

02 May 2025

Delivered via Planning Portal

Rob Griffin
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Rob

FULL PLANNING PERMISSION FOR THE ERECTION OF A SINGLE STOREY BUILDING FOR THE USE AS A DRINKING ESTABLISHMENT/ BAR (SUI GENERIS USE CLASS) WITH ASSOCIATED LANDSCAPING OFF CHANCELLORS WAY AT THE UNIVERSITY OF MANCHESTER'S FALLOWFIELD CAMPUS

On behalf of University of Manchester ('UoM', 'University' or 'the Applicant'), we are pleased to enclose a full planning application for the erection of a single storey building for use as drinking establishment/bar (sui generis use class) to facilitate the relocation of an existing student bar (named 'Squirrels Bar') located within the existing campus.

The application has been submitted via the Planning Portal (ref. PP-13867246) and is supported by the completed application forms and this covering letter, along with the electronic copies of the documents listed in Appendix 1.

The requisite application fee of £4,116.00 has been paid online via Planning Portal.

Background

On 19th January 2024, Manchester City Council ('MCC') approved, in outline, the redevelopment of the western part of UoM's Fallowfield Campus (LPA ref. 138126/OO/2023). The full description of this development as follow:

Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads.

A number of existing 'centralised' facilities, accessible to and used by residents of the wider campus will be demolished as part of this redevelopment proposal. There remains an ongoing need for these facilities during the

Level 5
Transmission
6 Atherton Street
Manchester, M3 3GS
T 0161 233 7676 turley.co.uk

above development proposal to service the wider campus, which will remain operational and in use during the redevelopment proposal.

To that end, a planning application to erect a facilities and services building to accommodate catering facilities, maintenance storage space and office space (sui generis use) with associated car parking and landscaping (known as 'The Limes') at Richmond Car Park, Fallowfield Campus (LPA ref. 141536/FO/2024) was approved by MCC on 24th February 2025. This will accommodate a replacement facility which will be displaced as part of the redevelopment proposal.

Similarly, the existing Squirrels bar is displaced by the development and needs to be re-provided for on a temporary basis. This application seeks planning permission for this facility. A new replacement facility will be delivered as part of the campus redevelopment project in due course but not for several years.

Site and Surrounding Land

The Existing Site

The current student bar is located within the boundary of Oak House, which is at the south-west of the University-owned and managed Fallowfield Campus. It can be accessed via a private road from A6010 Wilmslow Road.

Proposed Site

The application site ('the Site') is located at the immediate west of the Armitage Sports Centre. The eastern boundary is bordered by a grassed roadside verge which lies behind Chancellors Way. There is a one-storey building, which is associated with the University, at the north of the Site, and a lawn to the south.

The Site is c. 1250 sqm. It is currently used as an overflow car park with 20 informal spaces for staff of the University of Manchester. There are also bins at the south-east corner of the Site serving the neighbouring Sports Centre. The proposal will result in the relocation of these bin storage facilities around the Sports Centre.

