

# Report to Planning Committee

**30 March 2022**

<b>Application Reference</b>	DC/21/66365
<b>Application Received</b>	25 November 2021
<b>Application Description</b>	Proposed hybrid planning application for the development of 13,975 sq. m. of floorspace (7,045 sq. m. 'full' and 6,930 sq. m. outline) for Use Classes E(g)(iii) Industrial Processes, B2 - General Industrial and B8 Storage and Distribution, with associated car parking and infrastructure (outline application for access).
<b>Application Address</b>	Land At Brandon Way, West Bromwich, B70 8JL
<b>Applicant</b>	Revelan Group Limited
<b>Ward</b>	Greets Green & Lyng
<b>Contact Officer</b>	William Stevens <a href="mailto:William_stevens@sandwell.gov.uk">William_stevens@sandwell.gov.uk</a>

## 1 Recommendations

1.1 Subject to no adverse comments from Highways and the Lead Local Flood Authority that planning permission is granted subject to both the “full” and “outline” permission subject to:

- (i) External materials as per submission;
- (ii) Hard and soft landscaping;
- (iii) Finished floor levels;




- (iv) Boundary treatment (including any retaining walls);
- (v) Electric vehicle charging points;
- (vi) Construction management plan (including dust management, hours of construction, wheel cleaning etc as well as additional requirements of the Canal and River Trust);
- (vii) Travel plan,
- (viii) Low NOx boilers;
- (ix) Ground contamination and gas monitoring with mitigation measures;
- (x) Coal mining investigation and mitigation measures;
- (xi) Risk assessment and method statement (Canal and River Trust);
- (xii) Drainage and SUDS;
- (xiii) CCTV;
- (xiv) Details of proposed external lighting;
- (xv) Noise mitigation measures,
- (xvi) Jobs and Apprentices,
- (xvii) Electric Vehicle Charging points, and
- (xviii) 10% renewable energy provision.

## 2 Reasons for Recommendations

- 2.1 The proposed development would provide much needed industrial development within Sandwell.

## 3 How does this deliver objectives of the Corporate Plan?

	A strong and inclusive economy
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## 4 Context

- 4.1 This application is being reported to your Planning Committee because it is a departure from the local plan and the proposal has generated significant interest from local residents.



4.2 To assist members with site context, a link to Google Maps is provided below:

[Brandon Way, West Bromwich](#)

## 5 Key Considerations

5.1 The site is allocated for residential use.

5.2 The material planning considerations which are relevant to this application are: -

Government policy (NPPF)

Proposals in the Development Plan

Overlooking/loss of privacy

Traffic generation

Land instability

Noise and disturbance from the scheme

Loss of trees

## 6. The Application Site

6.1 The application site is located between the Birmingham Canal and Brandon Way, West Bromwich. The site is industrial in nature, however on the other side of Brandon Way are residential properties.

6.2 The application site comprises of an irregular shape parcel of land extending to approximately 3.3 hectares. The site constitutes previously developed land. The buildings that were on site have been demolished to slab level.

6.3 The site itself is predominately level but does fall towards to the southern boundary next to the canal where there is a fall of approximately 2m down to the canal towpath.



## 7. Planning History

- 7.1 Members will note that there is another application on the same agenda for a similar development on part of this application site.
- 7.2 Relevant planning applications are as follows:

DC/22/66482	Proposed 2 No. units for Industrial Processes (Use Class E(g)(iii)), General Industrial (Use Class B2), and Storage and Distribution (Use Class B8) and associated car parking and infrastructure.	Pending consideration
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## 8. Application Details

- 8.1 The application before Members is unusual in that it is a hybrid application. Part of the site focuses on the principal of development (outline application), and the other relates to a full application. Whilst Members are asked to make one decision, there are two elements to consider.
- 8.2 The “Full” element of the planning application consists of a single unit providing 7,045sqm of floorspace and associated car parking and access arrangements (shown as Unit 2 on the applications plans). The “Outline” element proposes up to 6,930sqm of commercial floorspace on the remainder of the application site. Outline planning permission is sought for this section of the site with all matters reserved for subsequent approval with the exception of access.
- 8.3 Planning Permission is sought to use the entirety of the site for the following Use Classes:
- Class E(g) (iii) – Industrial processes,



- Class B2 – General industry, and
- Class B8 – Storage and distribution.

8.4 A storage and distribution firm has been identified as the proposed end user for Unit 2 (B8 use). The accompanying Planning Statement states that 70% of the staff from existing offices will be transferred to Brandon Way and it is expected that a further 20 members of staff will be recruited from the local area.

8.5 No end user has been identified for Unit 1.

8.6 The proposal include details of car and HGV parking together with a revised landscape scheme to the boundaries of the site.

## 9. Publicity

9.1 The application has been publicised by site notice, press notice and by neighbour notification letters with seven objections and one for support being received. A 56-signature petition of objection has also been received.

## 9.2 Objections

Objections have been received on the following grounds:

- There is no need for such development. There are numerous places of work and business already established in the area and on Brandon Way;
- Brandon Way is an already congested road, there are frequent accidents, including recently when a HGV and a car collided;
- Brandon Way currently does not have any pedestrian crossing or traffic lights to allow pedestrians to safely cross, the increase in traffic will make this worse;
- Concerns over future staff deciding to park outside residential properties instead of the allocated car park;



- v) Other business concerns are that the end user may cause traffic generation/disruption/heavy congestion that affects their business and potential competitors;
- vi) Pollution will increase due the increased traffic generation, and the felling of trees resulting in the disturbance to wildlife, Various chemicals that could be used will increase air pollution;
- vii) The felling of trees will allow noise to reach occupiers of residential properties opposite, and residents can already hear factory workers talking throughout the night on the existing site adjacent;
- viii) The removal of the trees to the front of the site will contribute to privacy loss, and houses would be exposed to the proposed development;
- ix) The development is against the Council's own development plan and residential properties should be built on the site; and
- x) Concerns have been raised over potential mine shafts on the site.

Immaterial objections have been raised regarding loss of property value.

### 9.3 Responses to objections

I respond to the objector's comments in turn:

- (i) The Council currently has a shortfall of industrial land. Sandwell currently has 23ha of industrial land which falls well short of the Council's target of 70ha.
- (ii) Further information has been requested (see point 10.2), and Members will be verbally updated.
- (iii) See point ii above.
- (iv) The applicant is providing off-street parking for staff and HGV parking. Whilst officers can't control where staff park, I do not foresee any reason why this resource won't be utilised given it would be more convenient and secure for staff.
- (v) See point ii above, however competition is not a material planning consideration.
- (vi) See points 10.4 and 10.6. No objections from the Council's Public Health (Air Pollution and Noise) have been received.



- (vii) See 10.8. The proposal would mean an improvement to the existing vegetation along this section of Brandon Way.
- (viii) Residential properties are at least 60 metres away from the site. I do not foresee any loss of privacy.
- (ix) See point 13.2.
- (x) See point 10.12, further site investigation of the area of land around Unit 1 is required and can be conditioned as such.

## 9.4 Support

9.4.1 A member of the public states that they would prefer the site to be occupied and secure rather than the open mess it currently is. The site is currently totally insecure and has become a dumping ground attracting vagrants and drug use.

## 10. Consultee responses

### 10.1 Planning and Transportation Policy

Despite that the proposal is a departure from the local plan the surrounding area is significantly industrial in nature. To realise residential use, the wide area as a whole would also need comprehensive redevelopment. Therefore, given the surrounding context industrial use is acceptable.

### 10.2 Highways

The applicant has provided the required off-street parking and suitable turning/manoeuvring areas. However, there are still outstanding issues in terms of the proposed vehicle entrances for the site and queries regarding the submitted Transport Assessment. Members will be updated at their meeting.



### 10.3 Transport Planner

The issues mentioned in 10.2 above have also been requested by the Council's Transport Planner. Members will be updated at their meeting.

### 10.4 Public Health (Air Quality)

No objections subject to conditions around the provision of electric vehicle charging points, any boilers to be installed are Low Nox Boilers, the provision of a construction management plan (which includes dust control), and the submission and approval of both a Transport Assessment and a Travel Plan.

### 10.5 Public Health (Contaminated Land)

No objections subject to their standard ground investigation conditions been attached to any approval.

### 10.6 Public Health (Air Pollution and Noise)

With regards to Unit 2 and the distance from the nearest housing and shielding provided by the intervening buildings, it is unlikely that residents will suffer any adverse impact from noise.

With Unit 1, the end user is not known, and does have the potential to cause a noise disturbance to residents. Therefore, conditions should be attached to the application to control noise levels as stated in the submitted noise impact assessment.

### 10.7 Urban Design

The Council's Urban Design Team raises concerns over the massing of the building in comparison to the canal. Whilst the building is big, it is set back significantly from Brandon Way which has more footfall. Furthermore the materials proposed would seek to enhance the derelict site.





## 10.8 Tree Preservation Officer

The Tree Preservation Officer has raised no objections to the removal of the Lombardy Poplars along the frontage of Brandon Way, which will be replaced with new trees, and has concluded that the overall landscaping for this site is very good and will visually improve the area.

## 10.9 West Midlands Police

Has raised no objections. The officer does however states that the site would benefit from additional security measures such as external LED lights, CCTV, alarms and no access to the canal from the site in order that natural surveillance is provided.

## 10.10 Lead Local Flood Authority

Further information has been sent to the LLFA for comment. Members will be updated at their meeting.

## 10.11 Severn Trent Water

No objections subject to their standard drainage conditions being attached to any approval.

## 10.12 The Coal Authority

The Coal Authority raise no objections subject to further investigation works being carried out in respect of the land associated with unit 1.

## 10.13 Cadent

No objections.

## 10.14 Health and Safety Executive



Does not advise against the granting of planning permission on safety grounds.

## 11. National Planning Policy

11.1 National Planning Policy Framework promotes sustainable development but states that local circumstances should be taken into account to reflect the character, needs and opportunities for each area.

