

Aldi Stores Limited

Proposed Foodstore and Residential Development
High Street, Royston, Barnsley

Design, Access, Site Waste Management and Sustainability report

1124 11/03/14



Spend a little Live a lot

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1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Quora Ltd and Aldi Stores Ltd.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

The proposal comprises:-

- Retail foodstore with small residential plot.
- Associated parking facilities comprising of 94 total spaces. The foodstore is to include 5no. disabled, and 7no. parent and child spaces, 2 no. motorcycle spaces and 10 no cycle spaces.
- Access pedestrian routes and servicing.
- Structured landscaping.

This statement takes account of advice and particularly the Communities and Local Government "Guidance on information requirements and validation" published in March 2010 it addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments on use, which is addressed in more detail in the Planning Statement and Retail Assessment prepared by Planning Potential.

It provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate. It goes on to address broad access issues.

The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this full planning application.

2.0 The Clients

Quora Developments.

Quora Developments acquires land, promotes its development and delivers its regeneration to provide retail and mixed use developments for the relevant local community to be proud of.

By meeting the needs of business and local communities we create opportunities for companies and individuals in those communities and ensure the enhancement of the local environment, engendering civic pride and economic activity.

Quora specialise in retail and mixed use development solutions in town centre, local centre and out of centre locations, working with local statutory bodies and the major food retail operators together with leading operators from other commercial and retail based operations.

The promotion and progression of retail led mixed use developments requires a particular skill set and experience to ensure successful outcomes – Quora demonstrably maintain such skills and experience.

Aldi Stores Ltd

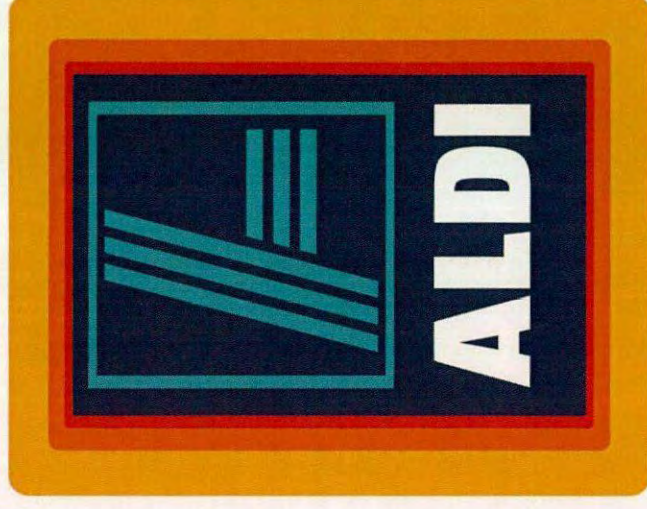
Aldi is one of the World's largest privately owned companies with over 7,000 stores across Europe, North America and Australia and we are proud to count ourselves amongst the leading global retailers.

Aldi opened its first stores in the UK in 1990 and currently operate over 500 stores across the Country. The Company's corporate office is based in Atherstone in the Midlands although Regional Offices and distribution centres exist in Atherstone, Chelmsford, Darlington, Dublin, Middleton, Neston, Swindon and Bathgate.

Q U O R A



excellence in property development



The Darlington Regional Office opened in 1991 and covers the geographical core of North East England, split into two areas North and South Darlington. There are currently 40 stores operating in the South Darlington Region.

Aldi is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an Aldi store, you will not find 100's of versions of the same thing. Aldi focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows Aldi to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a food store with predominately own labelled brands, Aldi would not compete directly with existing businesses within Royston. For instance it does not have an in store baker, butcher, fishmonger or café and does not sell national newspapers, magazines, cigarettes or lottery tickets. This, therefore, allows local businesses to flourish as customers link trips with the Aldi store and other local shops.

Aldi stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the Company continually reviews its property portfolio and store operational requirements.

Aldi has developed a number of stores in line with this approach, and the proposed design for Royston includes the very latest design features, resulting in a high-quality and modern facility for the area.

3.0 Design Policy and Guidance

High-quality design in the built environment is clearly stated throughout the National Planning Policy Framework (NPPF) (2012). Paragraph 56 states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

The NPPF aims to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Design is a key consideration in the determination of an application for economic development whereby proposals should secure a high quality inclusive design. The application conforms with the principles of the NPPF in that the proposals seeks to promote economic development in a sustainable location within Royston. Indeed the site has previously had consent for retail development under application reference 2009/1259. The redevelopment of this site will serve an extensive residential population and promote increased choice and competition within Royston. The residential element represents windfall residential development in a sustainable location.

The current development plan for Barnsley is the UDP adopted in 2000. A number of the UDP policies have been saved whilst the Local Development Framework is prepared.

Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment' seeks to enhance the environmental quality of existing housing, commercial and industrial areas. Therefore the regeneration of the site for an Aldi foodstore would rejuvenate the site providing a fresh and modern foodstore and new public realm for the community.

Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. Policy CSP 29 'Design' supersedes UDP policy BE6 'Design' and expects high quality development that respects, takes advantage of and enhances the surrounding areas. Development should:

- contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy CSP 1 'Climate Change' requires development to reduce and mitigate the impact of growth on the environment and carbon emissions. Developments must increase the efficient use of resources through sustainable construction techniques and use renewable energy.

Policy CSP 2 'Sustainable Construction' requires all non-residential development to achieve at least BREEAM standard of 'very good' or equivalent.

Policy CSP 3 'Sustainable Drainage Systems (SUDS)' requires all developments to use Sustainable drainage systems (SUDS).

The applicant has addressed design criteria and where possible believes that the proposals provides an attractive sustainable development in an accessible location within Royston and will address an identified deficiency in retail provision in the area. The proposal will involve the redevelopment of a vacant brownfield site and improve the streetscape on High Street with proposed landscaping and

boundary features integrating the development. These issues are all addressed within this statement as well as the Planning and Retail Statement and Transport Assessment.

4.0 Site and Surroundings

The total development site extends to 10,239sqm (2.53 acres) with Aldi taking 6,920sqm (1.71 acres) and the residential site comprising of 3,319sqm (0.82 acres). The site is located in Royston and sits on the High Street (B6428) on the edge of Royston centre to the north of Barnsley city centre.