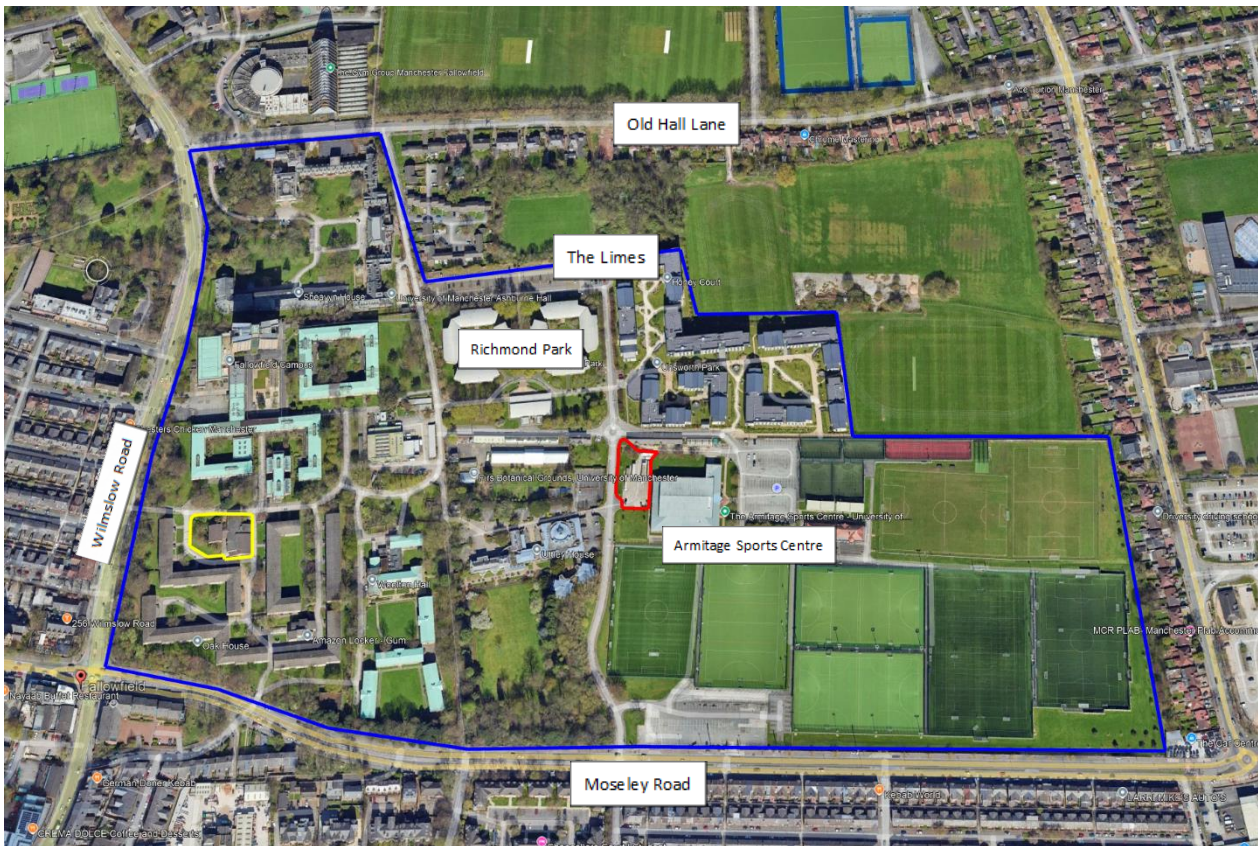
Vehicular access to the Site is provided principally via Chancellors Way on the western side which connects the Campus to the public highway at Old Hall Lane to the north, and Moseley Road to the south. The Campus is well-connected with pedestrian and cycle paths, along with numerous green spaces, making Chancellors Way a key thoroughfare running north to south.

Surrounding Area

The surrounding context to the west comprises of university owned and managed buildings including the residential Fallowfield Campus, Unsworth Park student residential accommodation to the north, Richmond Park student accommodation to the north-west, and Ashburne Hall student residential accommodation to the north-west on the opposite side of Whitworth Lane.

The Site lies to the north-east of the centre of Fallowfield and approximately 5km south of the City Centre. The Site lies approximately 1.5km south of the main University Campus located off Oxford Road.

Proposed bar site shown in relation to existing bar site (blue line – Fallowfield Campus boundary, yellow line – existing bar site, red line – proposed bar site) and surrounding context



The site is located centrally within the campus and is only visible from the public areas beyond the campus at a distance (i.e. from Moseley Road to the south).

Environmental Designations

The Environment Agency Flood Map for Planning classifies the Site as being in Flood Zone 1 and is therefore at low risk of flooding from rivers or the sea. The Environment Agency flood map indicates that the majority of the site is at very low risk of surface water flooding, indicating that each year this area has less than 0.1% chance of flooding.

