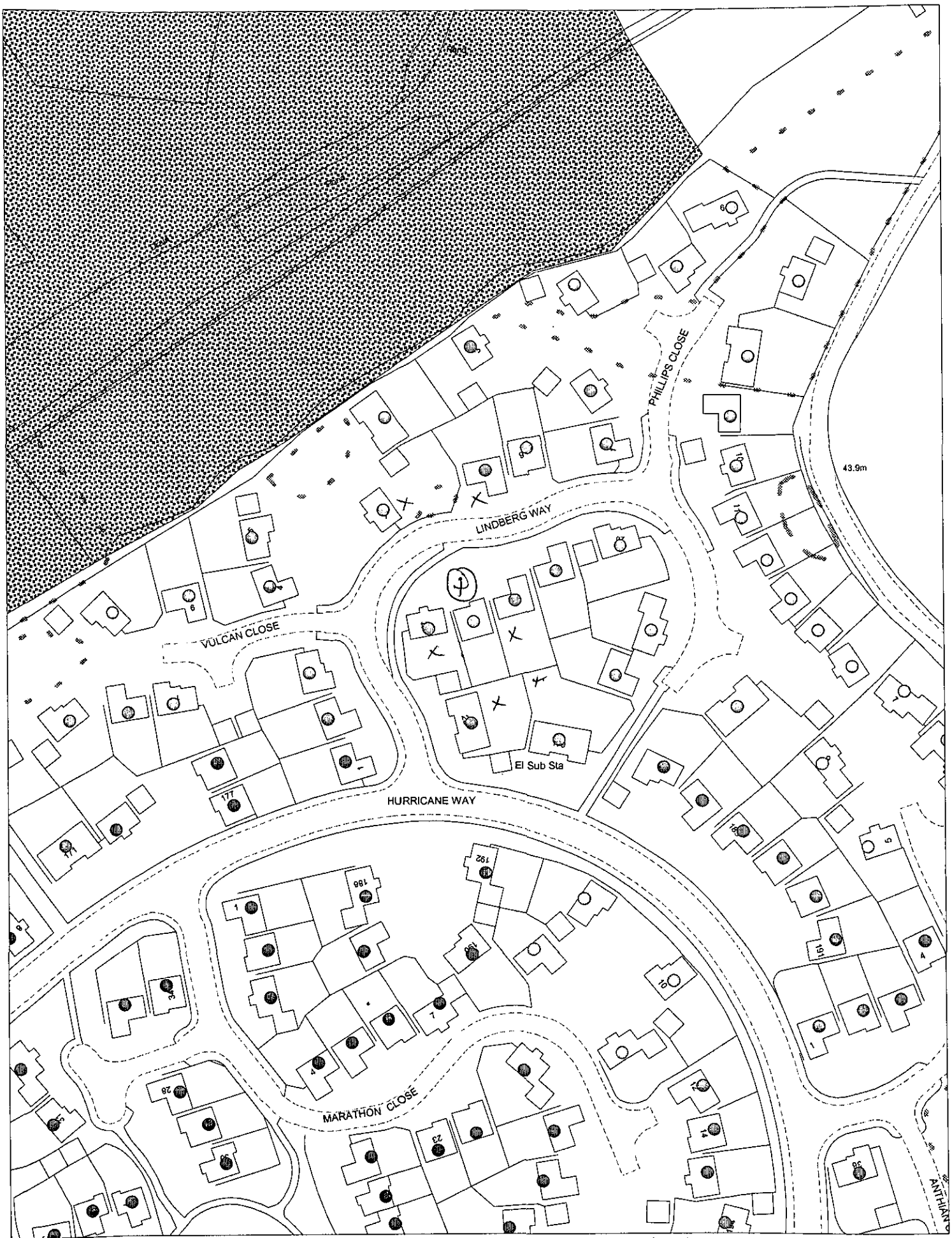
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P.R.O'FARRELL on behalf of MR + MRS M. GOSS.