## 12. Local Planning Policy

12.1 The following policies of the council's Development Plan are relevant:

EMP1 – Providing for Economic Growth

DEL2 – Infrastructure Provision

EMP5 – Improving Access to the Labour Market

TRAN1 – Priorities for the Development of the Transport Network

TRAN2 – Managing Transport Impacts of New Development

TRAN4 – Creating Coherent Networks for Cycling and Walking

ENV3 – Design Quality

ENV5 – Flood Risk, Sustainable Drainage Systems and Urban Heat Island

ENV7 – Renewable Energy

ENV8 – Air Quality

EMP 4 – Relationship between Industry and Sensitive Uses

EOS9 – Urban Design Principles

EOS10 – Design Quality & Environmental Standards

12.2 The site of the proposed development is allocated for residential use, therefore SAD policy H1 is applicable. However, no residential uses are proposed, and the development is classed as a departure from the Local Plan (refer to viability issues below).

12.3 BCCS Policy DEL2 states that proposals for new employment development in areas of housing growth will be resisted where it is not



consistent with housing led regeneration of the area. It has been ten years since the adoption of the BCCS and the site remains undeveloped for housing and is unlikely to come forward due to viability issues.

- 12.4 BCCS Policy EMP1 aims to provide land for at least 75,000 industrial and warehouse jobs in the Black Country by 2026. For this, there needs to be a ready supply of available land at any one time. Under BCCS Policy EMP4, Sandwell should have 70ha of available employment land available at any one time (the Council currently has 23ha). The borough has been well under this level of provision since the adoption of the BCCS in 2011, therefore the proposed industrial development of the site would be welcome as this would bring forward new industrial development that would add to the existing stock of employment land.
- 12.5 Under SAD policy EOS10 the design of industrial developments should be of a high standard and should consider the design principles set out in SAD policy EOS9 and will be required to pay particular attention to materials and landscaping, pollution and noise control, environmental impact on the site and surrounding area, including wildlife habitats. The design and layout is considered to be of good design and sits comfortably with the site and the adjacent canal corridor.
- 12.6 Another part of the site is bordered by the Birmingham Canal, therefore BCCS policy ENV4 is applicable, under this policy all development proposals likely to affect the canal network; must protect and enhance its nature conservation value, protect its visual amenity. Again the relationship of the building to the canal with the proposed planting is deemed acceptable.
- 12.7 The proposed development will have to give regard to both BCCS policy ENV5 relating to the incorporation of sustainable drainage systems to assist with reducing the impact of flooding and surface water run-off. Comments are awaited from the LLFA, to ensure the drainage scheme as proposed is acceptable.



12.8 As the development will be for over 1,000 sqm of new industrial space, BCCS policy ENV7 will be applicable. The guidance under this policy states all industrial developments of 1,000 sqm or more must incorporate the generation of energy from renewable sources sufficient to off-set at least 10% of the estimated residual energy demand. This controlled by condition.

12.9 In line with ENV8 and the air quality SPD, the proposal would require electric vehicle charging points, Low NOx boilers, travel plan and construction management plan which can be controlled by conditions.

### 13. Material Considerations

13.1 National and local planning policy considerations have been referred to above in sections 11 and 12. With regards to the other material considerations, these are highlighted below.

#### 13.2 Proposals in the Development Plan

The proposal is contrary to the Council's Development Plan; however, the site has remained vacant for a long time, and raises viability issues, that residential development is unlikely to come forward. When proposals are no in accordance with the development plan, other materials considerations must be considered, in this instance it is considered that the proposed development contributes to the need for employment land in Sandwell, which in turn would create jobs in the local area and would regenerate a current vacant site.

#### 13.3 Overlooking/loss of privacy

Unit 1 is approximately 60m away from residential properties whilst Unit 2 is approximately 150 metres away. Given the distance, along with the proposed screening and the existing main road (Brandon Way) together with the grassed area in front of the resident's properties, I do not foresee any overlooking or privacy issues.



### 13.4 Access, highway safety, parking and servicing

The Council's Highways team has requested additional information and members will be updated accordingly.

### 13.5 Traffic generation

The Council's Highways team has requested additional information and members will be updated accordingly.

### 13.6 Land instability

The Coal Authority do not raise any objections subject to further investigation in regard to Unit 1.

### 13.7 Noise and disturbance from the scheme

The Council's Public Health officers have raised no objections.

### 13.8 Loss of trees

Extra trees are to be planted, replacing those to be felled.

## 14 Alternative Options

14.1 Refusal of the application is an option if there are material planning reasons for doing so, however the site has been undeveloped for a significant amount of time, and if the site remains vacant this could lead to anti-social behaviour, fly tipping and nuisance to nearby residents.

## 15 Implications

<b>Resources:</b>	When a planning application is refused the applicant has a right of appeal to the Planning Inspectorate, and they can make a claim for costs against the Council.
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<b>Legal and Governance:</b>	This application is submitted under the Town and Country Planning Act 1990.
<b>Risk:</b>	None.
<b>Equality:</b>	There are no equality issues arising from this proposal and therefore an equality impact assessment has not been carried out.
<b>Health and Wellbeing:</b>	None
<b>Social Value</b>	The proposal would potential provide jobs for the local area as well as apprenticeships during the construction phase.