The Site is not located within a designated Conservation Area. No listed buildings or structures are situated on the Site. Chancellors Hotel and Conference Centre (formerly known as The Firs and Attached Annex) and the Lodge of the Firs, with Attached Gateway, are located approximately 100m to the south-east are Grade II Listed Buildings.

The Site is not allocated for ecological value. There are no Local Nature Reserves (LNRs), National Nature Reserves (NNRs) or Site of Special Scientific Interest (SSSIs) within 1km of the Site. There are no European designated sites (Special Protection Areas (SPAs) or Special Areas of Conservation (SACs)) within 10km of the Site.

Proposed Development

Description

The Proposed Development comprises the following:

- A single-storey building that is proposed to be the student bar.
- Additional ornamental planting at the existing grassed roadside verge.

- Footpaths that lead to the building, and an extension to the existing footpath off Chancellors Way.
- Surface works at the service yard which is at the southern end of the Site.

The description of the development is as follows:

“The erection of a single-storey building for the use as a drinking establishment/ bar (Sui Generis use class) with associated landscaping and access footpath”

Use

The Proposed Development will replace the existing Squirrels Bar which will be demolished as part of the approved demolition (via LPA ref. 138126/00/2023). It is proposed to be a key student social and events facility for university students. It will be a temporary provision from September 2025 to 2028, although the building itself will remain for the continued use by the University of Manchester.

Appearance and Scale/ Massing

Please refer to the accompanying Design and Access Statement (DAS), prepared by RLB, for the description of the design of the scheme. A summary is provided below of the key features:

- The building is one-storey modular building with a dimension of c. 30m length, c. 15m width and 3.3-3.6m tall.
- A minimum of 3m width road to be maintained for a one-way vehicle access in between the proposed building and the Sports Centre.
- Goosewing grey insulated composite wall panels with insulated composite roof in merlin grey.
- Aluminium glazed external windows and door, both in merlin grey.
- External cellar store at the south of the proposed building.
- Footpath to the building perimeter proposed to be concrete block paving surface layer.

Access and Movement

The Site's vehicle and pedestrian access will be from Chancellors Way to Fatty Avenue (northeast access of the Site). There is also a pedestrian route that leads to the entrance of the bar, connecting the existing pedestrian footpath at the north of the Site.

The servicing route will be via Chancellors Way as this route is already used by servicing vehicles for refuse collection and deliveries from the surrounding student accommodation and Armitage Sports Centre. The refuse collection for the adjacent sports centre is currently at the Site. However, this is expected to remain in-situ as the bins do not encroach onto the area proposed for student bar. Refuse collection can still take place at the Site via Chancellors Way. A swept path analysis for a 4-Axle Refuse Vehicle and a 7.5T Panel Van has been conducted to demonstrate the servicing arrangements at the site (see Appendix D of the enclosed Transport Statement).

The proposal will result in a loss of 20 informal car parking space with no additional provision made. However, the availability of the parking spaces in the Campus is expected to be sufficient to accommodate the loss. There are 642 car parking spaces within the Campus, including 176 spaces in the Chancellors Way parking area, which is not barrier-controlled and sits adjacent to the Site. There are also a total of 618 cycle parking spaces within the Campus, with a Beryl Bike stand located to the north of the Armitage Centre.

Planning Policy Context and Appraisal

In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990, this application must be determined against of the adopted Development Plan, unless material considerations indicate otherwise.

In this case the adopted Development Plan comprises the Places for Everyone Plan for Greater Manchester ("PfE") (2024), Manchester Core Strategy ("MCS") (2012) and 'saved' Unitary Development Plan ("UDP") policies (1995 and alternations on various dates).

The following documents are also relevant to the appraisal of the proposed development:

- Guide to Development in Manchester Supplementary Planning Document (2017)
- National Planning Policy Framework ("the Framework" or "NPPF") (2024)

Principle of Development

CS Policy C10 states the new development and redevelopment that supports the evening economy, a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:

- Cumulative impact – in areas where there is already a concentration of bars, hot food takeaways and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
- Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
- Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.

