

Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX

14th April 2024

Dear Daryl,

REF: Proposed Gregg's Drive-Thru' – 162 Bath Road, Reading RG30 2HA

Please accept this letter as formal confirmation that the MEP design for the above proposed development will encompass the following:

Lighting:

- All external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.
- External lighting will be controlled via photocell.

Energy Saving Measures:

- An improvement on the Part L Building Regulations will be achieved.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours Sincerely,



Andrew John Kay

Senior M&E Engineer - Director

Our Ref: 010_8220244_LM_Letter

15 April 2024

Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX

Dear Daryl

George & Dragon, 162 Bath Road, Reading, RG30 2HA

Please accept this letter as formal confirmation that the drainage design for the above proposed development will encompass the following:

- The proposed strategy strives to utilise sustainable drainage techniques in accordance with the guidance described in CIRIA C753 and the published RBC guides. With this in mind, the strategy employs a soakaway consisting of geo-cellular crates to facilitate the discharge of surface water run-off via infiltration to the underlying soil strata.
- Given the site is under 1 hectare in area, is located entirely within Flood Zone 1 (and at low risk of all other sources of flooding identified) and does not propose a change to a higher flood risk vulnerability classification, a site-specific Flood Risk Assessment is not required to accompany a planning application. Nonetheless, in accordance with local guidance, a drainage strategy for the proposed development will be developed.
- The development will discharge domestic sewage via a connection to the public foul sewer or combined sewer network where it is reasonable to do so.

Please see the submitted Landscape Plan which details the above mentioned enhancement measures.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours sincerely



Lucy Moxon
Senior Engineer
Glanville Consultants

Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX

15th April 2024

REDEVELOPMENT OF FORMER GEORGE AND DRAGON PH, BATH ROAD, READING. RG302HA

Dear Daryl,

Please accept this letter as formal confirmation that the following requirements will be adhered to for the above proposed development:

Management:

- Site and building layout designed to allow full access by elderly and disabled persons which meets CAGE guidance and part M of the Building Regulations.

Energy Saving Measures:

- A fabric first approach to the reduction of energy will be adopted with low carbon heating and hot water systems.

Transport:

- The proposed development is surrounded by residential areas and accessible by multiple forms of transport.
- The site aims to have suitable and appropriate parking spaces for its size and use with clear demarcation for pedestrian and vehicular movements.
- It is proposed that five electric vehicle charging points will be installed on site, servicing the equivalent of ten parking bays with further cabling infrastructure installed for another six spaces.
- The site is accessible by walking and cycling with good quality, continuous and well-lit footways and cycleways planned within the development and in the adjacent developments.
- The drive-thru units design includes 5no cycle stands for parking up to 10no bicycles.

Materials:

- All thermal insulation products used in the building will have a low embodied impact relative to their thermal properties, again determined by the Green Guide to Specification targeting A or A+ ratings and all thermal insulation products used in the building will be responsibly sourced.
- The unit will also ensure the specification of low Global Warming Potential (GWP) and zero Ozone Depleting Potential (ODP) insulation materials.
- Suitable protection will be given vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements. For example, a bump rail will be provided in the service areas and the doors will be protected by kick plates.

Waste:

- Operational recycling facilities will be supplied within the service yard.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours sincerely,

RA Smith

Richard Smith
Associate
Richard.smith@db3group.com
07920 811141

Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX
30th May 2024



Dear Daryl,

RE: Proposed Greggs Project, Former George and Dragon, 162 Bath Road, Reading, RG30 2HA.

Please accept this letter as formal confirmation that the principal contractor for the above proposed development will be required to implement the following:

- A Site Waste Management Plan (SWMP) will be developed and implemented to segregate and recycle construction waste.
- The significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled.
- Recycled or secondary aggregates will be used where possible.
- We will establish a system to monitor and control construction impacts such as waste generation and energy use.
- We will source high-grade materials from local suppliers where possible.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours Sincerely,
Shane McNulty
Senior Project Manager
HAUV Projects & Acquisitions
Greene King Property
Mob: 07974132984
E-mail: ShaneMcNulty@greeneking.co.uk



Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX

Ground Control Limited

Kingfisher House
Radford Way
Billericay
Essex CM12 0EQ

T 01277 650 697

E info@ground-control.co.uk

www.ground-control.co.uk

16th April 2024

Dear Daryl,

RE: Proposed Greggs Drive Thru, George and Dragon, Reading

Please accept this letter as formal confirmation that the Landscape and Ecology design for the above proposed development will encompass the following:

- The site will be landscaped to a high standard with existing boundary planting retained where possible.
- Landscaping will be focused around the perimeter of the site and will include the planning of 15 new trees to replace those that need to be removed. 6 of these trees will be planted along the Bath Road frontage as requested in pre-application advice.
- The scheme will demonstrate 66.25% net biodiversity gain as illustrated by the Biodiversity Metric Report.
- In response to advice from the applicant's ecologist and in order to enhance the ecological value of the site, the scheme also includes 4 bird boxes, 2 bat boxes, 3 insect houses as well as log piles and hedgehog houses.

Please see the submitted Landscape Plan which details the above mentioned enhancement measures.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours Sincerely,

Chris Chippendale
Senior Landscape Architect

Daryl Fisher
Viro
Suite 3
Churchgate Court
3 Church Road
Whitchurch
Cardiff
CF14 2DX

19/04/2024

Mike Harwood
Greggs House
Quorum Park
Benton Lane
Newcastle Upon Tyne
NE12 8BU

Dear Daryl,

RE: Proposed Greggs Project, Former George and Dragon, 162 Bath Road, Reading, RG30 2HA.

Please accept this letter as formal confirmation that the fit-out of the above proposed development will encompass the following:

Approved shopfitting contractors will be appointed and be required to:

- Provide waste management certificates for Health & Safety Files for all waste generated as part of our waste management control.
- All timber is required to come from sustainable FSC Sources where possible in line with the Greggs Pledge.
- Equipment is recycled where possible if not at end of life, otherwise recycled appropriately.

Lighting:

- All fittings specified are LED.
- All lighting schemes are specified in accordance with maintained luminance levels as recommended by CIBSE.
- Motion sensors used at Back Of House will be on our drawings.

Energy Saving Measures:

- We will install an electric meter.
- Energy efficient Self Selectors, Eco Ovens, Eco Sota ovens, Eco Dishwasher will be installed.
- Air conditioning will be turned off when not required and at night.

Water Use:

- Suitable metering of the mains water supply will be installed.
- The specification of the above mentioned meter will enable water consumption to be monitored.
- Non-concussive taps will be specified in public and staff areas.
- Shop located wash hand basins will have knee-operated taps and will be supplied by instantaneous water heaters.
- Water temperatures will be pre-set and WCs will have dual flush cisterns with a main flush capacity of 6 litres.

Furniture:

- Air source heat pump air curtains will be fitted over entrance doors to mitigate heat loss.
- Where possible, we will use sustainable and recyclable materials throughout the shop to ensure that shop equipment and materials can be recycled after completion of the economic working life.

Layout:

- Cooling units will be located away from warm areas.

Waste:

- Three external bins will be provided for both general waste and mixed recycling.
- Waste will be collected twice weekly Monday to Friday.
- All unsold food will be taken to our outlet shops or collected by local charity groups and food banks on a nightly basis.
- Staff will monitor bins to ensure no overflowing of waste.
- We aim to divert the majority of waste away from landfill.

We trust the above is satisfactory, should you have any queries, please do not hesitate to get in touch.