The site falls within the Royston ward which has a large local population of 9,375 living within walking distance of the site.

The proposal site was occupied by a former factory and warehouse premises now demolished. The site has been marketed for redevelopment for several years and has stood vacant during this time period offering no contribution to the local street scene in this key location.

The proposal will enable the investment that is required to redevelop the site improving the visual appearance of the overall site and providing substantial investment in the area and job opportunities.

The site falls 2.7m along the frontage on the High Street from west to east with up to 1.8m drop from the roadside to the site frontage. The site falls on the west boundary from the High Street down to the residential up to 9m and 7m on the east boundary. The cross fall on the site is between 3m adjacent High street down to 1m to the south of the site.

The east of the site is bound by a line of trees with residential beyond on High Street, Winmartin Court and Jesmond Avenue with Redwood Avenue beyond.

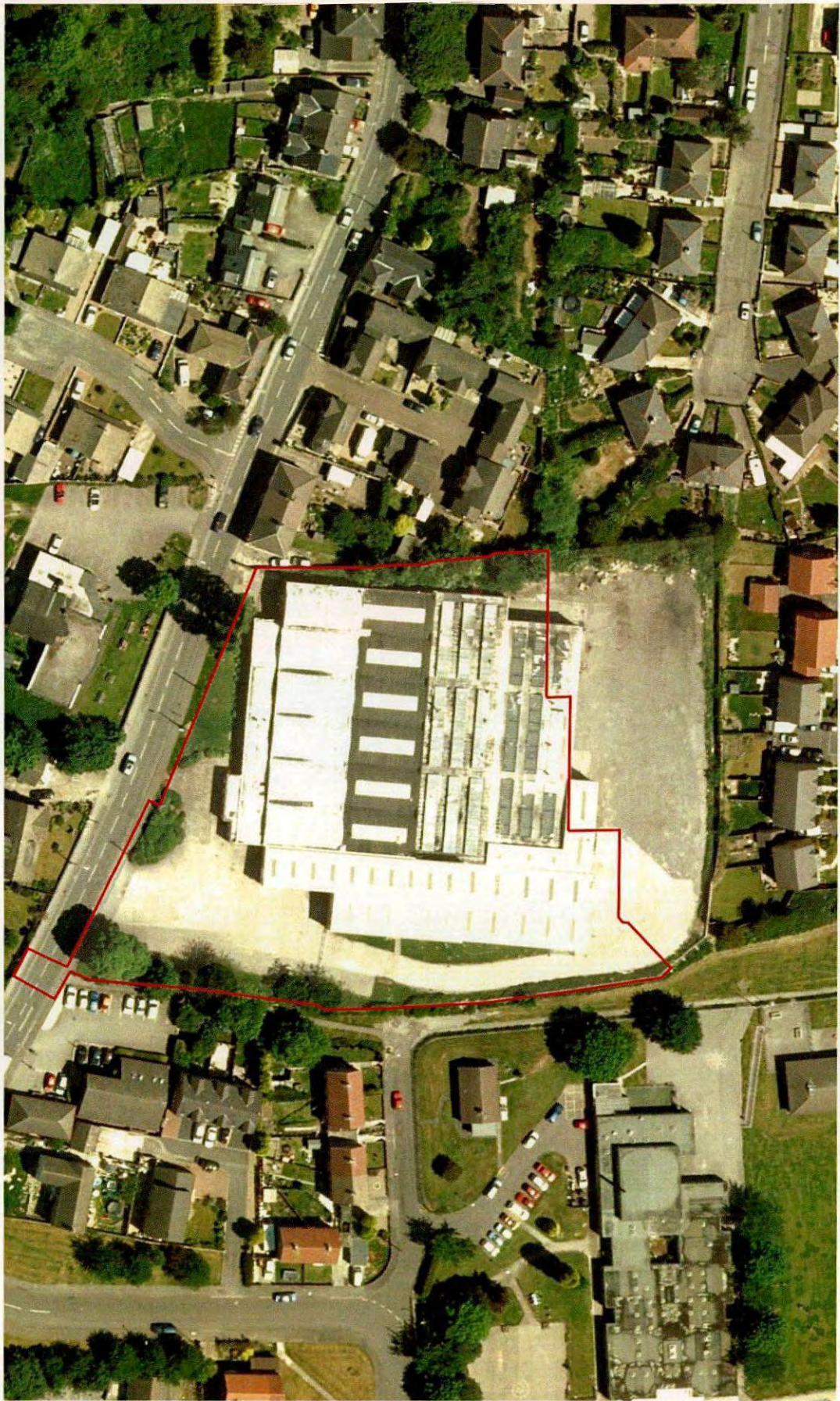
The south of the site is bound by a retaining wall with the sloping rear gardens of residential units off Cropton Road beyond.

The west of the site is bound by a public footpath along the site boundary with a Doctors Surgery and Pharmacy adjacent on the High Street and residential properties to the rear on Meadstead Drive and Royston Meadstead primary school to the rear of the site.

The north of the site is bound by the High Street with Alexandra WMC, Fire Station and a mixture of residential and retail properties opposite.

An existing well established infrastructure and transport links to the local area exist around the site with bus stops located very close to the site along High Street which is also in easy walking distance of nearby residential streets.

Site aerial



5.0 Site Context



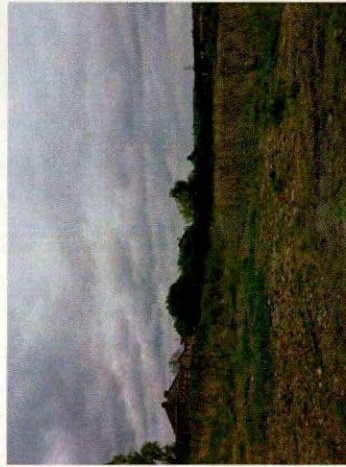
Front of the site adjacent High Street.



Front of the site.



View across the site to the south.



View of the east boundary.



View towards High Street.



View along west boundary.



5.0 Site Context



View along High Street.



View down High Street.



View down High Street.



View up High Street with existing access.