CS Policy DM1 outlines key development management matters, to which all developments should demonstrate consideration as part of any planning application. The relevant matters include effects on amenity and safety (including **paragraphs 96 of the Framework**). **Paragraph 124 of the NPPF** supports planning decisions that promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

As the Proposed Development relates to the relocation of a student bar within the Campus (i.e. there is no increase in the provision of such facilities compared to the baseline position), the cumulative impact of the proposed use and balance of day-time and evening/night-time uses is negligible / nil.

Furthermore, the redevelopment of the Fallowfield Campus has been recognised and approved by MCC to modernise the Campus and provide additional capacity to address the need for purpose-built student accommodation. This planning application through the relocation of the student bar plays a critical part in releasing land for the wider redevelopment of the Campus.

The facility supports and is ancillary to the main existing residential campus. It is a key hub and social space for students to gather and supports positive interaction amongst their peers and wellbeing during their studies. The existence of a facility of this type already within the campus – which this proposal will replace – establishes the acceptability of the proposal in principle.

The previous use of the Site as an informal car parking space can be accommodated by the surrounding car parking space within the Campus. The existing site access and egress can be utilised in its current form, providing safe and

convenient access for both vehicles and pedestrians. As such, the proposal is located on a previously developed site, making effective use of land and to continue the provision of a social space for students.

In this context, it is considered that the Proposed Development and the role it plays in the redevelopment of the Campus, fully aligns with local and national planning policies, especially **CS Policy C10**, **CS Policy DM1** and the **Framework (paragraphs 96 and 124)**.

Design and Landscaping

PfE Policy JP-P1 states that development should be distinctive, resilient, durable and resource-efficient. **CS Policy EC1** requires proposal to be designed in a way that makes best possible use and efficient use of space available. **CS Policy EN1** expects development to maximise the opportunities for good design and enhance the overall image of the City. **CS Policy DM1** outlines key development management matters (including layout, scale, materials and appearance of the proposed development), to which all developments should demonstrate consideration as part of any planning application.

The overarching design related point from the NPPF is the importance of high standards of design (**paragraph 131**). **Guide to Development in Manchester SPD** outlines the seven key principles, including design should respect and be informed by location; delivering good design with functionality; junctions to be designed as places; junction design should reduce vehicle prominence; safe routes for pedestrians.

The Proposed Development would delivery high quality design as it sits within its surrounding Campus context, complimenting the adjacent buildings and ensure visibility across the Site with its massing and height. The existing site context have been considered carefully to inform the site layout. The building is arranged to maximise the permeability throughout the Site with two access points proposed for pedestrians.

To maintain a 3m width singular vehicle access at the east of the Site, there will be a loss of grassed land – this is discussed in the following section. However, the greenery will be retained, where feasible, and a series of landscaping enhancements have been recommended to compensate the loss where necessary. On this basis, the Proposed Development is deemed to accord with the **PfE Policy JP-P1**, **CS Policy EC1**, **CS Policy EN1**, **CS Policy DM1**, **Guide to Development in Manchester SPD** and **paragraph 131 of the Framework**.

A summary of the relevant environmental and technical policies according to key themes and an appraisal of the proposed development against each is provided below in **Table 1**.