## 16. Appendices

Site Plan

Context Plan

6324 – 028 Rev B

6324 – 036 Rev M

6324 - 050

6324 – 033 Rev D

6324 – 032 Rev E

PP01 – 00C

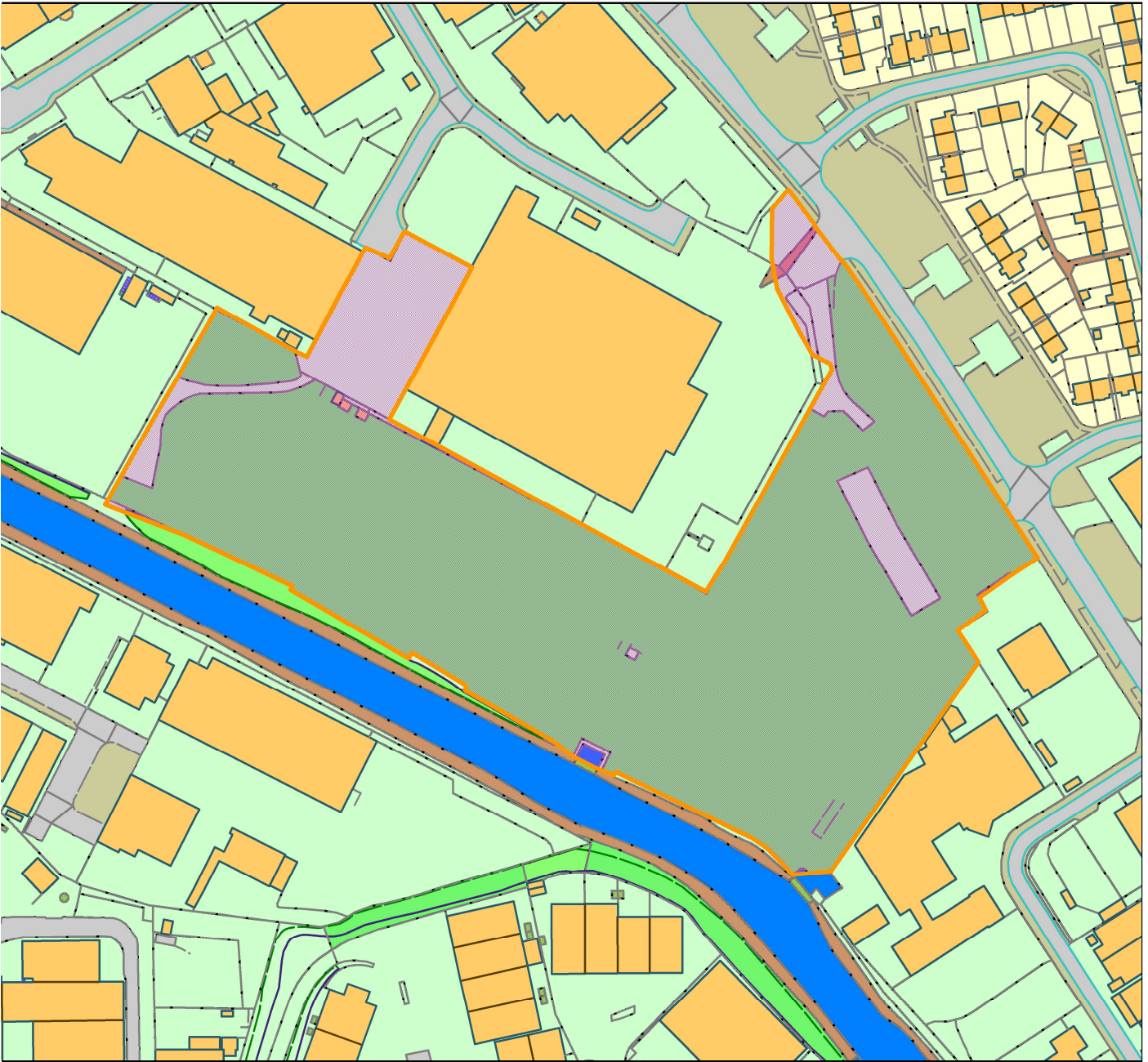
PP01 – 00C sheet 1

PP01 – 00C sheet 2



DC/21/66365

Land At Brandon Way, West Bromwich



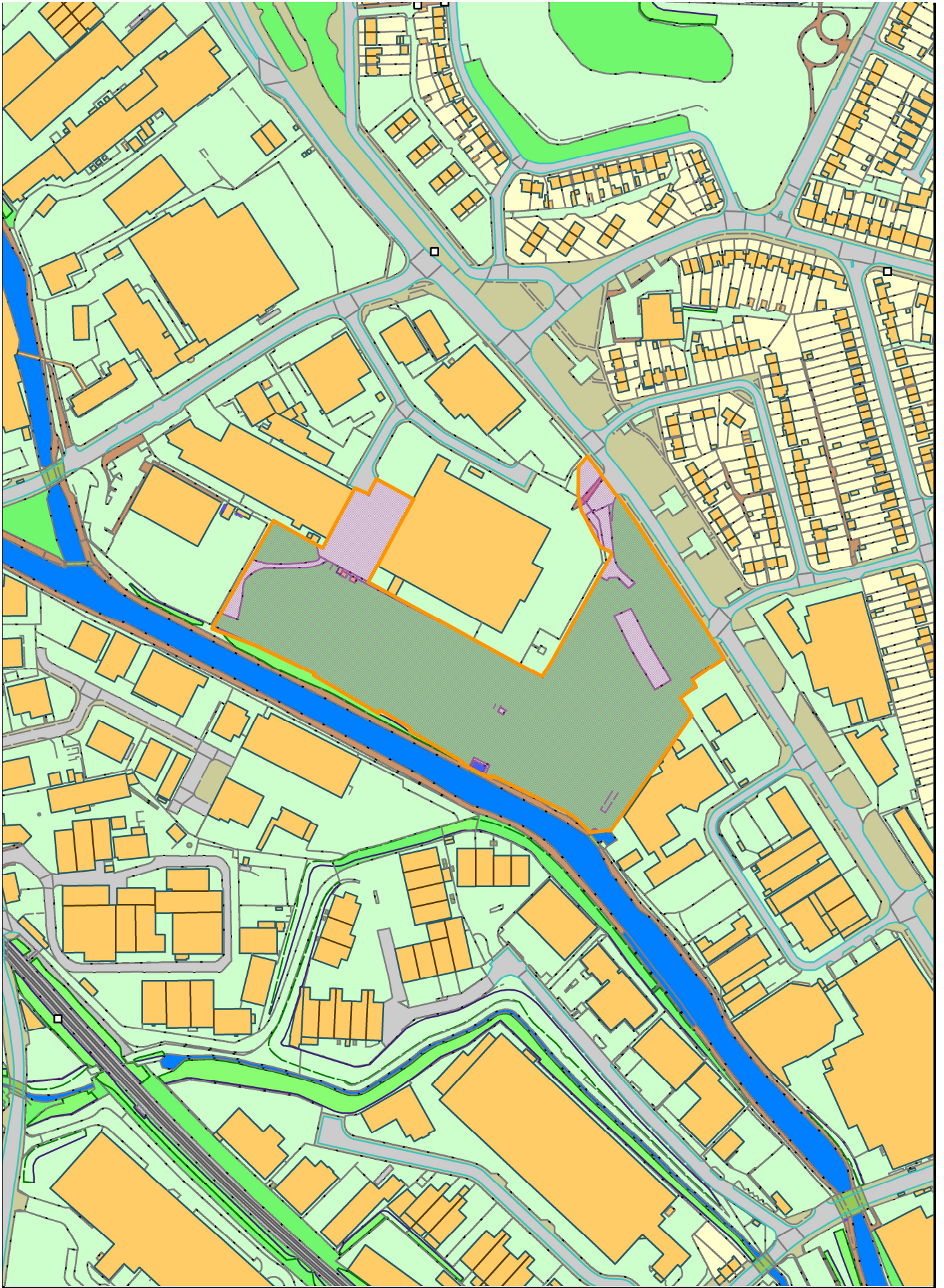
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	Not Set
<b>Date</b>	22 February 2022
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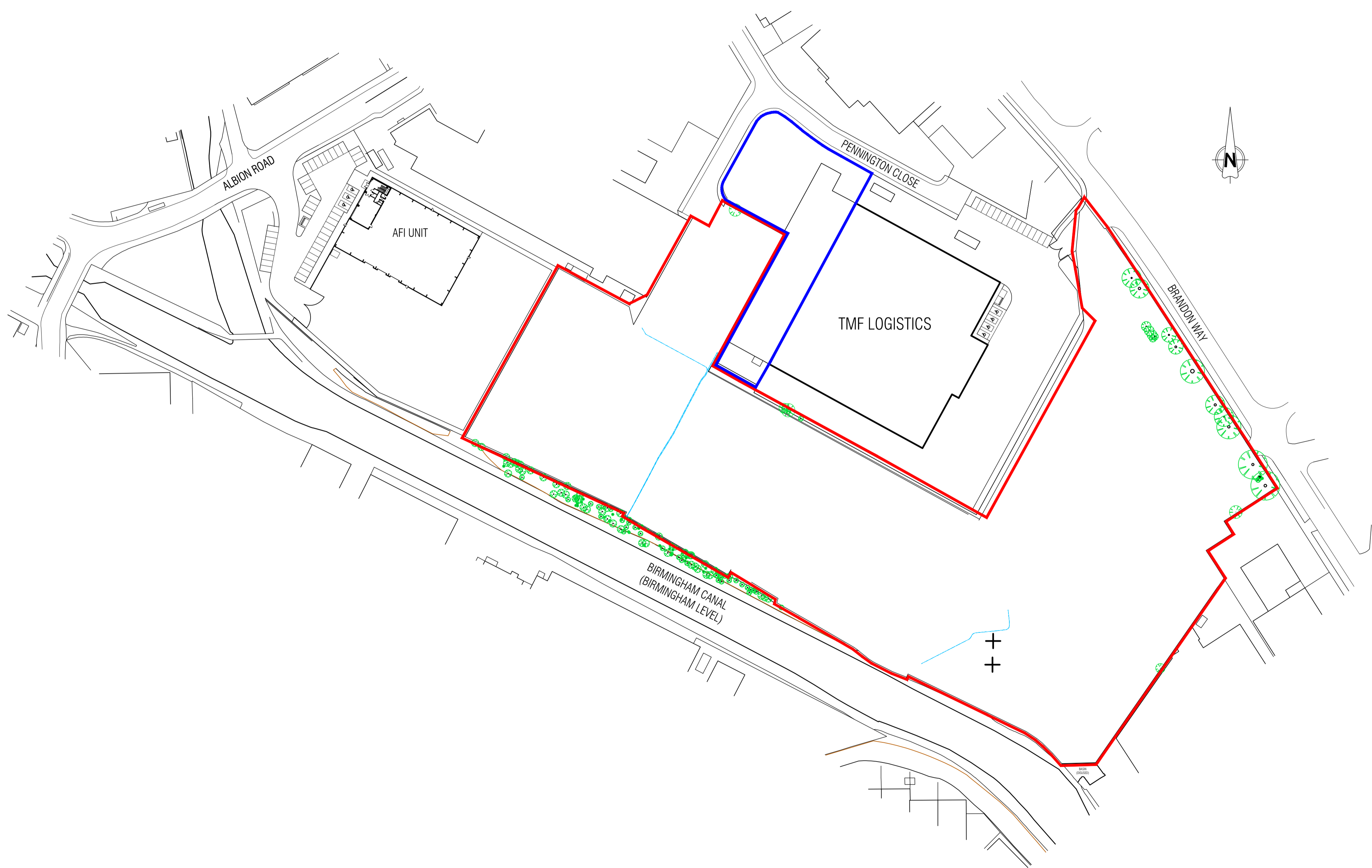
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- Legend
- Underground Electric Cable
- Existing Trees



B	08/12/21	Red & blue boundary lines and scale bar added.	aips
A	20/08/21	Existing underground electric cables and tree positions added	gh

no.	date	revision	by
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Revelan Group plc

project  
 Proposed development  
 Brandon Way and  
 Pennington Close  
 West Bromwich

Existing Site Plan

scale 1:1000 @ A1 drawn gh

checked AS date May 2021

no

6324 - 028 Rev B

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



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Schedule of Accommodation

All areas are square feet gross internal and approximate

Unit	Production / Warehouse	Offices	Total	Parking
Unit 1	64,415 ft <sup>2</sup> 5,984 m <sup>2</sup>	3,230 ft <sup>2</sup> 300 m <sup>2</sup>	67,645 ft <sup>2</sup> 6,284 m <sup>2</sup>	70 cars
Unit 2	72,170 ft <sup>2</sup> 6,705 m <sup>2</sup>	3,660 ft <sup>2</sup> 340 m <sup>2</sup>	75,830 ft <sup>2</sup> 7,045 m <sup>2</sup>	42 cars
Unit 1 Site Area	4.03 Acres	1.63 Ha		
Unit 2 Site Area	4.19 Acres	1.69 Ha		

Legend

-  Underground Electric Cable
-  Existing Trees to be Retained
-  Existing Trees to be Removed
-  Proposed New Trees - Indicative Only

M	15/10/21	Existing site access re-used. Offices handed. Car parking modified to suit levels. Ramps and steps introduced. Dock and level entry doors amended. All to Unit 1 to suit changes due to FRA proposals.	aips
L	08/10/21	Blue line added to adjacent property.	aips
K	29/09/21	Estate road and Unit 1 layout amended to suit.	aips
J	10/09/21	Boundary adjacent Unit 2 service yard amended.	aips
H	20/08/21	Existing tree positions added	gh
G	18/08/21	Existing underground electric cable added	gh
F	10/08/21	Schedule of accommodation revised with Unit 2 parking numbers.	gh
E	01/07/21	Area schedule revised to indicate individual site areas of units 1 & 2	gh
D	30/06/21	Unit 2 loading dock and level entry doors revised, gable end grids revised to accommodate increased level entry door sizes.	gh
C	18/06/21	Unit 2 loading dock and level entry doors revised, offices at 1st & 2nd floor levels.	gh
B	16/06/21	Car parking and offices handed.	aips
A	09/06/21	Plot boundaries shown. Car parking replaced with trailer parking. Grids updated.	aips