Yours Sincerely,

M.Harwood

Mike Harwood
Shop Design Manager



Ecology
Arboriculture
GIS and Mapping
Landscape Architecture

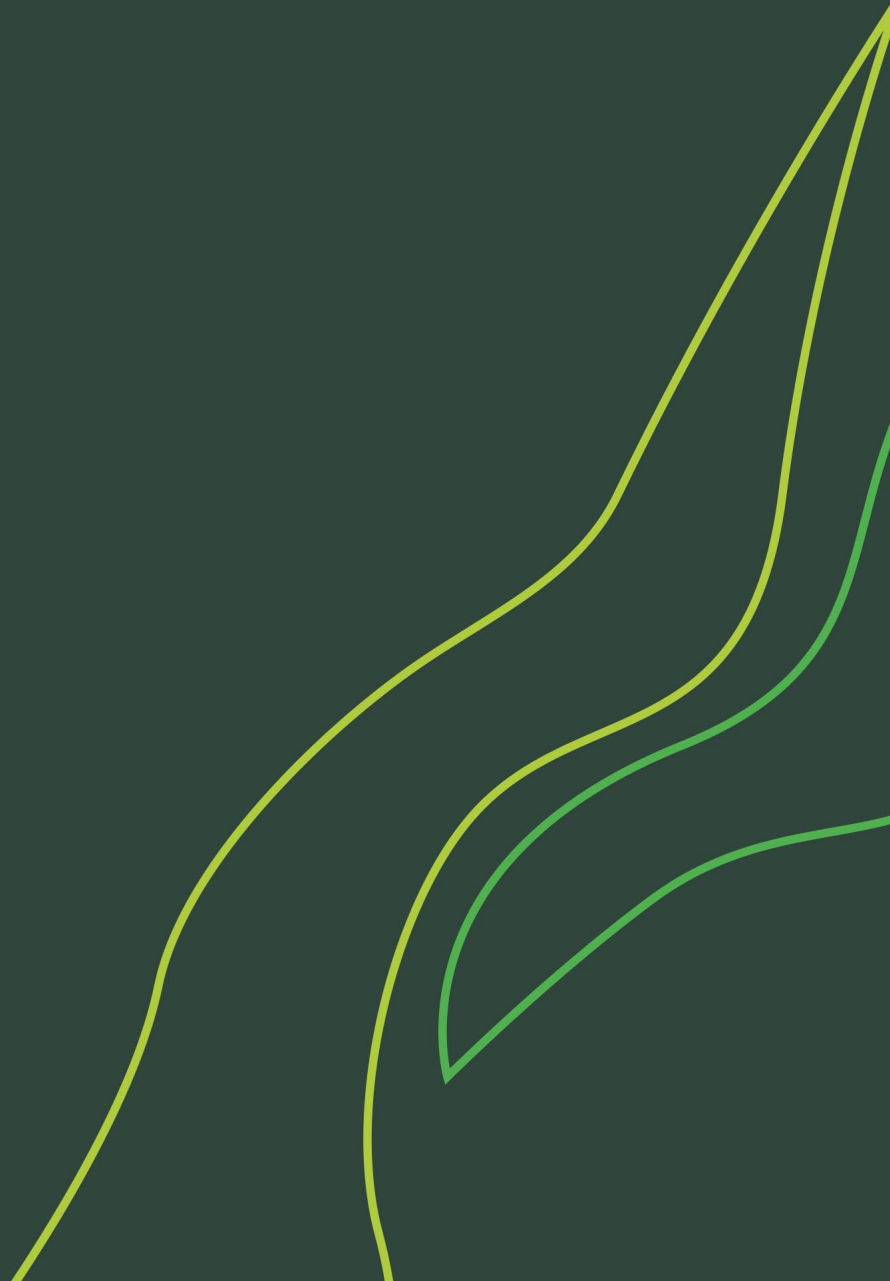
Soft Landscape Management & Maintenance Plan

Site: Greggs Drive Thru, The George and Dragon, Reading

Client: Greene King

Date: November 2023

Revision: C



Document Control Sheet

<i>Title</i>	Soft Landscape Management & Maintenance Plan		
<i>Client</i>	Greene King		
<i>GC Document Reference</i>	J230907-GCPS-XX-XX-T-L-0601		
<i>Author</i>	Sophie Sturgeon <i>BSc (Hons) LGD, MALA</i> <i>Graduate Landscape Architect, GC Professional Services</i> Ground Control Limited, Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ T: 01277 650697 E: sophie.sturgeon@ground-control.co.uk		
<i>Reviewed</i>	Chris Chippendale <i>BSc (Hons) LGD, MALA</i> <i>Senior Landscape Architect, GC Professional Services</i>		
<i>Issue Status</i>	Issue	Date	Status
	1	06/09/2023	Final
	2	19/09/2023	Updated to suit latest site plan
	3	22/09/2023	Minor update to suit client comments
	4	22/11/2023	Updated to include latest site plan
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1.0 Introduction

1.1 Client & Scope

- 1.1.1 The following report has been prepared for Greene King in relation to the planning application for the proposed Greggs Drive Thru at The George and Dragon, 162 Bath Road, Reading.
- 1.1.2 This report has been produced only for the proposed planting outlined within Ground Control's Detailed Planting Plan, **J230907-GCPS-ZZ-ZZ-D-L-0201** (Appendix 1.0).

1.2 Aims

- 1.2.1 The aim of the Maintenance & Management Plan is;
- To ensure the maintenance and management of the soft landscape areas to an agreed standard and ensuring successful establishment and development of all new planting across the site and longer term.
 - To ensure the visual amenity is preserved and enhanced.
 - To provide a variety of habitats for ecological benefit.

2.0 Proposed Landscape Scheme

- 2.1 This following statement is to be read in conjunction with Ground Control's Detailed Planting Plan, **J230907-GCPS-ZZ-ZZ-D-L-0201**. A copy can be found in Appendix 1.0. Written specifications of planting and cultivation works to be undertaken, schedule of plants can also be found on the drawing notes within Appendix 1.0
- 2.2 The landscape scheme comprises of the following soft landscape proposals;
- Ornamental hedge
 - Native hedge
 - Ornamental shrub planting
 - Herbaceous perennials, flowering and grass species
 - Tree planting
 - Habitat features

3.0 Implementation Programme

- 3.1 Soft landscape planting works are to be carried out towards the end of the external works programme for the overall scheme development. At this stage the final programme and landscape installation period is unknown.
- 3.2 If the soft landscaping works programme falls outside of the planting season (November – March) all planting works are to be carried out at the earliest opportunity during the next planting season', unless, at the client's request, appropriate planting and maintenance operations are in place to accommodate planting out of season.
- 3.3 All planting is to be undertaken in accordance with the landscape specification outlined on Ground Control's Soft Landscape Proposals Plan (Appendix 1.0).

4.0 General Management Operations & Responsibility

4.1 Defects Period (0-1 Years)

- 4.1.1 Regular maintenance will be carried out in accordance with the site-specific detailed management operations listed in section 5.0 below.
- 4.1.2 The installing landscape contractor will be required to undertake the maintenance operations in accordance with a pre-agreed maintenance schedule sufficient to ensure the site and landscape scheme is handed back to the client weed free with good plant establishment. A typical visit schedule for the nature of the landscape scheme has been included within Appendix 2.0.
- 4.1.3 The installing landscape contractor is responsible for the management of the site during this time period and is liable for the cost of replacements to all dead/ diseased planting and topping up of bark mulch where vandalism and theft is not the cause.
- 4.1.4 An annual inspection of the entire landscape scheme for failed planting will be carried out during late summer following installation works and all failed planting will be replaced in the autumn of the next planting season.

4.2 Continued Management (Year 2+)

- 4.2.1 After year 1 the site will be handed over to the tenant's approved maintenance contractor for ongoing management thereafter.
- 4.2.2 Regular maintenance will continue to be carried out in accordance with;
- Typical Soft Landscape Maintenance Visit Schedule (Appendix 2.0).
 - Site specific Detailed Management operations as listed in section 5.0.
- 4.2.3 Any plant losses are to be noted and brought to the attention of the tenant's maintenance surveyor for 'like-for-like replacement in accordance with an approved landscape plan within five years from scheme completion. Within this period any considerations for significant changes to the planting scheme to be reported to the local planning authority for approval in advance of undertaking any changes.
- 4.2.4 A review of the landscape scheme by the maintenance contractor's project manager will be carried out during year 5 with the aim of reviewing the maintenance operations set out herein and setting out the ongoing management/ maintenance principles for the continued development of planting scheme thereafter.