Table 1: Key Planning Policy Themes and Appraisal Against the Proposed Development

Theme	Summary	Appraisal
Transport and Accessibility	PfE Policy JP-C5 seeks to ensure the design and management of streets will follow a Streets for All approach. PfE Policy JP-C6 supports the creation of safe and direct routes that is integrated with the street and public transport network. PfE Policy JP-C8 and CS Policy T1 prioritise safe and convenient access to the site for all users. Paragraph 109 of the Framework requires that transport issues are considered from the earliest stage of development proposals. Applications for development should (i) give priority first to pedestrian and cycle	The enclosed Transport Statement, prepared by Hydrock (now Stantec), concludes that the highway network will not experience any adverse traffic impact resulting from the proposal. Most importantly, the Proposed Development is limited to the relocation of a bar, thus it is expected to have minimal additional vehicular trips generated. The loss of 20 informal car parking spaces, as a result of the proposal, will not cause a shortage of parking space as it is negligible to, and can be

	movements and second to facilitating access to high quality public transport, and (ii) allow for the efficient delivery of goods, and access by service and emergency vehicles (paragraph 117 of the Framework).	accommodated within the other 642 car parking spaces within the Campus. The Site also benefits from being at a sustainable location with various sustainable travel options available. Given that the proposal is a social space for university students within the Campus, it is expected that most patrons will primarily rely on sustainable travel options, especially students who usually have low car ownership. Therefore, the Proposed Development accords with the relevant local, regional and national planning policies including CS Policy T1, PfE Policies JP-C5, JP-C6 and JP-C8 and paragraphs 109 and 117 of the Framework.
Archaeology and Heritage	PfE Policy JP-P2 confirms the historic environment and heritage assets, along with their settings, should be conserved, sustained and enhanced. CS Policy EN3 outlines that the Council will encourage development that complements and takes advantage of the historic and heritage features of its districts and neighbourhoods. The NPPF requires LPA's to ensure an applicant describes the significance of any heritage assets identified, including through a desk-based assessment (paragraph 189).	The accompanying Desk-Based Heritage Assessment, prepared by Prospect Archaeology, confirms there are no designated assets within the Site. The Proposed Development will not impact significantly on the setting of the Chancellors Hotel and Conference Centre (formerly known as The Firs and Attached Annex) (Grade II Listed); its interposition partially between this Listed Building and the non-designated late 19th century farm buildings (to the north of the Site) will not significantly affect any views between the heritage assets. The proposal is considered to have a negligible effect on the aforementioned Listed Building, or any designated assets. The Site also has a very low potential for significant archaeological remains and no further works has been recommended. Therefore, the Proposed Development aligns with PfE Policy JP-P2, CS Policy EN3 and paragraph 189 of the NPPF.
Ecology and Biodiversity	PfE Policy JP-G8 expects development to follow the mitigation hierarchy of avoiding significant harm to biodiversity, then adequately mitigating any harm to biodiversity, then adequately compensating for any remaining harm to biodiversity. It is also required to achieve a measurable net gain in biodiversity of no less than 10% unless development could be exempted. CS Policy EN15 expects developers to identify and implement reasonable opportunities to enhance, restore or create new biodiversity.	The enclosed Preliminary Ecological Appraisal, prepared by Stantec, concludes the Site is found to be of low intrinsic ecological value due to the predominance of highly modified habitats (modified grassland and hardstanding) supporting minimal semi-natural vegetation. It is recommended a pre-works nesting bird survey to be carried out, should any vegetation clearance be carried out within the nesting bird season. Also, to avoid working at night, or to implement a

Paragraph 180 of NPPF also makes clear that proposals must aim to conserve and enhance biodiversity, and encourage opportunities to incorporate biodiversity in and around developments.

bat-sensitive lighting scheme. These can be secured by way of a planning condition.

The Biodiversity Net Gain Feasibility Report identifies that the proposal is to be situated on an area of hardstanding car park, and a parcel of grassland with scattered trees in the western area of the Site. The development under current proposals stands to result in a net loss of - 59.62%. This results from a loss of 0.0073 ha of modified grassland, two trees (0.0204 ha in total area) and 0.0519 ha of developed land, sealed surface (loss of trees assumed as a 'worse-case scenario' position for calculating the requisite loss and biodiversity net-gain.