no.	date	revision	by



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client

Revelan Group Limited

project

Proposed development  
Brandon Way and  
Pennington Close  
West Bromwich

drawing

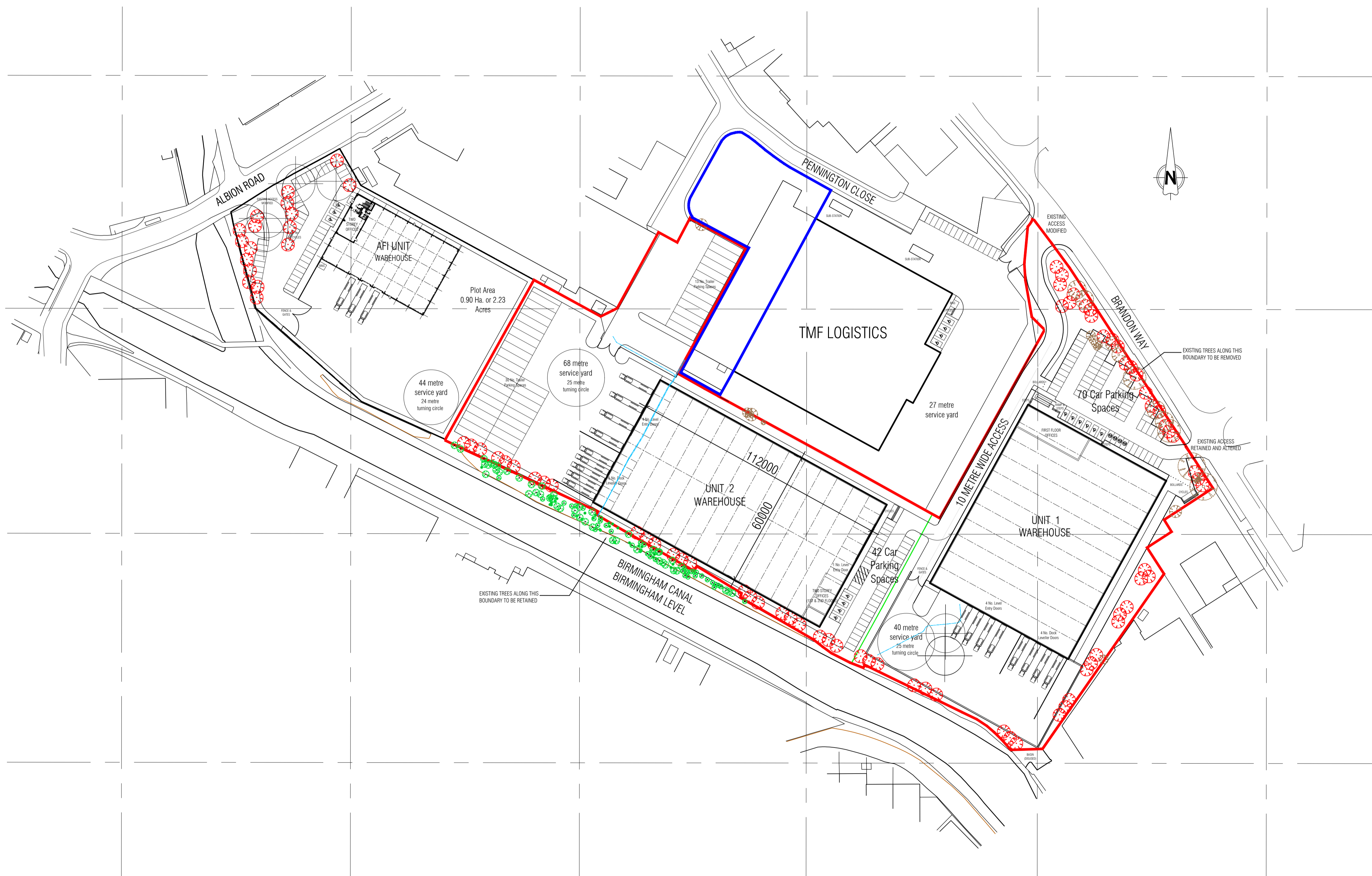
Proposed Site Plan  
Option DD

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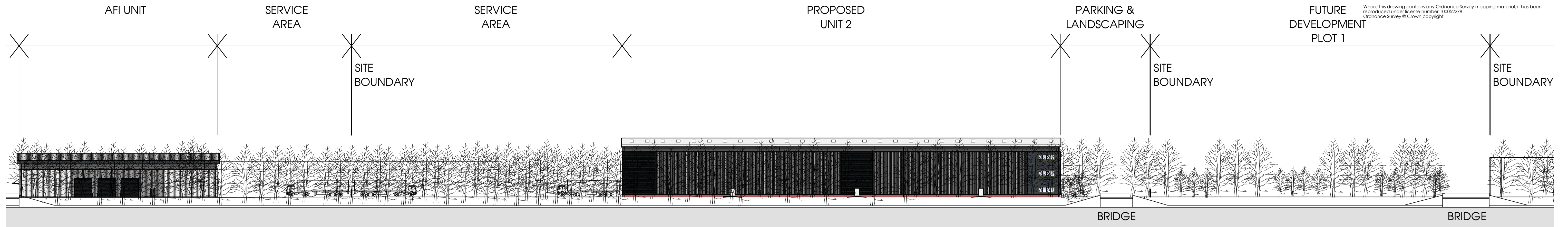
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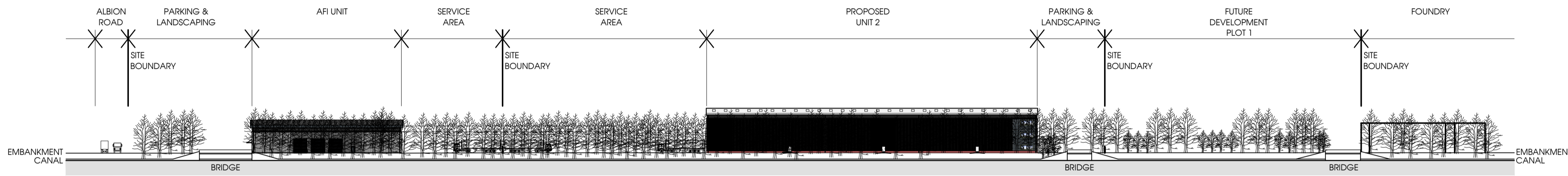
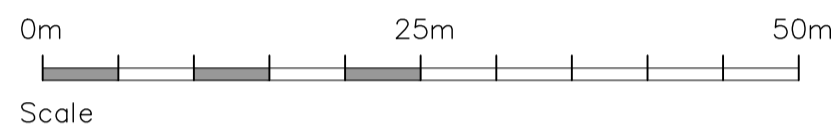
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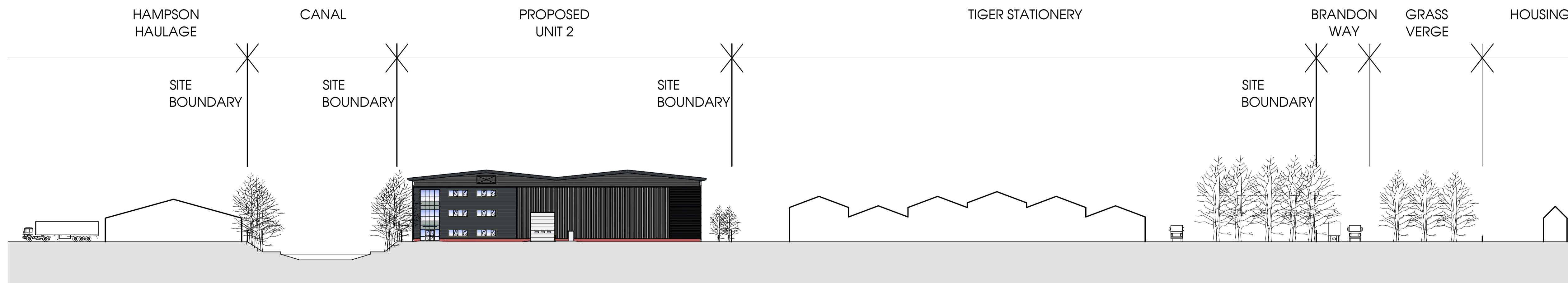
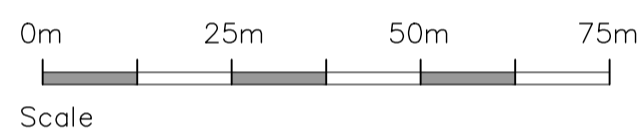
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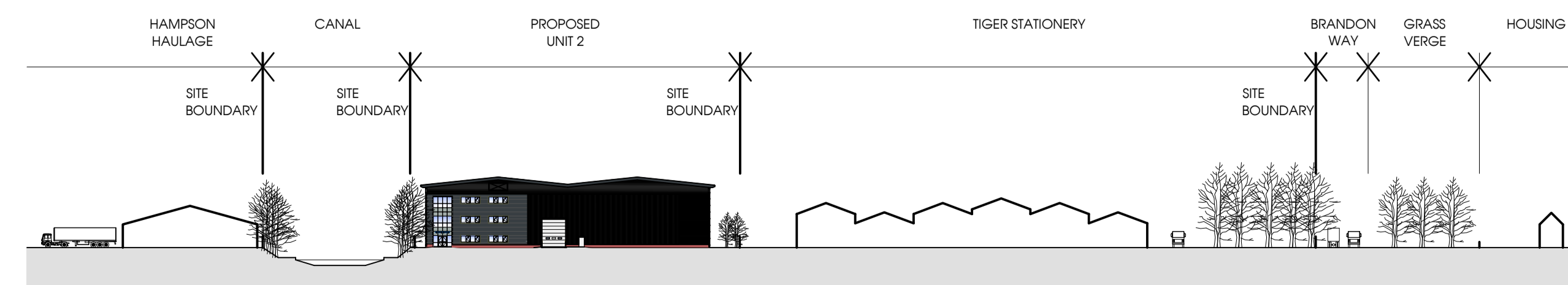
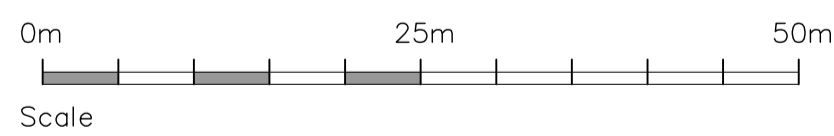
Cross section looking north - east. Scale 1:500