5.0 Site Specific Detailed Management Operations

5.1 Workmanship Generally

- 5.1.1 Workmanship shall be in line with British Standards for Grounds Maintenance.
- 5.1.2 All selected herbicides to have full HSE and DEFRA approval in line with latest UK Government guidance for use on amenity vegetation as advised by BASIS qualified supplier plus relevant COSHH data and Materials Safety Data.
- 5.1.3 Litter collection to be undertaken at each maintenance visit. All rubbish that is detrimental to the appearance of the soft landscape beds, including paper, packaging materials, bottles, cans, and similar debris to be collected, removed from site and recycled.
- 5.1.4 Planting beds to be kept weed free at all times. Herbicide chemical treatment or hoe/hand weeding as necessary and large weeds will be physically removed whilst ensuring minimum disturbance to mulched surfaces. Planted areas will be left in a neat and clean condition upon completion.
- 5.1.5 Contractor to monitor for presence of any invasive reportable weeds at each maintenance visit.
- 5.1.6 Contractor to check on a regular basis for pests, diseases and any other, mammal, human or other external damage to planting. Remedial action to be taken as required.
- 5.1.7 Contractor shall always maintain mulch surface to a depth of 75mm. Refer to Soft Landscape Proposal Plans for further details (Appendix 1.0).
- 5.1.8 All plants to be re-firmed after frost to ensure they are not leaning and that the soil level around the plants remains at the level grown during nursery production.
- 5.1.9 All new planting to be monitored for apparent loss of vigour or nutritional deficiencies. If identified, further investigation might be necessary and remedial action taken. An application of fertiliser may be required. All fertiliser applications to be carried out in accordance with good horticultural practice and manufacturers recommendations.

5.2 Watering/ Irrigation

- 5.2.1 The intention is that the scheme will be reliant on natural precipitation, however:
- 5.2.2 All plants to be watered thoroughly (field capacity) prior to planting.
- 5.2.3 Where required, during the first two years after completion, weekly watering to be carried out during the growing season (April – October) with plants watered to field capacity in line with best practice industry guidance on volume of water required for each tree size. As a guideline for this scheme in line with Hiller's best practice guidance watering for the first year of establishment should equate to 80L per week for 16-18cm and 18-20cm girth trees with 20-25cm trees to receive 100L of water per week.
- 5.2.4 Contractor to monitor the scheme for any additional irrigation requirements, particularly through the 1st year from completion to ensure the continued successful establishment of the planting.

- 5.2.5 During the dry summer months, frequency of watering to be increased as required to maintain the health of the plants. TreeGator watering bags or similar water retention technique to be used where required to aid tree establishment.
- 5.2.6 The volume of water and frequency of any watering visits is to be determined by the landscape contractor in accordance with good horticultural practice, BS 8545:2014 and specific to any identified areas of landscape planting that require watering.

5.3 Ornamental Hedge

(Euonymus japonicus 'Green Rocket')

- 5.3.1 For the first two years after planting, concentrate on pruning in mid to late spring to encourage bushy growth and strong establishment. As the plants develop, sides of hedge are to be faced up to encourage hedge to knit together and produce a dense structure.
- 5.3.2 Once desired height of 500mm is reached hedge will be topped and maintained at that height. Annual maintenance will involve hedge pruning once a year to maintain form.

5.4 Native Hedge

(Cornus sanguinea, Corylus avellana, Crataegus monogyna, Ilex aquifolium, Ligustrum ovalifolium, Viburnum opulus.)

- 5.4.1 For the first two years after planting, concentrate on shortening the longer shoots and just tipping back shorter ones to encourage branching and dense growth without much loss in height. Trim hedge in winter or early spring.
- 5.4.2 Once established, regular formative pruning will be carried out to hedge to ensure a strong establishment. As the shrubs develop, sides of hedge are to be faced up to encourage hedge to knit together and produce a dense structure.
- 5.4.3 Once desired height for screening purposes is reached, hedge will be topped and maintained at that height – Hedge to be maintained at between 1.8m and 2m to match adjacent fence. Annual maintenance will involve hedge pruning once a year to maintain form. Hedges will be pruned annually in late autumn/winter, or otherwise avoiding the bird nesting season.
- 5.4.4 Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth.
- 5.4.5 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.

5.5 Ornamental Shrub Planting

- 5.5.1 All planting to be managed to provide a crisp/neat edge to all hard-landscaped areas including footpaths, roads, walls and car park bays, otherwise shrubs are to be allowed to grow freely and encourage healthy, bushy growth with desirable ornamental features. Shrubs to achieve their natural form and knit together to form an effective ground cover. Planting to be regularly trimmed around signage where required to ensure clear visibility of signs from both vehicular and pedestrian areas.
- 5.5.2 Check that each plant is growing healthily and remove all dead wood, damaged or

diseased branches, water shoots and reversion growth.

- 5.5.3 Formative and seasonal pruning to be carried out to encourage healthy and bushy growth and desirable ornamental features. E.g. flowers, fruits, autumn colour, stem colour etc. Remove suckers by cutting back level with source stem or root along with dead shoots. Pruning shrubs to be carried out after they have finished flowering in late winter or early spring.
- 5.5.4 All plants to be re-firmed after frost or wind to ensure they are not leaning and that the soil level around the plants remains at the level they grew in the nursery.
- 5.5.5 Shrubs to be maintained to keep vehicular and pedestrian visibility sight lines open.
- 5.5.6 *Cornus sericea* 'Flaviramea' to be pruned annually in late March to mid-April.
- 5.5.7 Lavender species to be pruned annually late summer after flowering.
- 5.5.8 Phormium species to have lower dead or damaged leaves cut back to base of plant.
- 5.5.9 Top up bark mulch annually where required to maintain 75mm depth.

5.6 Herbaceous Perennials, Flowering and Grass Species

- 5.6.1 Herbaceous perennials and flowering species to be pruned according to their flowering periods; Plants flowering between March and July - immediately after flowering period.
- 5.6.2 *Stipa tenuissima* to be combed through in early spring to remove dead foliage.
- 5.6.3 All plants to be checked for weeding, staking, dividing and any dead shoots/ flowers to be removed.

5.7 New Tree Planting

The Following guidance and recommendations are in accordance with BS8545:2014 'Tree: from nursery to independence in the landscape – Recommendations'

- 5.7.1 Carry out formative pruning in accordance with BS 3998 as required for all young and newly planted trees. Formative pruning should aim to produce a tree which in maturity will be free from major physical weaknesses. Unwanted secondary leading shoots and potentially weak forks which could fail in adverse weather conditions should be removed. from start and end. Formative pruning should continue until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced. Works to include;
 - *Removing dead branches*
 - *Removing co-dominant leaders,*
 - *Over vigorous laterals to be subordinated (to retain size at no more than 50% diameter of main stem at point of attachment)*
 - *Removal of opposite branches*
 - *Removal of upright/ crossing branches within the crown*
 - *Lower branches (from nursery) subordinated.*
- 5.7.2 The health and development of young trees is to be assessed annually and on an adhoc basis as required during the year to inform maintenance operations and any required

actions. Assessment to include; foliar appearance, leaf size, leaf canopy density, extension growth and girth development.