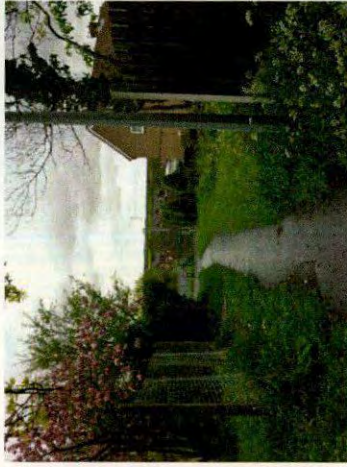


View of the doctors' surgery from the site.

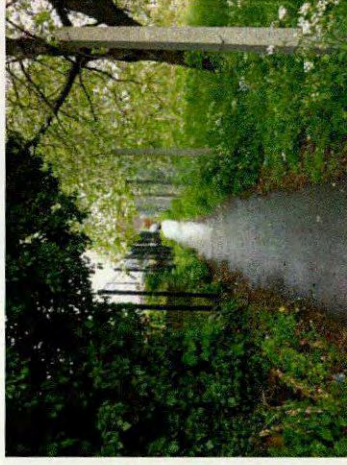


View down high street.

5.0 Site Context



View down the footpath adjacent the site.



View up the footpath towards High Street.



Pharmacy and doctor's surgery adjacent the site.



Alexandra WMC adjacent the site.



Residential adjacent the site and TPO trees.



Residential down High Street.

6.0 Pre-Application Discussions

Prior to submission of this Planning Application, pre-application consultations were held with Local Councillors and Planning Authority representatives to discuss the development of the scheme and the impact upon the local area. A newsletter was also distributed to the local area to allow local residents to voice their opinions and/or concerns regarding the proposed foodstore.

Planning Authority

Planning meeting 11th July 2013

A pre-application meeting was held with the Case Officer Steve Kirkham, Urban Design officer Nick King, Barbara Wilson, Highways, Mark Taylor, Aldi Stores, Nick Morgan, Quora, Nick Charlesworth, The Harris Partnership, Chris Smith, Transport Potential, Claire Temple, Planning Potential.

A brief introduction was made by Aldi about the history of the site and how it has remained empty for 5 years following the demolition of the building despite being marketed by Edison's. The general feedback is that the site is seen as unattractive to employment use.

The Kier site was touched on which currently has a named operator

Policy

Site is below threshold for an impact assessment.
Draft policy on impact.

Highways

Kier transport statement is available for the area, impact will be less.
Residential look at the trips
Possible signals junction to look into.
Travel plan required
Dimension plan with tracking required
Local members are active in the area so transport assessment should be very robust.

Residential site

2/3 bed semis are a common type for the area.
The site is an ideal size for a regional developer.
Application will be Hybrid with an indicative layout for the residential scheme.

Design

The site boundary is to be protected from deliveries.
Footpath links to be incorporated across the site.
Landscape to boundaries and centre of the car park to soften the scheme.

Councillor meeting 15th November 2013

Councillor Mackinson, Councillor (Mrs) Cheetham.

Mark Taylor, Aldi Stores, Ben Ellis, Quora, Chris Smith, Transport Potential, Jon Bunney, The Harris Partnership, Claire Temple, Planning Potential

Planning meeting 27th February 2014

A pre-application meeting was held with the Case Officer Steve Kirkham, Urban Design officer Nick King, Barbara Wilson, Highways, Jon Bunney, The Harris Partnership, Chris Smith, Transport Potential, Claire Temple, Planning Potential.

Points raised included the use of natural stone on the Aldi store, flipping the residential layout so that the houses are against the south boundary.

The planning application should omit the residential layout and include a turning head only within the residential plot.

Introduction of a pedestrian crossing to High Street.

Structured planting to the boundaries.

Public Consultation

Detailed information is provided in the Statement of Community Involvement.

A newsletter with response cards was posted prior to the public consultation to 1900 people that live in the local vicinity of the site, the purpose of the postal consultation was to interact with the local residents, offering them the opportunity to learn more about Aldi and invite them to the public consultation, or provide a response via the reply cards if they could not attend the public consultation.

A Public exhibition was held on 13th February 2014.

The purpose of the public presentation was to interact with the local residents, offering them the opportunity to learn more about Aldi and the benefits a new store would bring to the area and to gauge the response of the local residents to the introduction of a new store.

The findings from the public exhibition will be presented in the Statement of Community Involvement.

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What to expect from an Aldi store

Aldi's plan to take the world's largest grocery retailer's operations into new territories with new store formats is a bold move. The company's new "Aldi Fresh & More" and "Aldi Fresh & More" stores will offer a wider range of products, including fresh produce, meat, and seafood, and will be located in more urban areas.

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Next Steps

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Thank you for coming and please keep in touch!

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6.1 Design Development

Following meetings with the planning department and comments made in the public consultation the following design changes have been carried out.

- Building design to be altered from a multi pitched unit to a mono-pitch.
- External materials to be natural stone.
- Turning head shown to the residential plot only.

7.0 The Process and Design Principles

General Design Principles

The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To create a modern, well positioned and exciting addition to the local area.
- To create a sensitive contemporary design that respects the materials and detailing and essential qualities of Royston.
- To visually enhance the area by redeveloping a vacant development site.
- To enhance the street scene along High Street to create a strong urban space without impacting on adjacent properties.
- The creation of strong pedestrian routes through the site from the surrounding area and retain local routes.
- To complement existing landscaping and add new landscaping where needed to complement the overall design.
- To create a safe and convenient vehicular and service access to the site.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store, creating between 35-40 Jobs for local people within the store plus additional employment for maintenance, window cleaning etc

8.0 The Scheme

8.1 Use

The development proposes a single storey Aldi foodstore unit to the front of the site with car parking, servicing and landscaping within the district of Royston to support the local residential community and integrate with the existing shopping facilities nearby the site and provide employment use to serve the area.

The remaining plot of land to the rear of the site will be dedicated for a small residential development. The proposal is to develop the site for 2 and 3 bedroom houses. Each home will be provided with on-plot parking and/or garages and private garden space.

The site is in a prominent position off High Street in an area of retail, commercial residential uses.

The site also benefits from an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve the needs of residents of Royston within a walking catchment which will enhance the local area.