The feasibility report confirms that the retention of the grassland and trees has been explored via the relocation of the proposed development within the Site grounds; however, this was not possible due to access width requirements required between the proposed development and the Armitage Sports Hall. The report also confirms that the provision of a 10% BNG and satisfaction of the trading rules on-Site is not feasible due to the lack of space available for the tree planting required to deliver a 10% net gain. As a result, no options to deliver the required offset habitats on off-site land within UoM land ownership, the Biodiversity Units required to deliver a 10% net gain in HU will be purchased from the Environment Bank.

The University of Manchester will purchase the required habitat units to achieve a 10% net gain and Environment Bank will be responsible for ensuring the habitats are suitably managed for the required 30-year management period.

As such, the Proposed Development accords with **PfE Policy JP-G8, CS Policy EN15 and paragraph 180 of the NPPF**.

Arboriculture **PfE Policy JP-G7** is committed to significantly increase tree cover and connect people to the trees around them. This will be achieved via protecting trees during the construction phase of development.

The Framework emphasises on the importance of trees to the character and quality of urban environments and their mitigation and adaptation impact to climate change. Planning

An Arboricultural Impact Assessment (AIA) is being carried out, which will determine if the development impacts upon any identified arboricultural feature. The AIA and a supplementary assessment of the proposal development will be submitted in due course. For the purpose of calculating bio-diversity loss, and solution required to achieve a 10% net-gain it has been assumed that arboricultural features

	decisions should ensure opportunities are taken to incorporate trees elsewhere in development and that existing trees are retained wherever possible (Paragraph 136).	on-site will need to be removed. It is considered that this represents a 'worse-case' scenario.
Flood Risk and Drainage	PfE Policy JP-S4 expects development to manage surface water run-off through sustainable drainage systems and as close to source as possible; ensure sustainable drainage systems are designed to provide multifunctional benefits wherever possible and avoid adverse impacts on water quality. CS Policy EN14 confirms development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding. Paragraph 170 of the Framework aims to avoid inappropriate development in areas at risk of flooding by directing development away from areas at highest risk (whether existing or future). When determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.	The enclosed Drainage Strategy, prepared by Hydrock (now Stantec), confirms the Site is within Flood Zone 1 with a low chance of surface water flooding. The proposed drainage strategy is as follows: • The preferred drainage solution for disposal of surface water is to discharge to the existing private sewer via a below ground gravity network at a restricted rate of 7.5l/s. • The external catchment areas will be drained via drainage channels and discharged into the new private surface water network. Surface runoff from the roof will be discharged to the new private surface water network. • Pollution treatment measures will be provided in the form of SuDS planters and silt traps on drainage elements Therefore, the Proposed Development complies with PfE Policy JP-S4, CS Policy EN14 and paragraph 170 of the Framework.
Air Quality	PfE Policy JP-S5 will take a range of measures to support improvements in air quality, including require applications for developments that could have an adverse impact on air quality to submit relevant air pollution data. CS Policy EN16 seeks to improve the air quality within Manchester. Paragraph of 187(e) of NPPF requires planning decision to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution. The Framework requires that proposals must sustain compliance with and contribute towards relevant limit values or national objectives for pollutants (paragraph 199).	The enclosed Air Quality Assessment, prepared by Hydrock (now Stantec), considers the development to be low risk for nuisance dust soiling effects and a negligible risk for PM₁₀ health effects. Through good practice and implementation of appropriate mitigation measures recommended, it is expected that the release of dust would be effectively controlled and mitigated. The risk of exceedance of Air Quality Assessment Levels at the Site is low, and the future occupants of the Proposed Development should not be exposed to poor ambient air quality. Therefore, the Proposed Development complies with PfE Policy JP-S5, CS Policy EN16, paragraphs of 187(e) and 199 of NPPF.
Noise	CS Policy DM1 outlines key development management matters (including effects on	The enclosed Noise Impact Assessment, prepared by Hydrock (now Stantec), concludes that noise