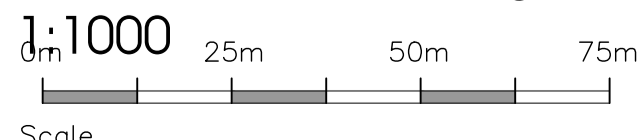
Cross section looking north - east. Scale 1:1000



Cross section looking north - west. Scale 1:500



Cross section looking north - west. Scale 1:1000



no.	date	revision	by



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 client

Revelan Group Limited

project

Proposed development  
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drawing

Typical Cross Sections

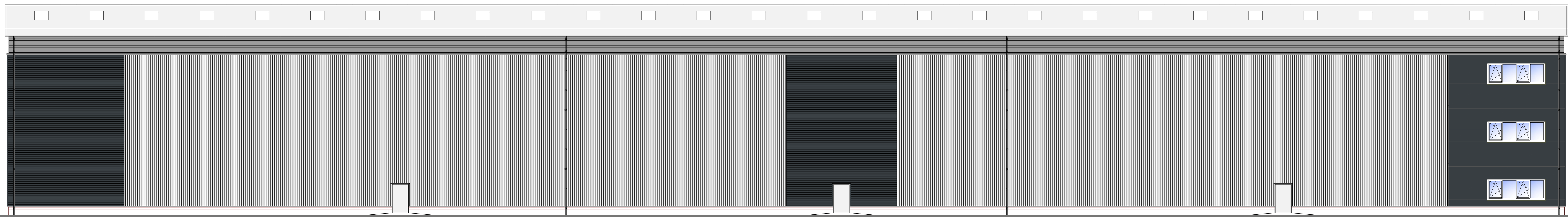
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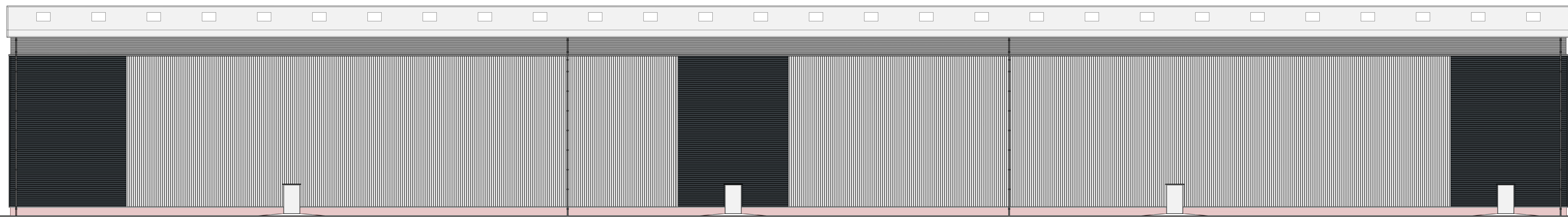
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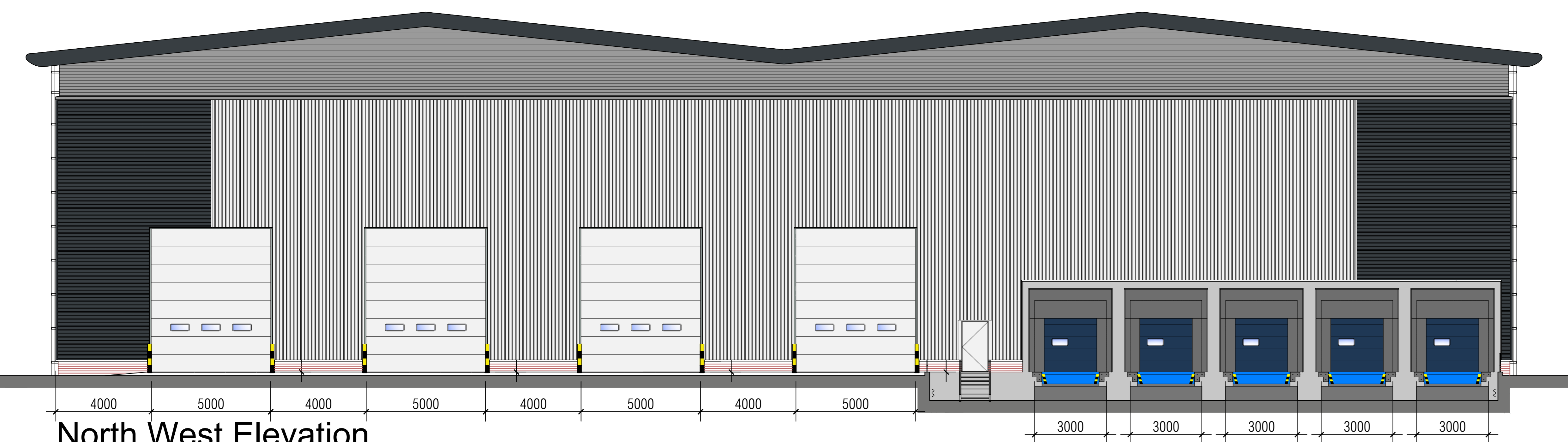
Planning



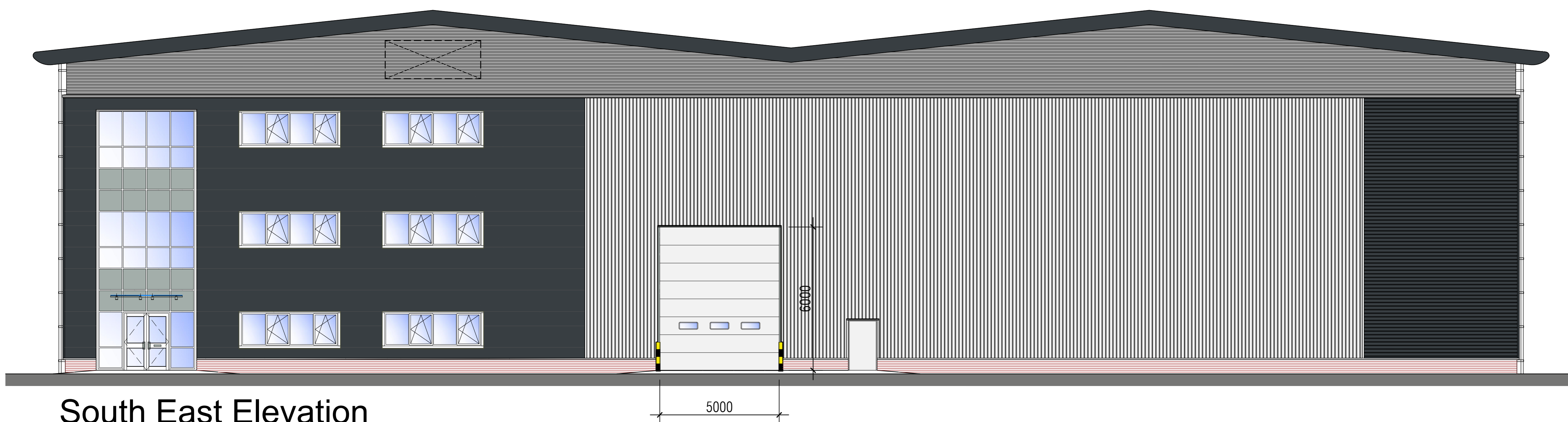
South West Elevation



North East Elevation



North West Elevation



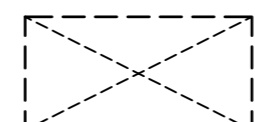


South East Elevation

**SCHEDULE OF MATERIALS**

- Roof:** Profiled Steel Cladding with Plastisol finish. Colour: Goosewing Grey RAL 080 70 05.
- Roof Lights:** Translucent non-fragile double skin GRP rooflights to provide 10% of warehouse area.
- Preformed Eaves:** Vertical Profiled Steel Cladding with Plastisol finish. Colour: Anthracite RAL 7016.
- Warehouse Low Level:** Vertical Trapezoidal Steel Cladding with Plastisol finish. Colour: Albatross BS 18 B 17.
- Warehouse High level:** Horizontal Trapezoidal Steel Cladding with Plastisol finish. Colour: Merlin Grey RAL 180 40 05.
- Warehouse Corners:** Horizontal Trapezoidal Steel Cladding with Plastisol finish. Colour: Anthracite RAL 7016.
- Office:** Kingspan Micro Rib Steel Faced Horizontal Cladding Panels with Plastisol finish. Colour: Anthracite RAL 7016.
- Perimeter Low Level:** Facing Brickwork
- Flashings and Trims:** Fabricated Steel with Plastisol finish. Colour: Anthracite RAL 7016.
- Office Doors & Windows:** Double Glazed Window and Door units with Aluminium Polyester Powder Coated Frames with Anti-sun Glass. Colour: Albatross BS 18 B 17 with Grey Tint Glass.
- Level Entry Doors:** Size 5000mm x 6000mm. Electrically operated steel sectional vertical lift doors with 1 No. row of vision panels. Plastisol finish. Colour: Albatross BS 18 B 17.
- Dock Leveller Doors:** Size 3000mm x 3000mm. Electrically operated steel sectional vertical lift doors with 1 No. row of vision panel. Plastisol finish. Colour: Albatross BS 18 B 17.
- Entrance Canopy:** Steel feature cantilevered structure with steel restraining tie rods back to steelwork. Colour: Stainless Steel. Laminated glass bolted with boss and cap spigot, nylon washers to separate glass from steel components.