8.2 Amount

An Aldi store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. Aldi's customers generally use other shops and stores as well as Aldi in order to fulfil their grocery shopping and local service needs. Aldi is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas and larger out of centre stores.

The proposal is to form an Aldi foodstore with a nett useable sales area of 1000sq.m, 1140sq.m gross with additional storage, staff and office facilities of 397sq.m, totalling 1537sq.m gross internal area (1590sq.m gross external area). The scheme provides a total of 94 no. customer and staff car parking spaces including 5no. disabled, 7no. parent and child spaces, 2no. motorcycle spaces and 10 no. cycle spaces.

The residential site area is 0.82 acres (0.33 Hectares) this would equate to a housing density of 38 units per hectare providing between 10-12 units to the site.

The accommodation has been located across the site to make best use of the existing level changes, and the scale of the development is a response to the surrounding context, providing local shopping facilities and job opportunities in the area.

8.3 Layout

The proposed site layout has been informed by the design parameters that exist on and around the site which include:

- Site access.
- Existing landscape.
- Site levels.
- Location of adjacent properties.
- The way in which the public can approach the site on foot, by bicycle and by car
- Ease of servicing for Aldi's operational needs and format.

The above points have been taken on board in the overall layout by positioning the store to the east boundary fronting onto High Street for the following reasons.

The store location shields and protects the residential buildings to the east of the site on High Street from the main car park area and HGV loading whilst maintaining an active frontage to the High Street.

The building position works with the existing site levels to sit at the lower end of the site whilst allowing access off the High Street to be positioned at the higher end of the site to allow a gentle slope down into the site whilst allowing access to the residential plot to the south of the site.

The remodelling of the site levels means the development is kept at a low level so as not to impact on the surrounding properties on the east boundary.

Formation of additional landscape to the west, east, south and north boundary allows for adjustment to the levels between the adjoining land on the boundary.

The main shopfront glazing of the building faces the north of the site to allow the creation of an active street frontage as you approach the site from High Street.

The positioning of the building also allows ample space for parking to the west of the site making it visible and easily accessed from the High Street.

The warehousing element of the scheme has been located to face the east boundary to create a buffer between the car park and sales area to the residential units adjacent.

The layout of the site allows for extensive landscape around the perimeter of the site to soften the edges and create a buffer between the building and surrounding boundaries.

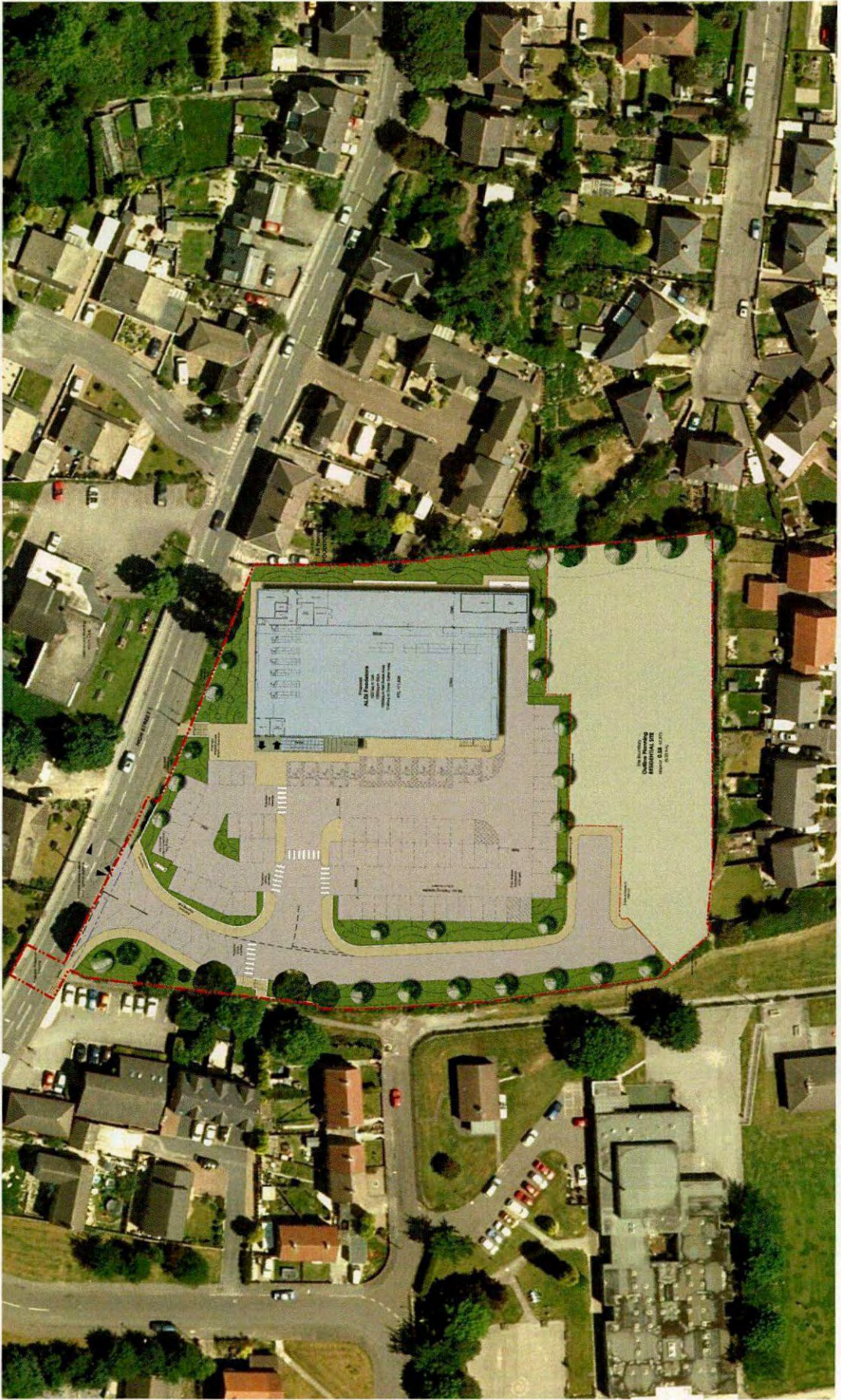
Servicing will be located south of the site to maintain visual amenity to the area, away from the main store entrance and thus away from customers and the residential properties off High Street and Winmartin Court.