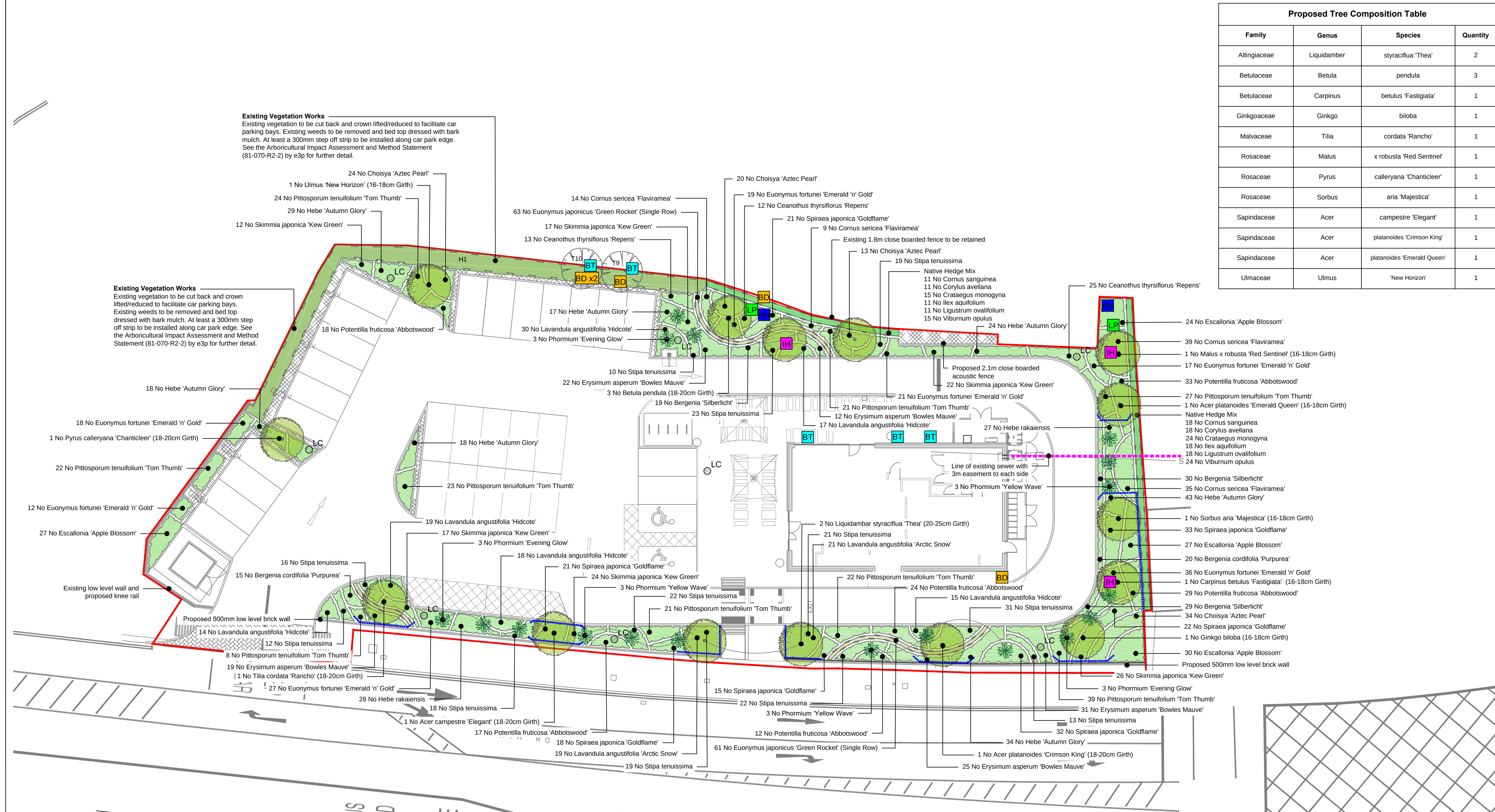
- 5.7.3 Tree stakes and ties to be inspected at least annually for stability and firmness, ensuring that ties are performing effectively and not causing damage to the tree. All tree stakes and ties to be removed as soon as developing root system is strong enough to support the tree (typically two growing seasons).
- 5.7.4 All tree works to be carried out outside of Bird Nesting Season (March-September inclusive).
- 5.7.5 Top up bark mulch annually where required to maintain 75mm depth.

5.8 Habitat Features

- 5.8.1 Habitat boxes to be checked annually to ensure they are still where originally cited. If habitat boxes have become displaced, boxes to be re-fixed to original location.
- 5.8.2 If any evidence of use is seen from displaced or fallen boxes, prior to moving, advice to be sought from suitably qualified and experienced ecologist.
- 5.8.3 Bird boxes to be checked annually, old nests to be removed in autumn (from September). If there is evidence of parasites within box after removing any old nests, box to be cleaned with boiling water and left to dry out thoroughly before replacing lid, as advised by RSPB guidance. No cleaning products, insecticides or flea powders to be used.
- 5.8.4 Hedgehog houses to be checked annually, house to be cleaned in early spring if required and not in use. If there is evidence of parasites within house after removing any old debris and nest material, house to be cleaned with boiling water and left to dry out thoroughly before replacing lid, as advised by the British Hedgehog Preservation Society guidance. No cleaning products, insecticides or flea powders to be used.
- 5.8.5 No further routine maintenance is required to insect hotels, bat boxes and log piles. Any maintenance works to bat boxes following installation are to be undertaken by an appropriately experienced and licensed ecologist.

APPENDIX 1.0 - Ground Control Detailed Planting Plan

J230907-GCPS-ZZ-ZZ-D-L-0201



DETAILED PLANTING PLAN

SCALE: 1 : 200 @ A1

LEGEND

- Site boundary
- Existing tree to be retained. Refer to Arboricultural Impact Assessment and Method Statement (B1-070-R2-2) by e3p for further detail
- Existing vegetation to be retained
- Proposed tree planting in soft landscape
- Proposed native hedge planting
- Proposed ornamental hedge planting
- Proposed ornamental planting
- Proposed bark mulch
- Proposed proprietary root barrier (Indicative locations)
- Proposed lighting column (Refer to External Lighting Plan by Concept MEP - 020-09-E-01)
- Habitat features as specified by project Ecologist. Final location to be determined on site by Project Ecologist.
- Proposed Bat Box
- Proposed Bird Box
- Proposed Insect Hotel
- Proposed Log Pile
- Proposed Hedgehog House

NOTES:

- 1.0 DRAWING INFORMATION**
 - 1.1 Drawing based on drawing Proposed Site Plan - Greggs Drive Thru (2136-23R) by John Dixon & Associates Ltd.
 - 1.2 Drawing to be read in conjunction with the following Ground Control Professional Services drawings and documents:
 - J230907-GCPS-XX-XX-T-L-0601 - Soft Landscape Management & Maintenance Plan
 - 1.3 All dimensions are in meters unless otherwise stated.
 - 1.4 Hard landscape works specified by others.
 - 1.5 Planting has been specified based on installation during the planting season (November to March inclusive). If scheme is to be installed outside of this season, all Bare-root (BR) and Rootballed (RB) stock to be uplited to container grown plants.
- 2.0 SITE PREPARATION**
 - 2.1 EXCAVATION**
 - The following areas are to be excavated to the following depths prior to top-soiling:
 - 1. Shrub and hedge planting - 450mm depth
 - 2. Trees - Tree pit should be no deeper than the existing root ball or container depth and should have a diameter of at least 75mm greater than that of the root system in accordance with the BS 8545:2014.
 - 2.2 TOPSOIL**
 - 2.2.1 All excavated areas to be backfilled with either site won topsoil or imported topsoil.
 - 2.2.2 Imported topsoil to meet BS3882:2015 'Multipurpose' classification standards.
 - 2.2.3 Site Won topsoil to be tested in accordance with BS 3882:2015 Annex E for suitability for intended use.
 - 2.2.4 Shrub planting areas are to be graded to be approximately 50mm below any adjacent surfaces prior to planting and mulching. Remaining landscape areas to be graded flush with existing/finished levels.
 - 2.2.5 All topsoiled areas to be clear of rocks and rubble larger than Ø50mm and any other debris that may interfere with the establishment of plants.
 - 3.0 PLANTING**
 - 3.1 GENERAL**
 - 3.1.1 All proposed species shall be true to type and supplied in accordance with HTA 'National Plant Specification'.
 - 3.1.2 All planting to be handled, stored, transported and planting in accordance with HTA 'handling and establishing landscape plants' guidance.
 - 3.1.3 All planting to be watered thoroughly (field capacity) prior to planting.
 - 3.2 ORNAMENTAL SHRUB & HERBACEOUS PLANTING**
 - 3.2.1 Topsoil to all shrub planting areas to be improved with 50mm depth composted green waste to BS1 PAS 100 (2005).
 - 3.2.2 Planting beds to be cultivated to 300mm depth incorporating composted soil improver (detailed above) and slow release fertilizer to manufacturers recommended rates.
 - 3.2.3 All planting to be planted at scheduled densities and in accordance with the layout shown.
 - 3.2.4 Where a range of container sizes is provided for the shrub and tree species, the larger container size to prevail if available.
 - 3.2.5 Where multiple species are allocated to a single planting area, these are to be set out in a random matrix.