**LEGEND**

-  Glazing
-  Look-a-like glazing
-  Signage zone

no.	date	revision	by
D	26/01/22	Horizontal trapezoidal cladding in merlin grey added at high level.	ass
C	01/07/21	Horizontal trapezoidal cladding in anthracite added to eaves to match rest and with rooflights.	gh
B	30/09/21	Loading docks and level entry doors reconfigured. level entry doors increased in size, gate ends glass treated with neutral in size.	gh
A	23/06/21		gh



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Revelan Group Limited

project  
 Proposed Development  
 Brandon Way and  
 Pennington Close  
 West Bromwich

drawing  
 Unit 2  
 Elevations

scale 1:100 @ A0 drawn gh

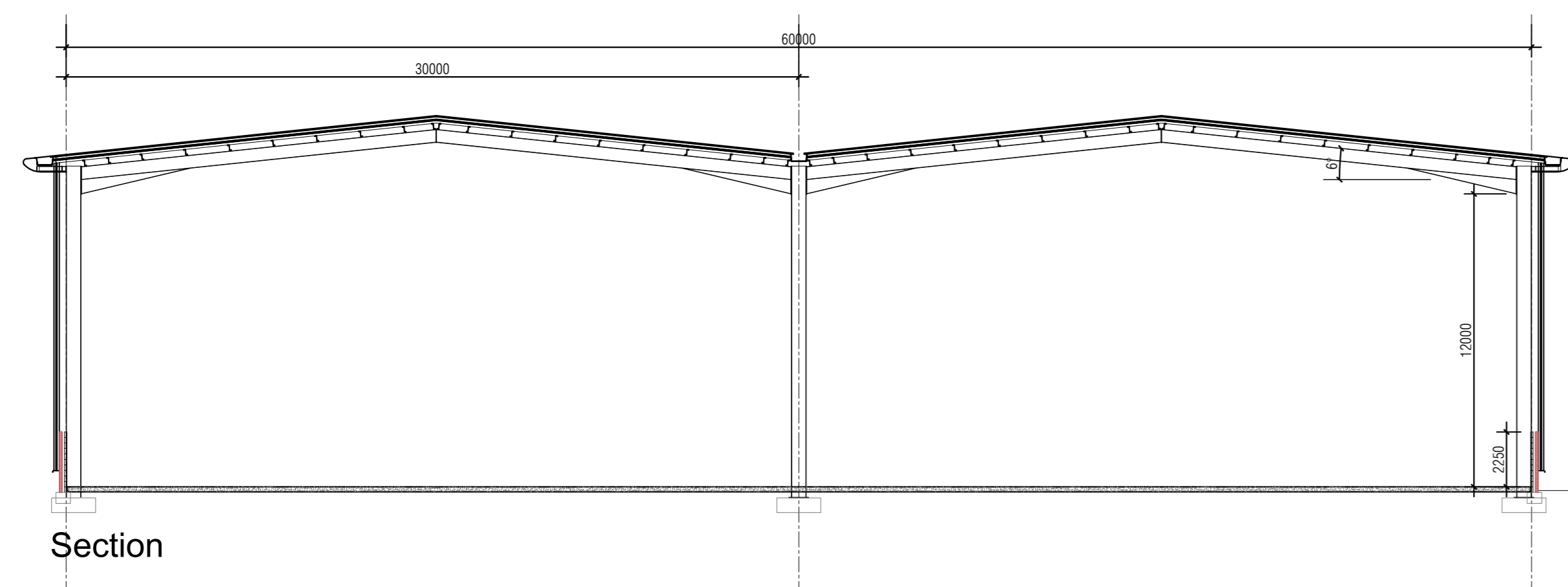
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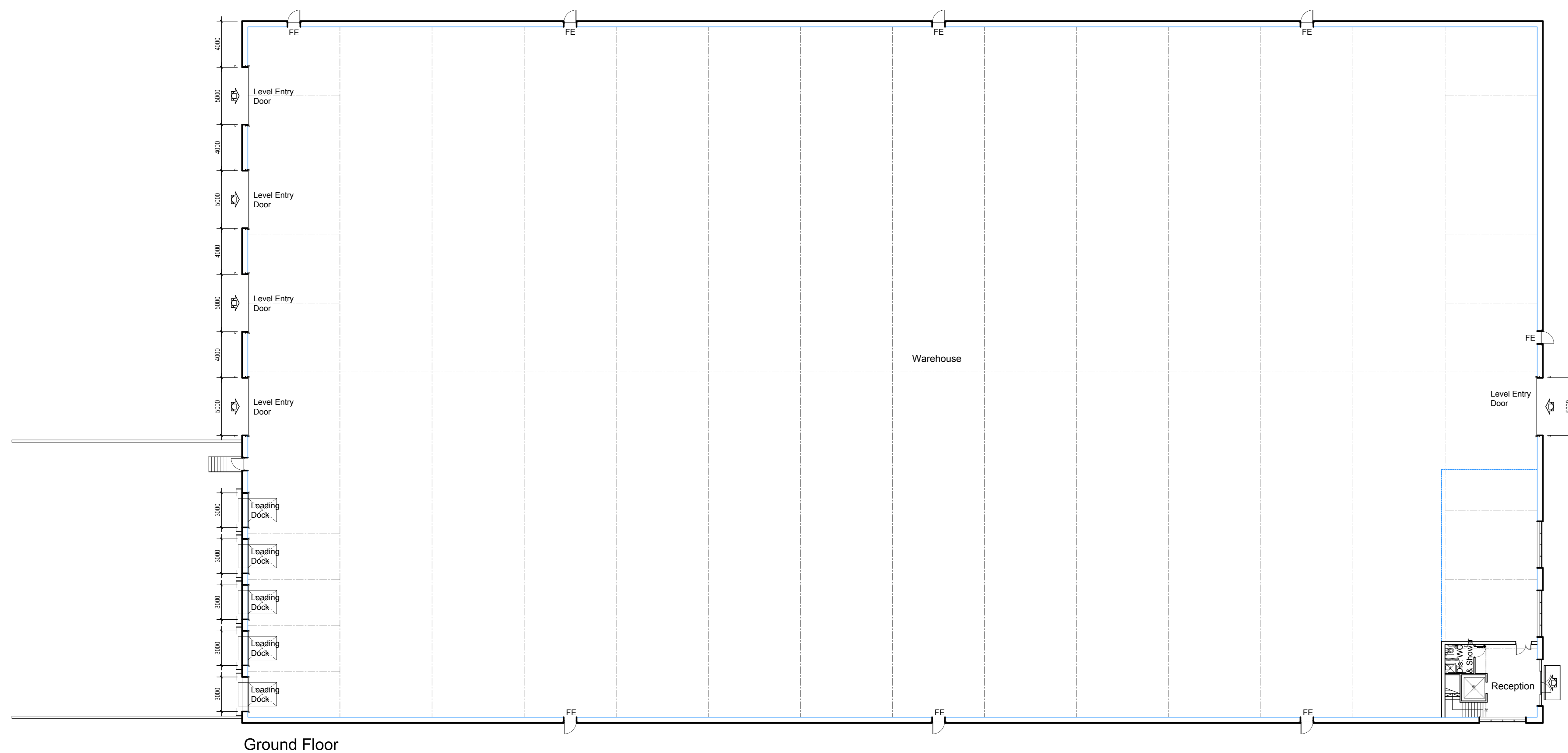
6324 - 033 Rev D



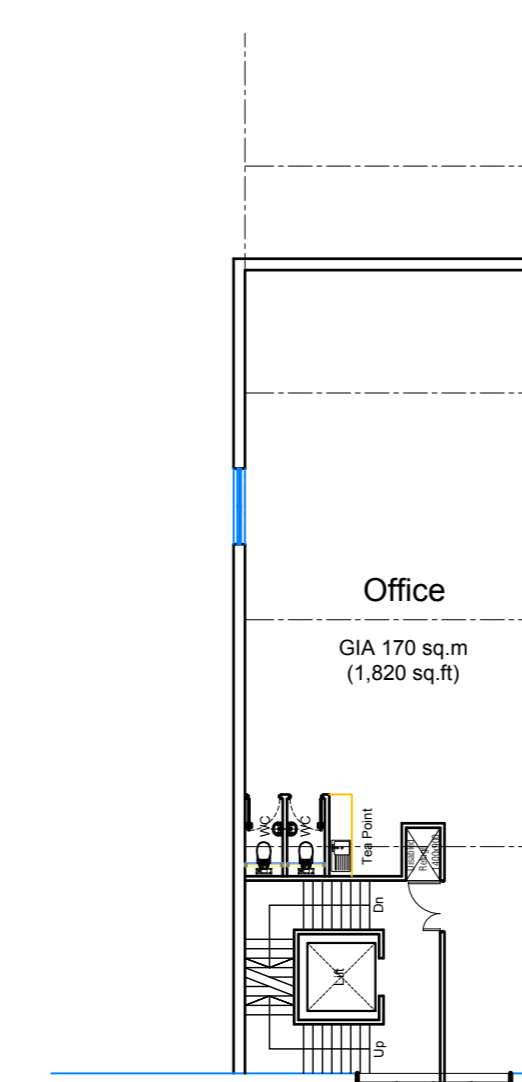
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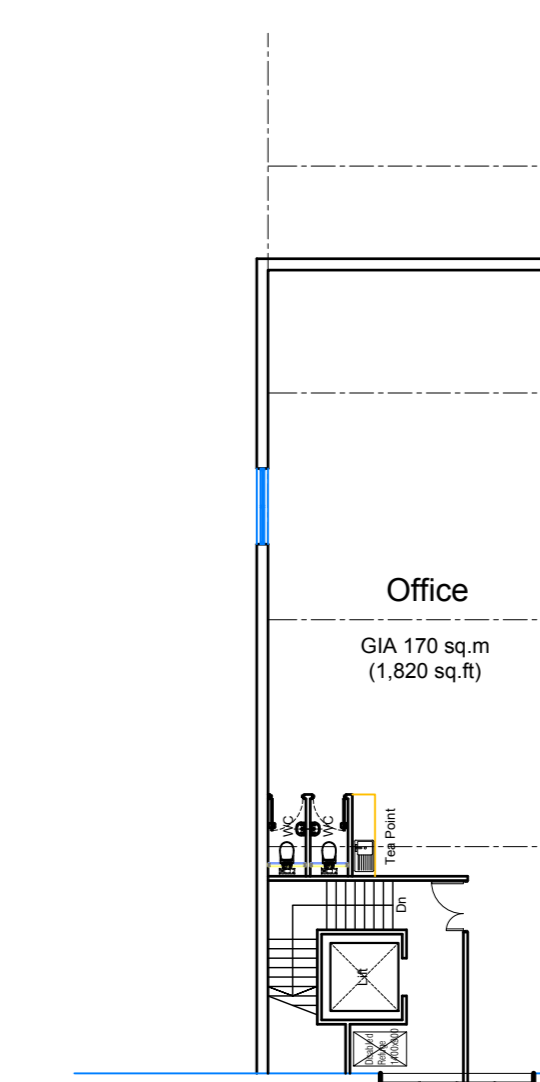
Section