The layout of the proposed development should take into account safe and convenient access to the highway and should not generate problems in principle of privacy or overlooking of immediate neighbours. This development achieves all these points.

Site plan in wider context



Site plan



8.4 Form, Scale

An Aldi store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,200 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an Aldi store is eminently practical. Its design reflects the Company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking. Aldi make enormous efficiency gains in this area and pass the savings directly to the customer.

The nature and operation of a foodstore lends itself to a standard store format which shapes the form to be a large rectangular shape which in turn provides the most efficient way to operate as a foodstore.

The scale of the proposed store has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new store within its setting is an important guiding consideration. The buildings in the immediate vicinity of the site are predominantly residential in scale, two storeys in height with pitched roofs.

Taking this into account, the proposal is to provide a building of scale and massing which has no adverse impact upon the locality. The general reference to the scale of the new foodstore proposal will effectively be 2 storeys in height (5.5m) similar to the nearest properties in overall mass on High Street and surrounding properties. The mono-pitch roof also helps to keep the height of the store down towards the residential properties on the east boundary.

8.5 Appearance

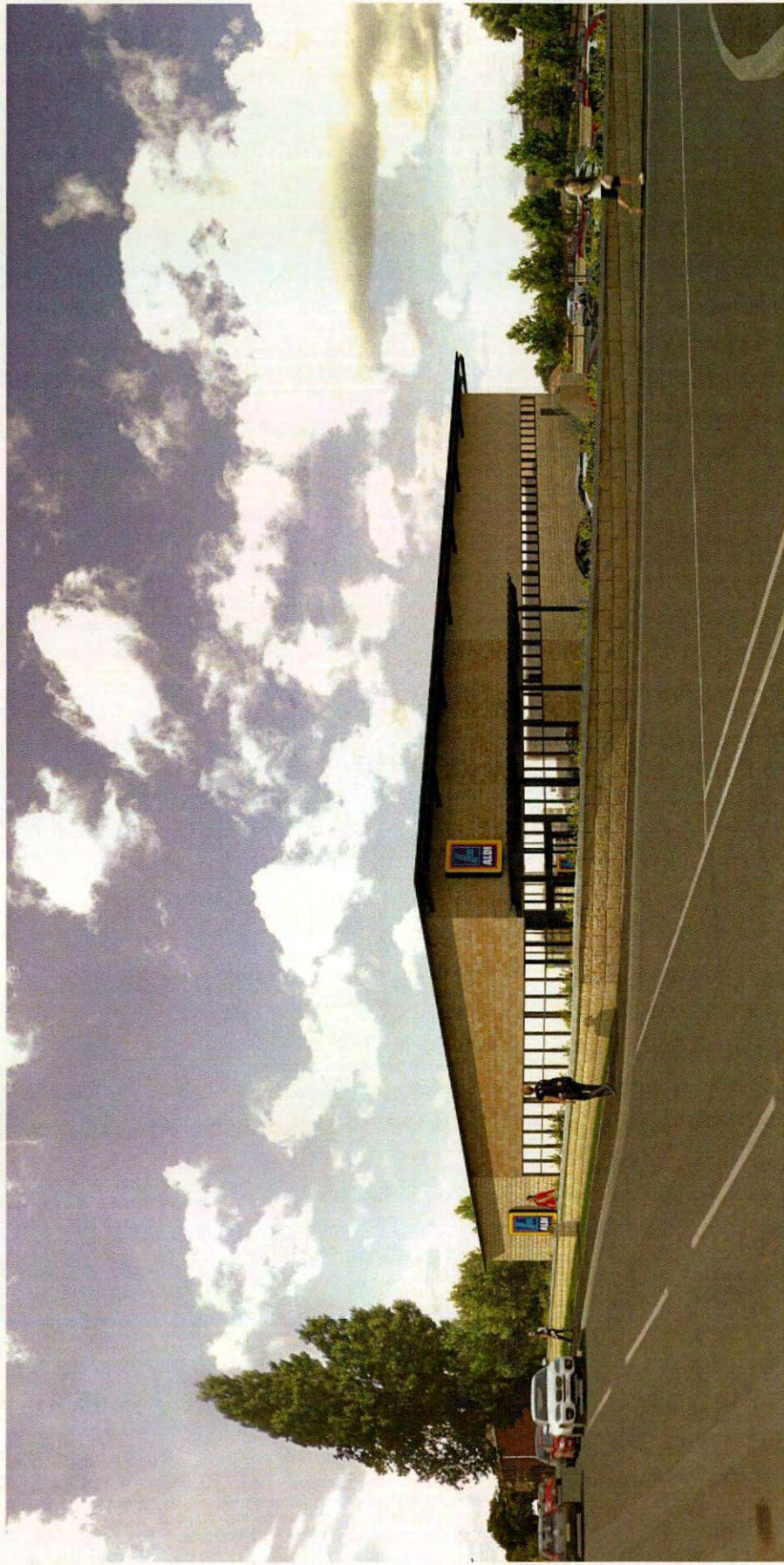
The properties in the immediate area of the site vary in quality and materials the newest developments are simple in overall design using a palate of predominantly red brick and tiled roofs, older developments are predominantly stone with tiled roofs all have stone boundary walls to the curtilage of the site.

With this in mind, the overall design of the proposal has been developed in a contemporary modern style with elements of traditional modelling to work with local vernacular and immediate context. A simple palette of local materials have been utilised in the form of a combination of Ashlar stonework, and split face stone work all replicating the qualities of the nearby properties whilst also creating a crisp and sharp addition to the key elevations.

The blade roof design allows the store to sit comfortably on the sloped site; guiding and inviting the public into the store on the principle High Street elevation, whilst giving a harmonious link with the existing gradient of the site sloping to the south and east. With the blade falling towards the east perimeter of the site it creates a strong frontage to the main car park viewed from High Street, whilst allowing the store to sit softly and comfortable into its surroundings. The nature of the store and its operation in terms of use means that the rear elevation is relatively blank in appearance. In terms of modelling, the appearance has been broken up using contrasting but complimentary materials and landscaping to soften this elevation to the adjoining residential properties.