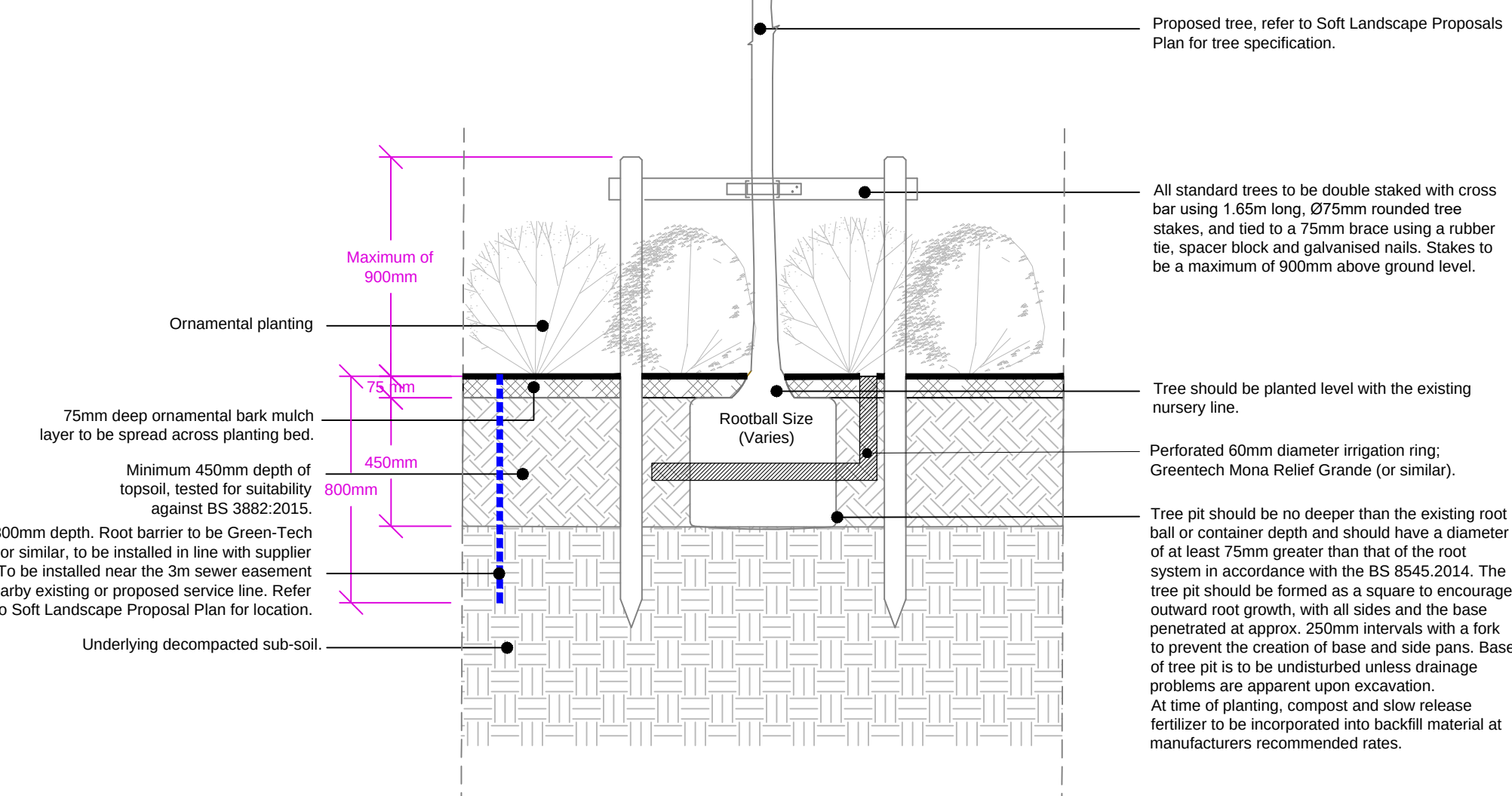
- 3.4 HEDGE PLANTING**
 - 3.4.1 All bare root plants to be planted during the planting season (Nov-March).
 - 3.4.2 Native hedging plantings to be notch planted at scheduled density of 5/linear m.
 - 3.4.3 Native hedging to be set out in double staggered parallel rows 450mm apart. Group species in groups of 5, 7 and 9 to ensure an even distribution of species along the specified hedge.
 - 3.4.4 All native hedging plants to be protected with 600mm height Ø50mm spiral (clear) and cane, except evergreen plants which are to be protected with proprietary shrub Ø160mm shelter 600mm height, and stake.
 - 3.4.5 Euonymus hedge to be set out in single row at 250mm centres.
- 3.5 TREE PLANTING IN SOFT LANDSCAPE AREAS**
 - 3.5.1 Proposed tree positions as shown on plan are to take precedence over any proposed service routes across the scheme with any additional services designed to avoid conflict with proposed trees. Any conflicts to be raised and agreed with Landscape Architect prior to proceeding.
 - 3.5.2 At time of planting compost and slow release fertilizer to be incorporated into backfill material at manufacturers recommended rates.
 - 3.5.3 All standard trees to be double staked with cross bar and tied, using 1.65m long, Ø75mm rounded tree stakes, 75mm brace, rubber tie and spacer block. Stakes not to extend more than 300mm above ground level.
 - 3.5.4 Proprietary root barrier to be installed to depth of build-up/in line with suppliers recommendations. Root barrier to be Green-Tech Terram Root Guard or similar. Locations indicated on plan, but root barrier to be used wherever proposed or existing services are in close proximity.
 - 3.5.5 All trees to be installed with proprietary irrigation ring at time of planting, Greentech Mona Relief Tree Irrigation ring or similar. Cap for ring to sit 50mm above top of finished mulch layer.
- 4.0 MULCH**
 - 4.1 All tree and shrub areas to be mulched over. Mulch to be medium grade bark mulch laid to depth of 75mm.
 - 4.2 Car parking bays to have 300mm wide bark mulch step out strip as indicated on the plan to a depth of 75mm.
- 5.0 EXISTING RETAINED VEGETATION WORKS**
 - 5.1 Refer to specific notes on drawing for all refresh works.
- 6.0 IMPLEMENTATION PROGRAMME**
 - 6.1 Soft landscape planting works are to be carried out towards the end of the external works programme for the overall scheme development.
 - 6.2 The optimum time to undertake planting works is within the 'planting season' approximately November - March when plants are dormant and bare root/ root balled stock is available.
 - 6.3 If the external works programme falls outside of the planting season all planting works are to be carried out at the earliest opportunity during the next planting season, unless at the clients request appropriate planting and maintenance operations are in place to accommodate planting out of season.