Date 5TH APRIL 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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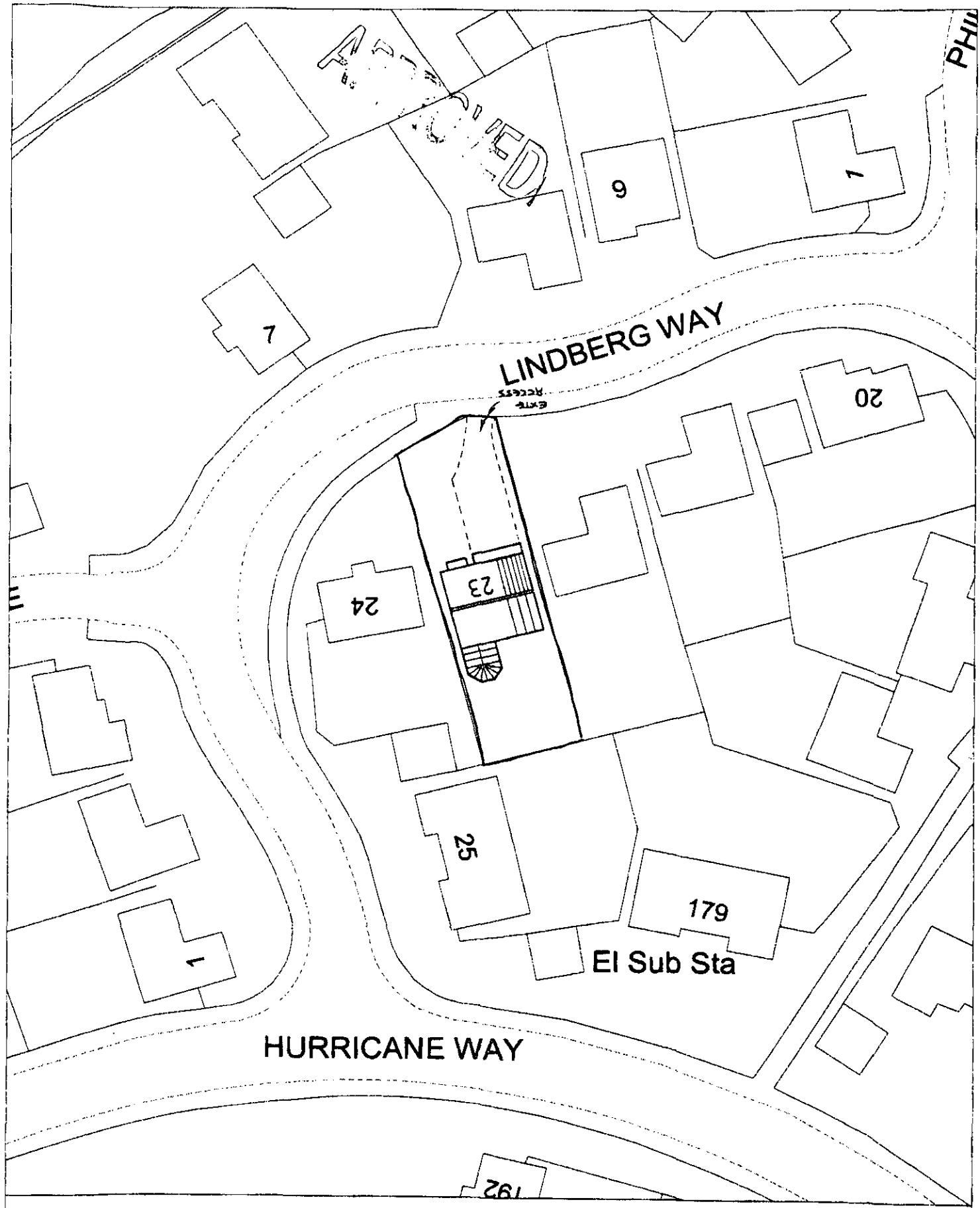
Development Control Support Section, Environmental Services, Wokingham District Council.