The Aldi store will have large elements of shop front glazing, together with a contemporary glass entrance canopy that shall signify the entrance to the store facing mostly onto the primary elevations from which the public shall approach. High level glazing will flood light over the top of the sales layout in a ribbon arrangement in line with the canopy structure and add interest to the principle car park elevation.

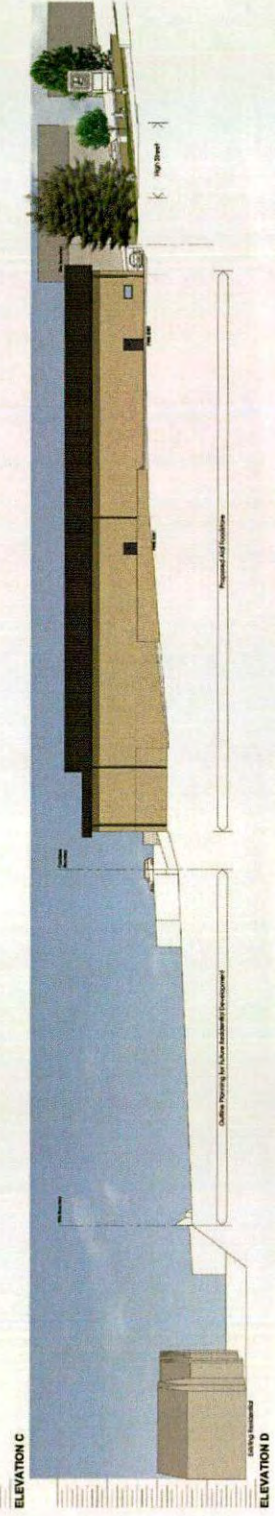
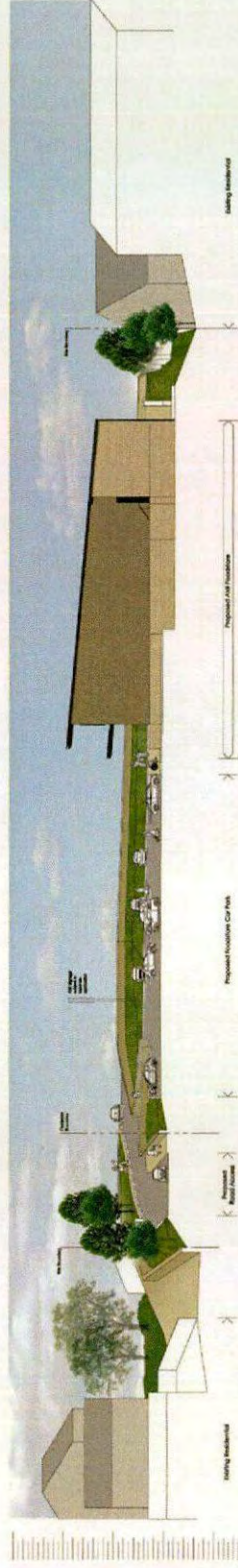
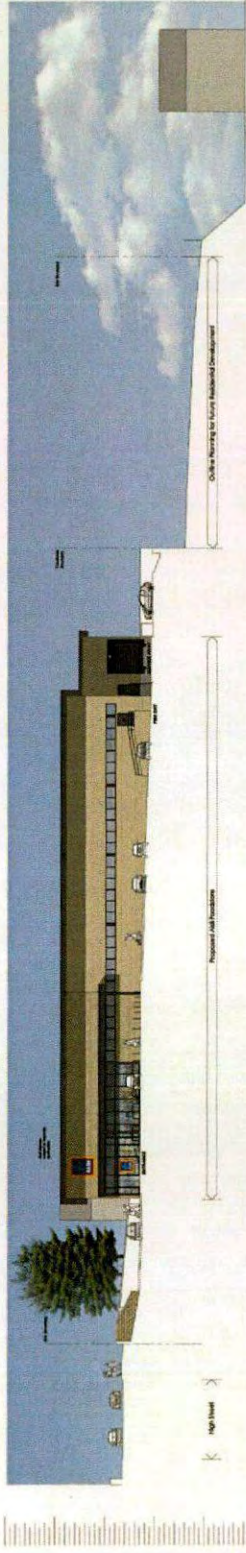
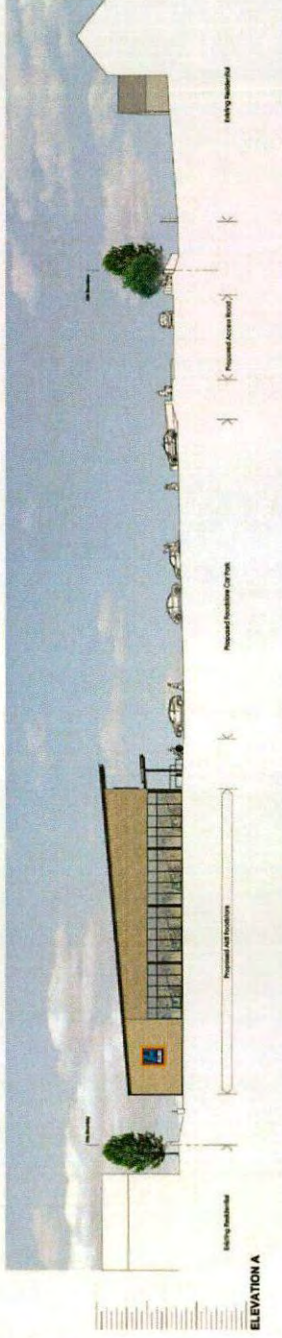
3D Visual