Proposed Tree Composition Table			
Family	Genus	Species	Quantity
Altingiaceae	Liquidambar	styraciflua 'Thea'	2
Betulaceae	Betula	pendula	3
Betulaceae	Carpinus	betulus 'Fastigiata'	1
Ginkgoaceae	Ginkgo	biloba	1
Malvaceae	Tilia	cordata 'Rancho'	1
Rosaceae	Malus	x robusta 'Red Sentinel'	1
Rosaceae	Pyrus	calleryana 'Chanticleer'	1
Rosaceae	Sorbus	aria 'Majestica'	1
Sapindaceae	Acer	campestre 'Elegant'	1
Sapindaceae	Acer	platanoides 'Crimson King'	1
Sapindaceae	Acer	platanoides 'Emerald Queen'	1
Ulmaceae	Ulmus	'New Horizon'	1

Detailed Planting Schedule						
Grass						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Stipa tenuissima				C	3L	0.450
						226
Hedge						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Euonymus japonicus 'Green Rocket'	20-25cm			C	3L	0.250
						124
Herbaceous						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Bergenia cordifolia 'Purpurea'	20-30cm			C	2L	0.400
Bergenia 'Silberlicht'	20-30cm			C	2L	0.400
Erysimum asperum 'Bowles Mauve'	30-40cm			C	3L	0.450
						222
Native Hedge Mix						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Cornus sanguinea	60-80cm			BR		0.450
Corylus avellana	60-80cm			BR		0.450
Crataegus monogyna	60-80cm			BR		0.450
Ilex aquifolium	60-80cm			C	2L	0.450
Ligustrum ovalifolium	60-80cm			BR		0.450
Viburnum opulus	60-80cm			BR		0.450
						194
Shrub						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Ceanothus thyrsiflorus 'Repens'	40-60cm			C	3L	0.500
Choisya 'Aztec Pearl'	40-60cm			C	3L	0.500
Cornus sericea 'Flaviramea'	40-60cm			C	3L	0.500
Escallonia 'Apple Blossom'	40-50cm			C	3L	0.500
Euonymus fortunei 'Emerald 'n' Gold'	30-40cm			C	3L	0.450
Hebe 'Autumn Glory'	30-40cm			C	3L	0.450
Hebe rakaensis	30-40cm			C	3L	0.450
Lavandula angustifolia 'Arctic Snow'	20-30cm			C	3L	0.450
Lavandula angustifolia 'Hidcote'	20-30cm			C	3L	0.450
Phormium 'Yellow Wave'	60-80cm			C	10L	
Phormium 'Evening Glow'	60-80cm			C	10L	
Pittosporum tenuifolium 'Tom Thumb'	20-30cm			C	3L	0.450
Potentilla fruticosa 'Abbotswood'	30-40cm			C	3L	0.450
Skimmia japonica 'Kew Green'	30-40cm			C	3L	0.450
Spiraea japonica 'Goldflame'	30-40cm			C	3L	0.450
						1525
Tree						
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres
Acer campestre 'Elegant'	400-450cm	18-20cm	Min 200cm	RB		
Acer platanoides 'Crimson King'	400-450cm	18-20cm	Min 200cm	RB		
Acer platanoides 'Emerald Queen'	400-450cm	16-18cm	Min 150cm	RB		
Betula pendula	400-450cm	18-20cm	Min 150cm	RB		
Carpinus betulus 'Fastigiata'	400-450cm	16-18cm	Min 150cm	RB		
Ginkgo biloba	400-450cm	16-18cm	Min 200cm	RB		
Liquidambar styraciflua 'Thea'	500-550cm	20-25cm	Min 200cm	RB		
Malus x robusta 'Red Sentinel'	400-450cm	16-18cm	Min 150cm	RB		
Pyrus calleryana 'Chanticleer'	400-450cm	18-20cm	Min 200cm	RB		
Sorbus aria 'Majestica'	400-450cm	16-18cm	Min 150cm	RB		
Tilia cordata 'Rancho'	400-450cm	18-20cm	Min 200cm	RB		
Ulmus 'New Horizon'	400-450cm	16-18cm	Min 200cm	RB		
						2306

TYPICAL TREE PIT IN SOFT LANDSCAPE DETAIL

SCALE: 1 : 20 @ A1



P04	Updated to suit LPA comments and latest site plan	23/11/2023	DG	CC
P03	Updated to add lighting columns	27/09/2023	SS	CC
P02	Updated to suit latest site layout	19/09/2023	SS	CC
P01	1st Issue	22/08/2023	SS	CC
Rev	Changes	Date	DR by	AP by

Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ.
T: 01277 650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client: **Greene King**

Project (Address): **PROPOSED GREGGS DRIVE THRU THE GEORGE AND DRAGON, 162 BATH ROAD, READING**

Drawing title: **DETAILED PLANTING PLAN**

Drawing No:	J230907-GCPS-ZZ-ZZ-D-L-0201	WBSA Stage:	3	Status:	P04
GC Project ID:	J230907	Issue Status:	PLANNING	Drawn by:	SS
Scale(s):	Varies @ A1	1st Issue Date:	22/08/2023	Checked by:	CC

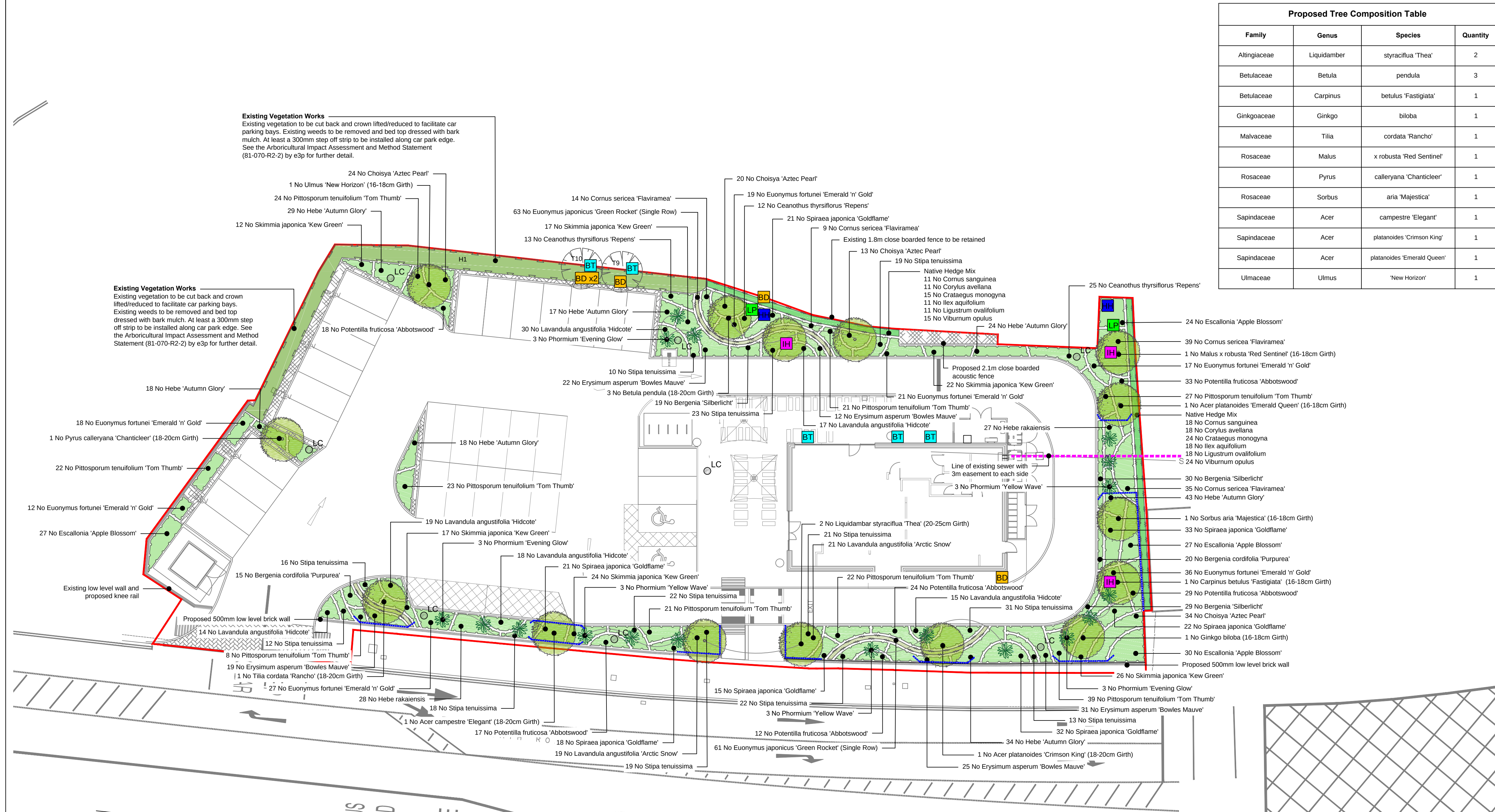
Notes:

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- 3. All discrepancies, errors or omissions are to be reported for clarification before proceeding.