19 April 2000

13. APR. 2000 ★ 1258

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

13.APR.2000* 1256

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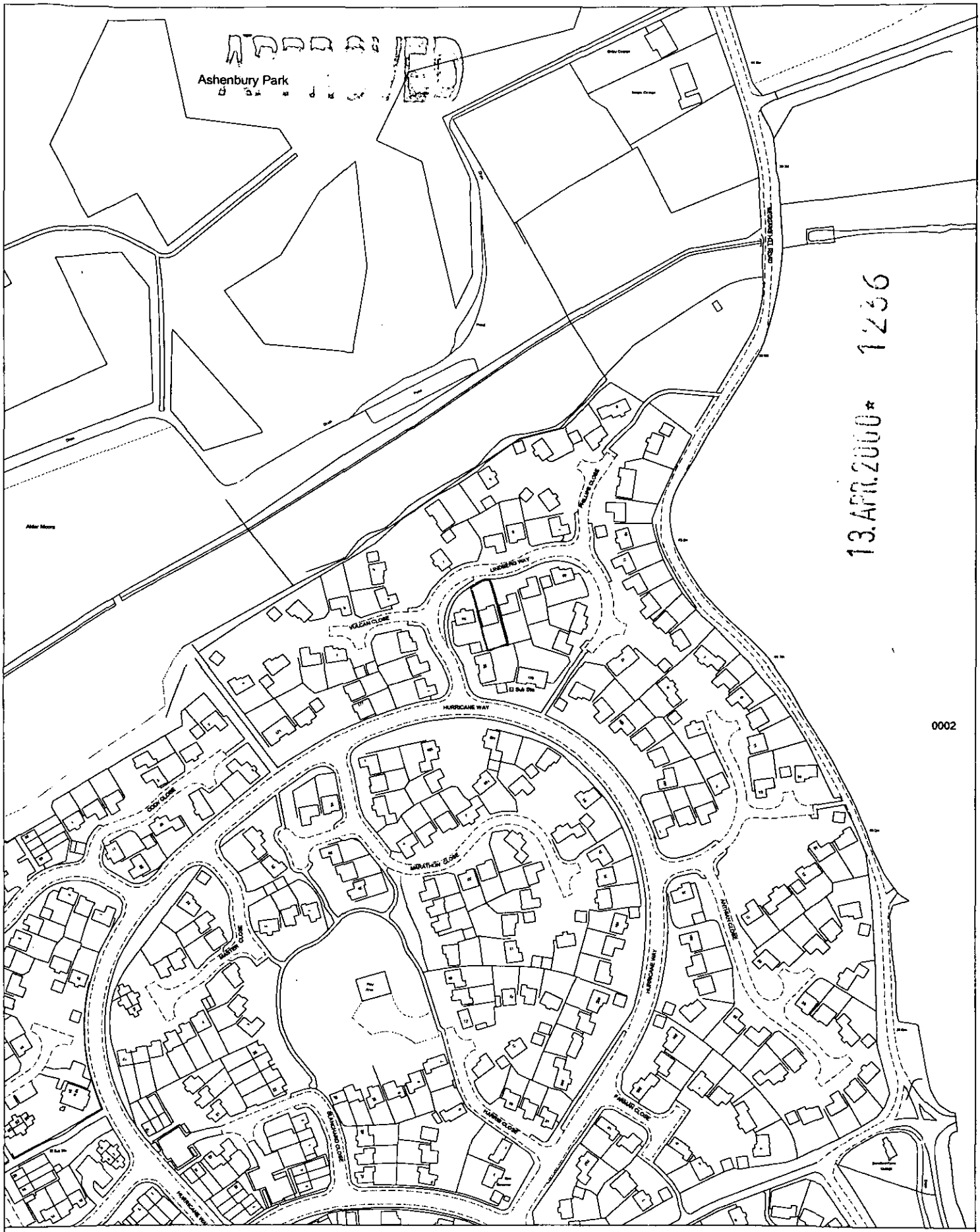
Date: 11 April 2000



Site Plan, Scale: 1 to 2500

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Date: 11 April 2000

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