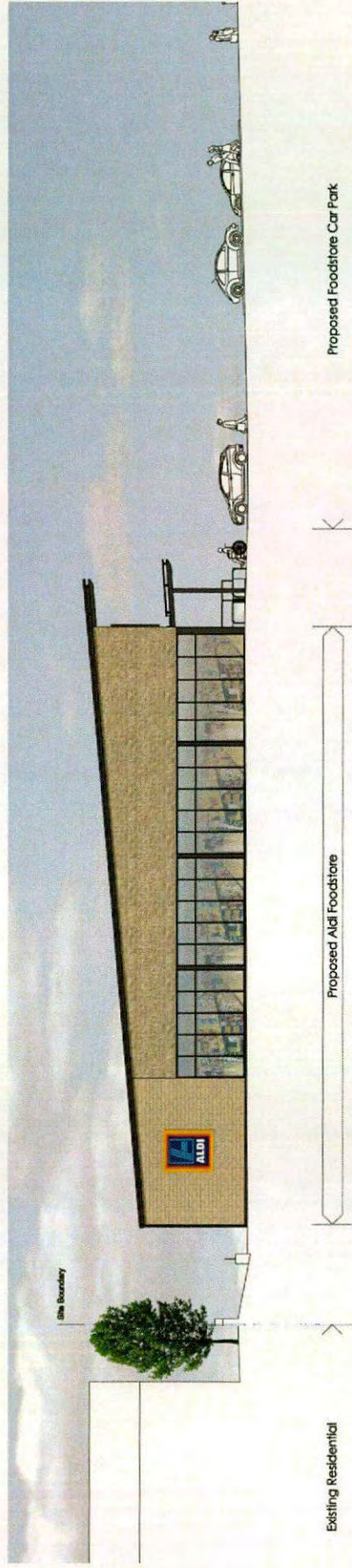


3D Visual

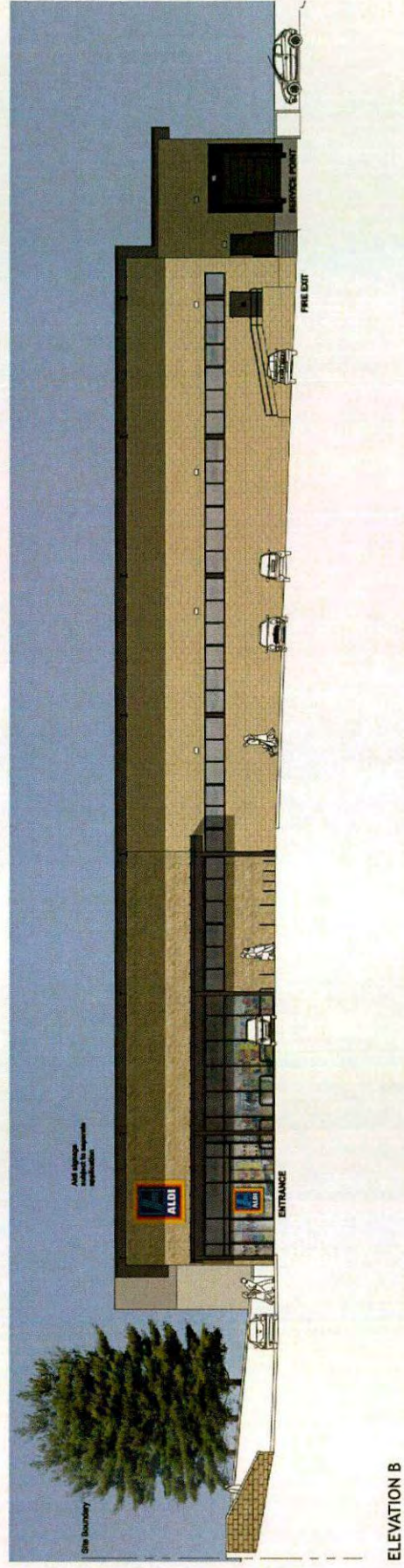
Elevations in Context



Elevations A & B

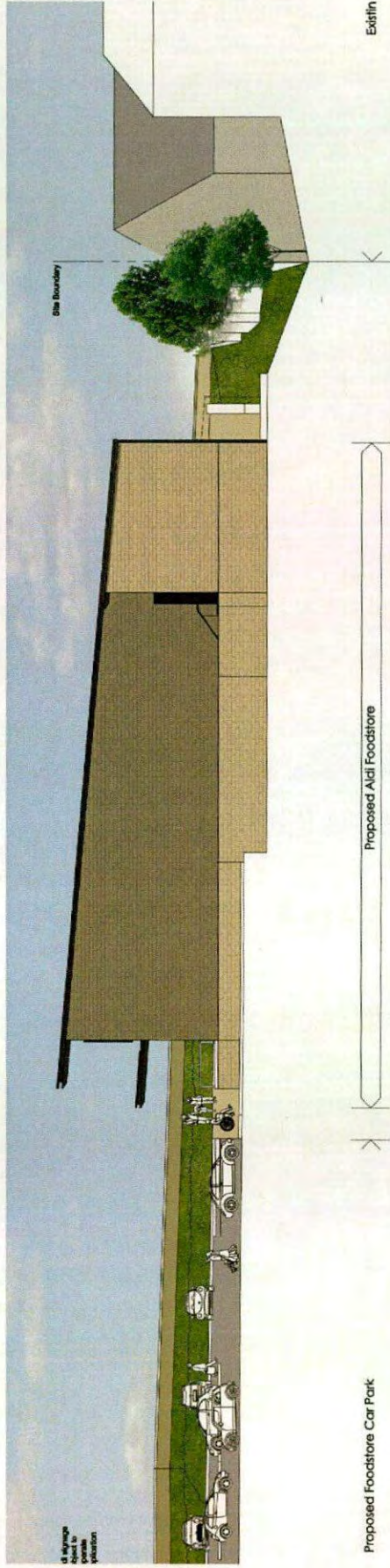


ELEVATION A

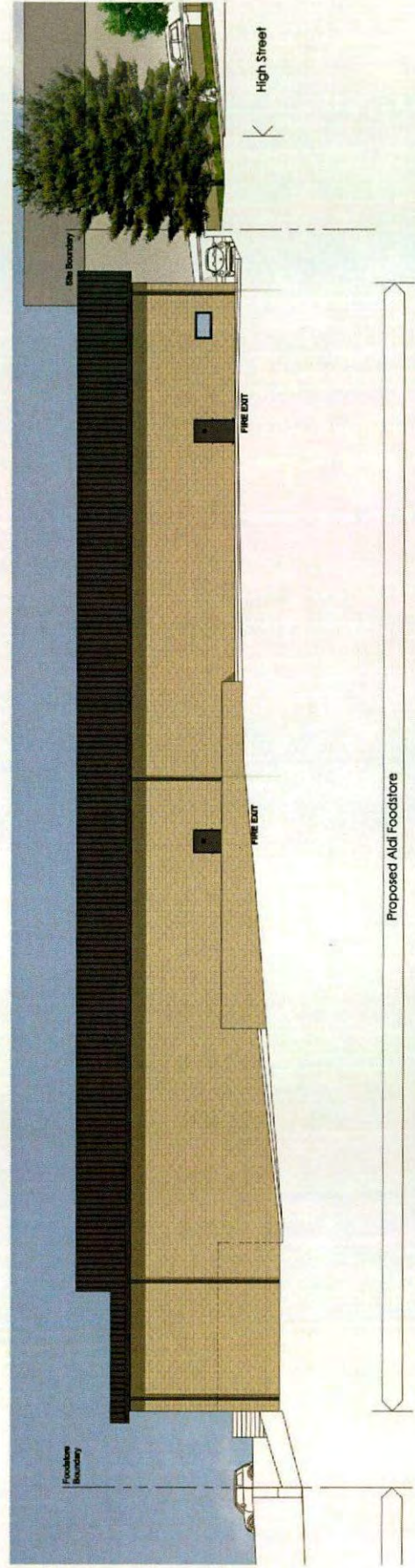


ELEVATION B

Elevations C & D



ELEVATION C



ELEVATION D

8.6 Access

The proposed main vehicular access to the site is off High Street which ensures clear access to the development for customers and for efficient servicing; the scheme will also incorporate pedestrian links from and across High Street and the public footpath along the west boundary thus connecting the foodstore to the existing public footpaths around the site.

The design has created an open site when viewed from High Street to allow ease of access and natural policing to the car park area, whilst using the building to buffer residential properties on the east boundary.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to the store entrance. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 5 no. disabled parking spaces. The spaces will be 6m by 3.6m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the store entrance together with a dedicated area for 2no motorcycles and cyclist visitors into the site, creating 10 cycle spaces. The general car parking spaces will be 5m by 2.5m providing a more generous size to ease parking.

High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will be suitably illuminated.

The foodstore will be serviced from the new access off the High Street which will continue down the west boundary to form access and servicing for the residential plot on the south boundary.

Servicing to the Aldi will run through the car park to the side of the store adjacent the southern boundary. A small path runs around the back of the foodstore to permit fire escape access from the staff and warehouse areas to a place of safety.

Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with one articulated vehicle delivery per day of mixed goods. The delivery is assembled at the centralised distribution depot in Darlington. In addition, there are two local fresh bread and milk deliveries made by small vans.

Stores are constructed with a dedicated internal storage area, delivery ramp, sheltered canopy and dock leveller system. This enables drivers to unload products without any external activity such as forklift trucks, cages or scissor lifts. This system reduces potential noise and therefore does not give rise to harmful effects on residential amenity.

The site is easily accessible by public transport with existing bus stops within close walking distance of the site.