APPENDIX 2.0 - Typical Soft Landscape Maintenance Visit Schedule

[illegible]

General Note - Maintenance Operations in accordance with the above visit schedule are to commence following practical completion. Depending on installation date as listed in section 3.0 above maintenance works may commence at any time throughout the above yearly schedule



DETAILED PLANTING PLAN

SCALE: 1 : 200 @ A1

LEGEND

- Site boundary
- Existing tree to be retained. Refer to Arboricultural Impact Assessment and Method Statement (B1-070-R2-2) by e3p for further detail
- Existing vegetation to be retained
- Proposed tree planting in soft landscape
- Proposed native hedge planting
- Proposed ornamental hedge planting
- Proposed ornamental planting
- Proposed bark mulch
- Proposed proprietary root barrier (Indicative locations)
- Proposed lighting column (Refer to External Lighting Plan by Concept MEP - 020-09-E-01)

- Habitat Features**
Habitat features as specified by project Ecologist. Final location to be determined on site by Project Ecologist.
- Proposed Bat Box**
Beaumaris Wood Stone Bat Boxes to onto sides of building and existing trees set 4m above ground, away from light sources, leave clear flight path in, sheltered from strong winds.
- Proposed Bird Box**
Approved RSPB Boxes - Apex Wooden 32mm, 25mm house and Swift box to wall. To be set 4-5m up with clear flight path.
- Proposed Insect Hotel**
Insect and Dredrop Bee Biomes set on existing and new trees, located near proposed log piles.
- Proposed Log Pile**
Log piles made with various sized logs, use a mixture of hard/softwoods. Include leaf litter in centre.
- Proposed Hedgehog House**
Ark Wildlife Hedgehog Retreats, set near proposed log piles.

NOTES:

- 1.0 DRAWING INFORMATION**
 - 1.1 Drawing based on drawing Proposed Site Plan - Greggs Drive Thru (2136-23R) by John Dixon & Associates Ltd.
 - 1.2 Drawing to be read in conjunction with the following Ground Control Professional Services drawings and documents:
 - J230907-GCPS-XX-XX-T-L-0601 - Soft Landscape Management & Maintenance Plan
 - 1.3 All dimensions are in meters unless otherwise stated.
 - 1.4 Hard landscape works specified by others.
 - 1.5 Planting has been specified based on installation during the planting season (November to March inclusive). If scheme is to be installed outside of this season, all Bareroot (BR) and Rootballed (RB) stock to be uplited to container grown plants.
- 2.0 SITE PREPARATION**
 - 2.1 EXCAVATION**
The following areas are to be excavated to the following depths prior to top-soiling:
 - 1. Shrub and hedge planting - 450mm depth
 - 2. Trees - Tree pit should be no deeper than the existing root ball or container depth and should have a diameter of at least 75mm greater than that of the root system in accordance with the BS 8545:2014.
 - 2.2 TOPSOIL**
 - 2.2.1 All excavated areas to be backfilled with either site won topsoil or imported topsoil.
 - 2.2.2 Imported topsoil to meet BS3882:2015 'Multipurpose' classification standards.
 - 2.2.3 Site Won topsoil to be tested in accordance with BS 3882:2015 Annex E for suitability for intended use.
 - 2.2.4 Shrub planting areas are to be graded to be approximately 50mm below any adjacent surfaces prior to planting and mulching. Remaining landscape areas to be graded flush with existing/finished levels.
 - 2.2.5 All topsoiled areas to be clear of rocks and rubble larger than Ø50mm and any other debris that may interfere with the establishment of plants.
 - 2.3 PLANTING**
 - 3.1 GENERAL**
 - 3.1.1 All proposed species shall be true to type and supplied in accordance with HTA 'National Plant Specification'.
 - 3.1.2 All planting to be handled, stored, transported and planting in accordance with HTA 'handling and establishing landscape plants' guidance.
 - 3.1.3 All planting to be watered thoroughly (field capacity) prior to planting.
 - 3.2 ORNAMENTAL SHRUB & HERBACEOUS PLANTING**
 - 3.2.1 Topsoil to all shrub planting areas to be improved with 50mm depth composted green waste to BS1 PAS 100 (2005).
 - 3.2.2 Planting beds to be cultivated to 300mm depth incorporating composted soil improver (detailed above) and slow release fertilizer to manufacturers recommended rates.
 - 3.2.3 All planting to be planted at scheduled densities and in accordance with the layout shown.
 - 3.2.4 Where a range of container sizes is provided for the shrub and tree species, the larger container size to prevail if available.
 - 3.2.5 Where multiple species are allocated to a single planting area, these are to be set out in a random matrix.