	noise), to which all developments should demonstrate consideration as part of any planning application. ‘Saved’ Policy DC26 from UDP outlines that the effect of new development proposals likely to be generators of noise, and the implications of new development being exposed to existing noise sources will be considered. Paragraph 187(e) of NPPF requires planning decision to prevent new development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution. Planning decision should also ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health and the natural environment (paragraph 198).	and vibration associated with the construction phase of the Proposed Development can be controlled appropriately. The anticipated entertainment noise will be insignificant. However, in the case of noisier activities, it is recommended that only one sound system is used for better control over music levels. Good acoustics design and best practise noise control measures, including suitable external doors to remain closed when not in use, avoid placing mechanical extracts on the north and west facades, should be implemented. The proposed plant is deemed to have a low noise impact, subject to the specification. As such, the Proposed Development aligns with CS Policy DM1, ‘saved’ Policy DC26 from UDP and paragraphs 187(e) and 198 of NPPF.
Ground Condition	CS Policy EN18 states that any proposal for development of contaminated land must be accompanied by a health risk assessment. Section 15 of the Framework considers ground conditions and land instability issues.	The enclosed Phase 1 Ground Conditions Desk Study Report, prepared by Hydrock (now Stantec), considers it is unlikely the Site would be classified as contaminated land, and the risk from land contamination at the Site is considered to be low for the Proposed Development. However, there are plausible geotechnical risks identified, and further investigation to confirm the ground conditions is required to be undertaken. The Phase 2 report will be supplemented once it is available. As such, the Proposed Development aligns with CS Policy EN18 and Section 15 of the NPPF.

Summary and Conclusions

The Proposed Development relates to the erection of a single-storey building for provision of a social space for students. The Proposed Development facilitates the relocation of the existing student bar which will be displaced as part of the approved redevelopment of the western part of the Fallowfield Campus. There will be no net increase in the provision of social space of this type within the campus, therefore the Proposed Development will continue to provide an important ancillary facility to support the ongoing operation of the residential campus during the wider campus redevelopment.

As demonstrated above, the Proposed Development complies with all relevant national, regional and local planning policies and will not result in an adverse impact on the environment or, importantly the functioning of the University campus. As such, planning permission should be granted without delay.

I trust that you have all the information to enable you to register the application and approve the Proposed Development.

Should you have any queries, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Melissa". The script is cursive and elegant, with a long, sweeping tail on the final letter.

Melissa Lee Wing Tung

Assistant Planner

melissa.leewingtung@turley.co.uk

Appendix 1: Document and Drawings Schedule

Documents

Technical Report	Reference
Air Quality Assessment	37821-HYD-XX-ZZ-RP-Y-2001_P02
Desk-Based Ecological Appraisal	Dated 6 th March 2025
Preliminary Ecological Appraisal	331004173 Rev 2
Biodiversity Net Gain Feasibility Report	331004173 Rev 2
The Statutory Biodiversity Metric – Post Development	Dated 10 April 2025
Planning Covering Letter	Dated 1 st May 2025
Desk-Based Heritage Assessment	HYD04.01v2
Design and Access Statement	P02
Flood Risk Assessment	37821-HYD-XX-XX-RP-WENV-0001
Drainage Strategy	37821-HYD-XX-XX-RP-D-0001
Noise Impact Assessment	37821-HYD-XX-XX-RP-Y-1001 P02
Phase 1 Ground Conditions Desk Study Report	37821-HYD-XX-XX-RP-GE-0001
Transport Statement	37821-HYD-XX-XX-RP-TP-4001-P02
Waste Management Strategy	Version 1

Drawing List

Drawing	Drawing Reference
Existing Site Layout	01 P02
Location Plan	02 P02
Proposed Site Layout	03 P05
Proposed Floor Plan	04 P05
Proposed Elevations	06 Rev 4
Proposed Drainage Strategy	37821-HYD-XX-XX-DR-C-0500 P02
Soft Landscape Plan	Rev A
Hard Landscape Plan	Rev A
Proposed Waste Management Layout	07 P02