Pedestrian & vehicular access routes



8.7 Landscaping and Boundary Treatment

architecture and maximises the effective integration of the built form within the surrounding environment. The landscape will consist of ornamental shrub and tree planting to create a soft treatment to the sites boundaries and provide landscape areas around the perimeter of the car park and building.

Tree planting to the sites boundaries will provide structure to the landscape and an element of visual screening of the car park and the sides of the store from the surrounding High Street as well as from the surrounding properties. A mix of low to medium height shrub species will provide a strong and bold planting statement to the boundary edges whilst still allowing visual permeability through to the building.

The general planting design is to be formal and ornamental in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes will be selected based on their suitability to the site, resilience, performance and seasonal interest.

PLANTING SCHEDULE							
Name	Abb	Height	Root	Container	Habit	Breaks	Density
Ornamental Shrubs							
Berberis julianea	Bj	30-40	C	3L	Bushy	3	4/m ²
Ceanothus thyrsiflorus 'Repens'	CtR	30-40D	C	3L	Bushy	5	5/m ²
Choisya ternata 'Sundance'	CtS	40-60	C	3L	Branched	3	5/m ²
Cotoneaster x sueticus 'Coral Beauty	CCB	40-60D	C	3L	Bushy	4	5/m ²
Elaeagnus x ebingei 'LimeLight'	EeL	40-60	C	3L	Branched	5	4/m ²
Escallonia 'Donard Star'	EDS	40-60	C	3L	Bushy	4	4/m ²
Euonymous fortunei 'Emerald Gaiety	EfEGa	30-40	C	3L	Bushy	7	6/m ²
Euonymous fortunei 'Emerald 'n' Gold'	EfEG	30-40	C	3L	Bushy	7	6/m ²
Lonicera nitida 'Baggesens Gold'	LnBG	30-40	C	3L	Bushy	6	4/m ²
Lonicera nitida 'Lemon Beauty	LnLB	30-40	C	3L	Bushy	6	4/m ²
Lonicera nitida 'Maigreen'	LnM	30-40D	C	3L	Bushy	6	5/m ²
Mahonia aquifolium 'Appollo'	MaA	30-40	C	3L	Branched	4	4/m ²
Prunus laurocerasus 'Otto Luyken'	PIOL	40-60	C	3L	Leader & laterals	4	5/m ²
Viburnum x davidii	Vd	40-60	C	3L	Branched	3	5/m ²
Name	Abb.	Height	Root	Container	Habit	Breaks	Density
Specimen Shrubs							
Photinia x fraseri 'Red Robin'	PRR	60-80	C	10-12L	Branched	8	Item
Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root
Ornamental Trees							
Acer campestre 'Streetwise'	AcS	Standard extra heavy	3x	16-18	min 450	min 200	RB
Betula pendula	Bp	Standard extra heavy	3x	16-18	min 450	min 200	RB
Pyrus calleryana 'Chanticleer'	PcC	Standard extra heavy	3x	18-20	min 450	min 200	RB
Sorbus aucuparia	Sa	Standard extra heavy	3x	16-18	min 450	min 200	RB

ReRoot linear pavement protection
by Greenleaf or similar approved.
Installed in accordance with manufacturers specification.