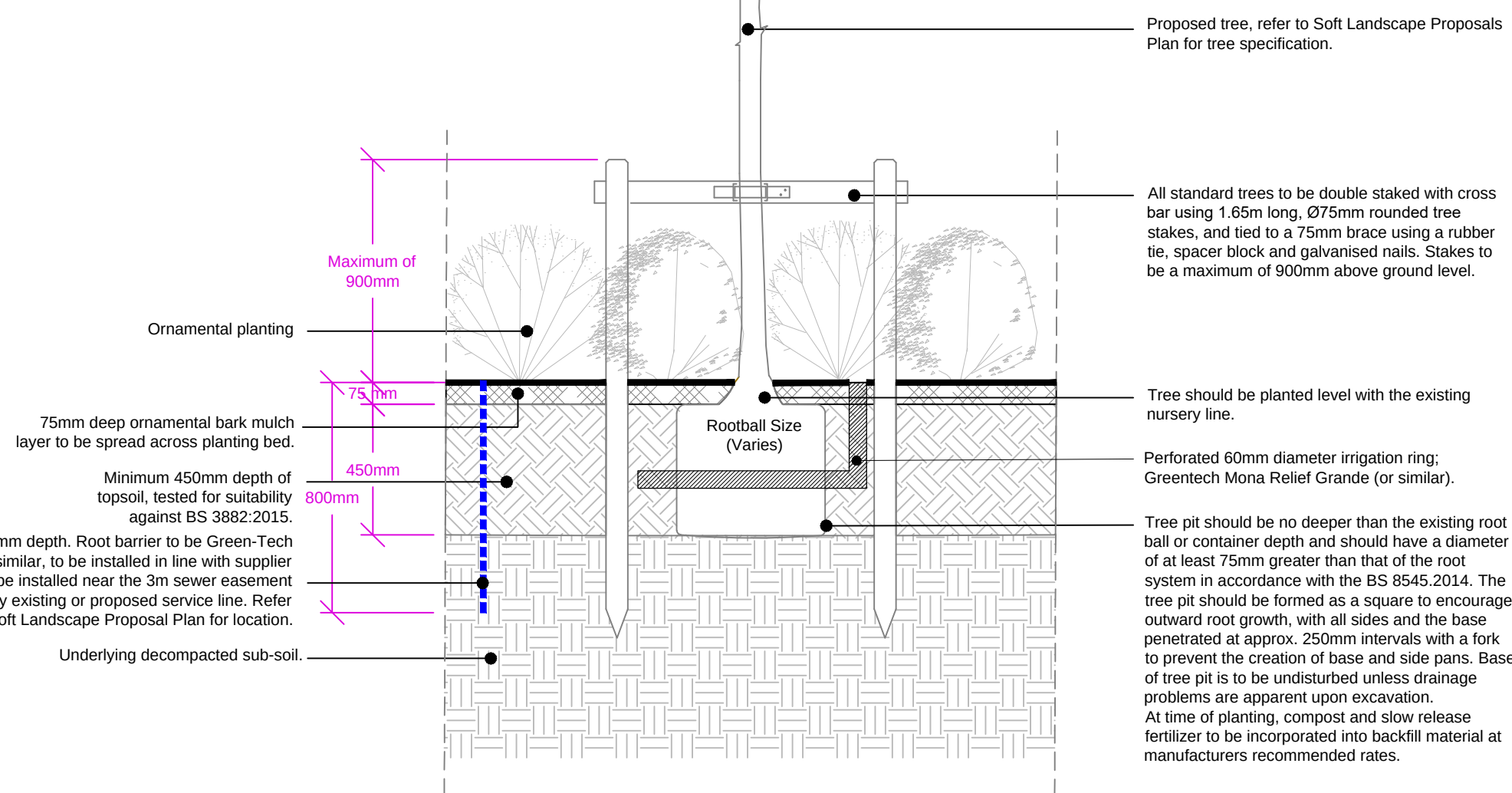
- 3.4 HEDGE PLANTING**
 - 3.4.1 All bare root plants to be planted during the planting season (Nov-March).
 - 3.4.2 Native hedging plantings to be notch planted at scheduled density of 5/linear m.
 - 3.4.3 Native hedging to be set out in double staggered parallel rows 450mm apart. Group species in groups of 5, 7 and 9 to ensure an even distribution of species along the specified hedge.
 - 3.4.4 All native hedging plants to be protected with 600mm height Ø50mm spiral (clear) and cane, except evergreen plants which are to be protected with proprietary shrub Ø160mm shelter 600mm height, and stake.
 - 3.4.5 Euonymus hedge to be set out in single row at 250mm centres.
- 3.5 TREE PLANTING IN SOFT LANDSCAPE AREAS**
 - 3.5.1 Proposed tree positions as shown on plan are to take precedence over any proposed service routes across the scheme with any additional services designed to avoid conflict with proposed trees. Any conflicts to be raised and agreed with Landscape Architect prior to proceeding.
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Betulaceae	Carpinus	betulus 'Fastigiata'	1
Ginkgoaceae	Ginkgo	biloba	1
Malvaceae	Tilia	cordata 'Rancho'	1
Rosaceae	Malus	x robusta 'Red Sentinel'	1
Rosaceae	Pyrus	calleryana 'Chanticleer'	1
Rosaceae	Sorbus	aria 'Majestica'	1
Sapindaceae	Acer	campestre 'Elegant'	1
Sapindaceae	Acer	platanoides 'Crimson King'	1
Sapindaceae	Acer	platanoides 'Emerald Queen'	1
Ulmaceae	Ulmus	'New Horizon'	1

Detailed Planting Schedule							
Grass							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
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							226
Hedge							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
Euonymus japonicus 'Green Rocket'	20-25cm			C	3L	0.250	124
							124
Herbaceous							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
Bergenia cordifolia 'Purpurea'	20-30cm			C	2L	0.400	35
Bergenia 'Silberlicht'	20-30cm			C	2L	0.400	78
Erysimum asperum 'Bowles Mauve'	30-40cm			C	3L	0.450	109
							222
Native Hedge Mix							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
Cornus sanguinea	60-80cm			BR		0.450	29
Corylus avellana	60-80cm			BR			29
Crataegus monogyna	60-80cm			BR		0.450	39
Ilex aquifolium	60-80cm			C	2L	0.450	29
Ligustrum ovalifolium	60-80cm			BR		0.450	29
Viburnum opulus	60-80cm			BR		0.450	39
							194
Shrub							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
Ceanothus thyrsiflorus 'Repens'	40-60cm			C	3L	0.500	50
Choisya 'Aztec Pearl'	40-60cm			C	3L	0.500	91
Cornus sericea 'Flaviramea'	40-60cm			C	3L	0.500	97
Escallonia 'Apple Blossom'	40-50cm			C	3L	0.500	108
Euonymus fortunei 'Emerald 'n' Gold'	30-40cm			C	3L	0.450	150
Hebe 'Autumn Glory'	30-40cm			C	3L	0.450	183
Hebe rakaiensis	30-40cm			C	3L	0.450	55
Lavandula angustifolia 'Arctic Snow'	20-30cm			C	3L	0.450	40
Lavandula angustifolia 'Hidcote'	20-30cm			C	3L	0.450	113
Phormium 'Yellow Wave'	60-80cm			C	10L		9
Phormium 'Evening Glow'	60-80cm			C	10L		9
Pittosporum tenuifolium 'Tom Thumb'	20-30cm			C	3L	0.450	207
Potentilla fruticosa 'Abbotswood'	30-40cm			C	3L	0.450	133
Skimmia japonica 'Kew Green'	30-40cm			C	3L	0.450	118
Spiraea japonica 'Goldflame'	30-40cm			C	3L	0.450	162
							1525
Tree							
Name	Height	Girth	Clear Stem	Root Condition	Container	Centres	Quantity
Acer campestre 'Elegant'	400-450cm	18-20cm	Min 200cm	RB			1
Acer platanoides 'Crimson King'	400-450cm	18-20cm	Min 200cm	RB			1
Acer platanoides 'Emerald Queen'	400-450cm	16-18cm	Min 150cm	RB			1
Betula pendula	400-450cm	18-20cm	Min 150cm	RB			3
Carpinus betulus 'Fastigiata'	400-450cm	16-18cm	Min 150cm	RB			1
Ginkgo biloba	400-450cm	16-18cm	Min 200cm	RB			1
Liquidambar styraciflua 'Thea'	500-550cm	20-25cm	Min 200cm	RB			2
Malus x robusta 'Red Sentinel'	400-450cm	16-18cm	Min 150cm	RB			1
Pyrus calleryana 'Chanticleer'	400-450cm	18-20cm	Min 200cm	RB			1
Sorbus aria 'Majestica'	400-450cm	16-18cm	Min 150cm	RB			1
Tilia cordata 'Rancho'	400-450cm	18-20cm	Min 200cm	RB			1
Ulmus 'New Horizon'	400-450cm	16-18cm	Min 200cm	RB			1
							15
							2306

TYPICAL TREE PIT IN SOFT LANDSCAPE DETAIL

SCALE: 1 : 20 @ A1



P04	Updated to suit LPA comments and latest site plan	23/11/2023	DG	CC
P03	Updated to add lighting columns	27/09/2023	SS	CC
P02	Updated to suit latest site layout	19/09/2023	SS	CC
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Ground Control Ltd., Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ.
T: 01277 650 697 E: info@ground-control.co.uk www.ground-control.co.uk

Client: **Greene King**

Project (Address): **PROPOSED GREGGS DRIVE THRU
THE GEORGE AND DRAGON, 162 BATH ROAD,
READING**

Drawing title: **DETAILED PLANTING PLAN**

Drawing No:	J230907-GCPS-ZZ-ZZ-D-L-0201	WBSA Stage:	3	Status:	P04
GC Project ID:	J230907	Issue status:	PLANNING	Drawn by:	SS
Scale(s):	Varies @ A1	1st Issue Date:	22/08/2023	Checked by:	CC

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