Ground Floor



First Floor



Second Floor

no.	date	revision	by
E	08/12/21	First Floor Plan renamed Ground Floor Plan	ghs
D	30/09/21	Loading docks and level entry doors reconfigured, palette and grid revised & section added	gh
C	25/09/21	Revelan Group plc. new Revelan Group Limited	gh
B	24/08/21	Additional level entry door added	gh
A	23/06/21	Unit increased in size	gh



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Revelan Group Limited

project  
 Proposed Development  
 Brandon Way and  
 Pennington Close  
 West Bromwich  
 drawing

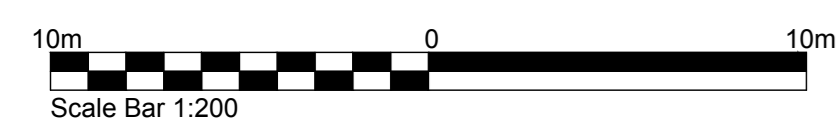
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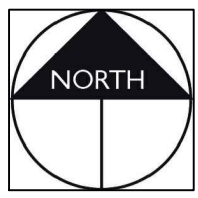
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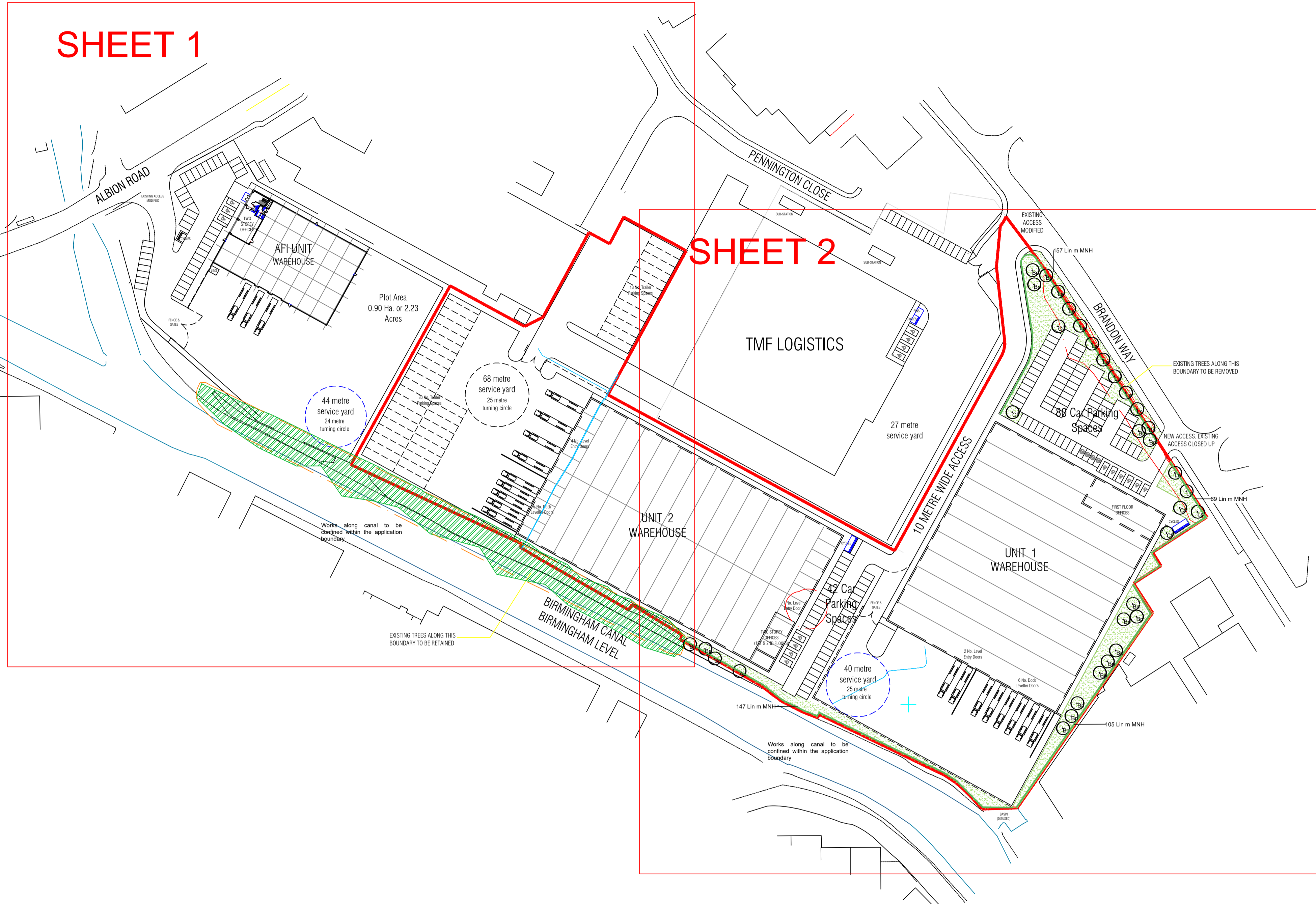
no

6324 - 032 Rev E





# SHEET 1



# SHEET 2

## SPECIFICATION NOTES

### 1. General

This plan to be read in conjunction with the all other consultant reports.

### 2. Preparation of Planting Beds

- Rubbish, concrete, metal, glass, decayed vegetation are to be removed and disposed of off site.
- Stones with the largest dimension exceeding 40mm are to be removed from planting beds and disposed of off site.
- Substances injurious to plant growth including subsoil, rubble, fuel and lubricants should be removed and disposed of off site.
- Remove any existing weed growth.
- Areas of large root are to be grubbed up without undue disturbance of surrounding soil and adjacent areas.
- All site preparation, planting and maintenance to comply with BS 4429

### 3. Topsoil

Imported topsoil to be a good quality loam to BS 3882:2015. All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating ameliorant's as specified and/or as indicated by analysis and/or as directed by the Landscape Architect. Hand cultivation's shall be carried out to achieve the required finish on areas where machine cultivation is impossible i.e adjacent to kerbs, manholes and footpath junctions etc. Existing topsoil to be stripped and re-used if suitable as per specification. All work to be carried out in line with BS 3882:2015 and DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites (2009). Topsoil depth to be 450mm for shrub planting and 150mm for grass.

### 4. Plants

General plant stock to conform to BS 3936, advanced nursery stock and planting to BS 4428. Plants shall be first class examples of their species or variety, free from all pests and diseases, with good fibrous root systems and materially undamaged (refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock'). All planting operations to be in general compliance with BS4428: 1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.

Carry out all planting while soil and weather conditions are suitable: Do not plant during periods of frost or strong winds. Plant only during the following periods:

- Container grown and root ball plants: At any time if ground and weather conditions are favourable. Ensure that adequate watering and weed control is provided
- Bare Root stock to be planted November to March.

All plants to be planted in cultivated beds in pits of min. size 0.3m x 0.3m x 0.3m deep so as to accommodate full root spread, backfilled with 80% clean topsoil and 20% compost and 20g granular fertilizer. All beds to be in min. 450mm good quality, well prepared topsoil. Planting densities and layout to be confirmed by the Landscape Architect.

### 5. Trees

Trees shown on plan to be planted with species as labelled or similar approved. Do not substitute species, variety and form or reduce the specified number/density of plants without prior agreement. Note sizes shown are minimum. All trees to be planted in pits 1.5m x 1.5m x 0.9m deep backfilled with 80% clean topsoil and 20% peat free tree and shrub planting compost and 100g granular fertilizer, 100mm washed medium coarse grade sand bed to base of pit. Water-in heavily after planting and surface mulched 75mm depth. All trees to be double staked with timber cross bar and soft ties. Any necessary tree works are to be carried out by an approved tree surgeon to BS 3998.

### 6. Mulch

General purpose mulch prepared in accordance with PAS 100. All planting areas and tree pits to be mulched with 75mm (settled depth) bark mulch. Sample of mulch to be approved by Landscape Architect.

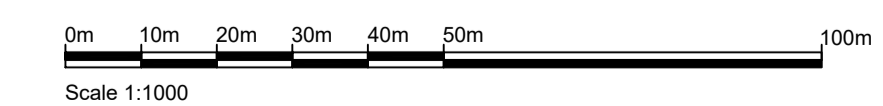
### 7. Grass

Sowing / turfing shall be carried out during appropriate seasons and while soil and weather conditions are suitable for the relevant operations. Hand tools shall be used around trees, plants and in confined spaces where it is impractical to use machinery. The soil shall be weed free prior to turfing. Seed shall be laid on prepared, levelled soil (minimum 150mm depth) in the areas indicated on the drawings and laid in accordance with the relevant BS.

After sowing lightly rake or harrow the surface to settle the seed in. Take care not to bury the seed at depth. Firm with a roll, or by treading, to give good soil/seed contact

### 8. Replacement

The contractor shall replace plants/trees that have failed to thrive (show growth or display foliage) during the growing season after planting (including plants damaged during maintenance operations). Replacements to match original specification or similar size/species approved by the Landscape Architect.



PLANTING SCHEDULE						
TREES						
Qty	Code	Name	Girth	Height cm	Root Cond	Specification
1	Ac	Acer campestre	14-16cm	425/600	RB	3x; Extra heavy standard; Clear stem 200cm; 5 breaks
18	Bp	Betula pendula	14-16cm	425/600	RB	3x; Extra heavy standard; Clear stem 200cm; 5 breaks
4	Cf	Carpinus betulus 'Frans Fontaine'	14-16cm	425/600	RB	3x; Extra heavy standard; Clear stem 200cm; 5 breaks
11	Ls	Liquidamber styraciflua 'Worplesdon'	14-16cm	425/600	RB	3x; Extra heavy standard; Clear stem 200cm; 5 breaks

MIXED NATIVE HEDGE (MNH)						
Total length: 478m (planted in double staggered rows)						
%Mix	Qty	Botanical Name	Size in cm	Root Condition / Pot size (c)	Density / Spacing	Notes
13	373	Acer Campestre	60-90	B	6/m	1+1; Transplant
5	143	Cornus sanguinea	60-90	B	6/m	1+1; Transplant
15	430	Corylus avellana	60-90	B	6/m	1+1; Transplant
45	1291	Crataegus monogyna	60-90	B	6/m	1+1; Transplant
5	143	Euonymus europeaus	60-90	B	6/m	1+1; Transplant
5	143	Ilex aquifolium	60-90	B	6/m	1+1; Transplant
12	344	Prunus spinosa	60-90	B	6/m	1+1; Transplant

Rev	Date	Description	Initials
C	14.12.21	Scale bar added	KLJ
B	16.09.21	Trees removed to account for concrete canal basin	KLJ
A	16.09.21	Revised planting area	KLJ
-	15.09.21	Initial Issue	KLJ



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Client  
**REVELAN GROUP**

Project  
**BRANDON WAY, WEST BROMWICH**

Description  
**PLANTING PLAN, SCHEDULE & SPECIFICATION**

Status  
**FOR PLANNING**

Scale  
1:1000@A1

Drawn  
KLJ

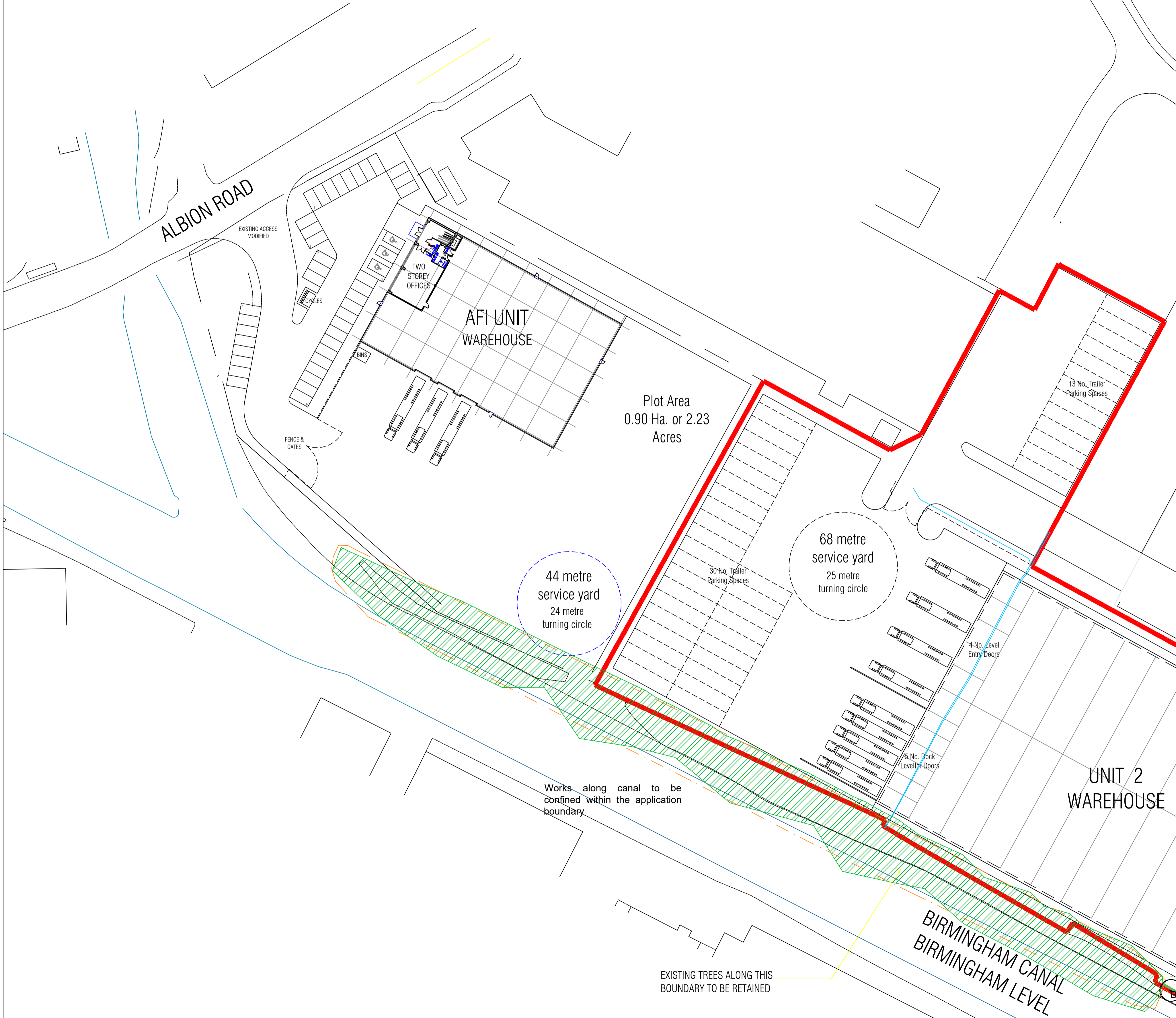
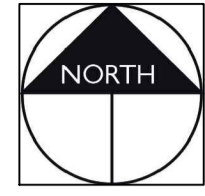
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Date  
SEPT 2021

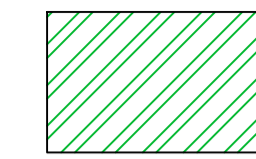
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Drawing number  
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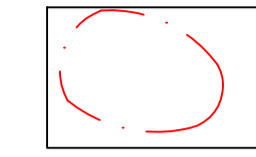
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**KEY**



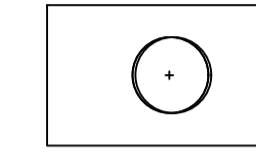
**EXISTING TREES**  
Trees to be retained - Refer to the Tree Survey prepared by Westside Forestry August 2021 for further details on species.



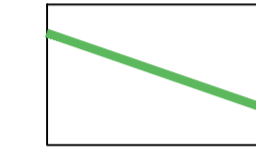
**EXISTING TREES**  
Trees to be removed - Refer to the Tree Survey prepared by Westside Forestry August 2021 for further details.



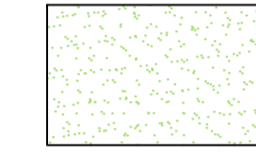
**ROOT PROTECTION AREA**  
Refer to the Tree Survey prepared by Westside Forestry August 2021 for further details.



**PROPOSED TREES**  
Refer to planting schedule for details on species, sizes and nursery specification.



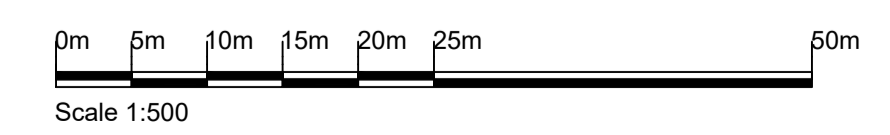
**PROPOSED MIXED NATIVE HEDGE**  
Refer to planting schedule for details on species, sizes and nursery specification.



**GRASS**  
Areas of grass to be seeded with Emorsgate EG22 strong grass mixture or similar approved.

**NOTE:**

Works adjacent to Birmingham Canal to be confined with the red line boundary.



Rev	Date	Description	Initials
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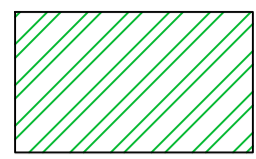
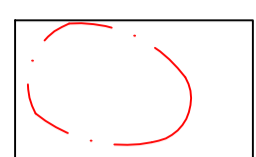

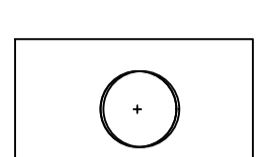
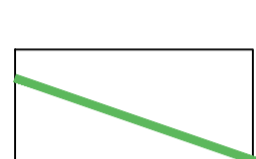
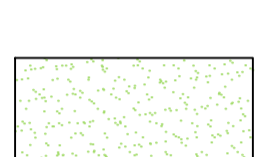
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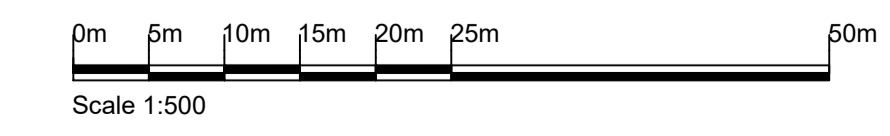
Client  
**REVELAN GROUP**  
Project  
**BRANDON WAY, WEST BROMWICH**  
Description  
**PLANTING PLAN, SCHEDULE  
& SPECIFICATION - SHEET 1**

Status  
**FOR PLANNING**

Scale	Drawn	Checked	Date
1:500@A1	KLJ	PGG	SEPT 2021
Job number	Drawing number	Revision	
BRA2109_	PP01.01	C	



- KEY**
-  **EXISTING TREES**  
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  -  **EXISTING TREES**  
Trees to be removed - Refer to the Tree Survey prepared by Westside Forestry August 2021 for further details.
  -  **ROOT PROTECTION AREA**  
Refer to the Tree Survey prepared by Westside Forestry August 2021 for further details.
  -  **PROPOSED TREES**  
Refer to planting schedule for details on species, sizes and nursery specification.
  -  **PROPOSED MIXED NATIVE HEDGE**  
Refer to planting schedule for details on species, sizes and nursery specification.
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Client  
**REVELAN GROUP**  
Project  
**BRANDON WAY, WEST BROMWICH**  
Description  
**PLANTING PLAN, SCHEDULE & SPECIFICATION - SHEET 2**

Status  
**FOR PLANNING**  
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Job number BRA2109\_  
Drawn KLJ  
Checked PGG  
Drawing number PP01.02  
Date SEPT 2021  
Revision C