



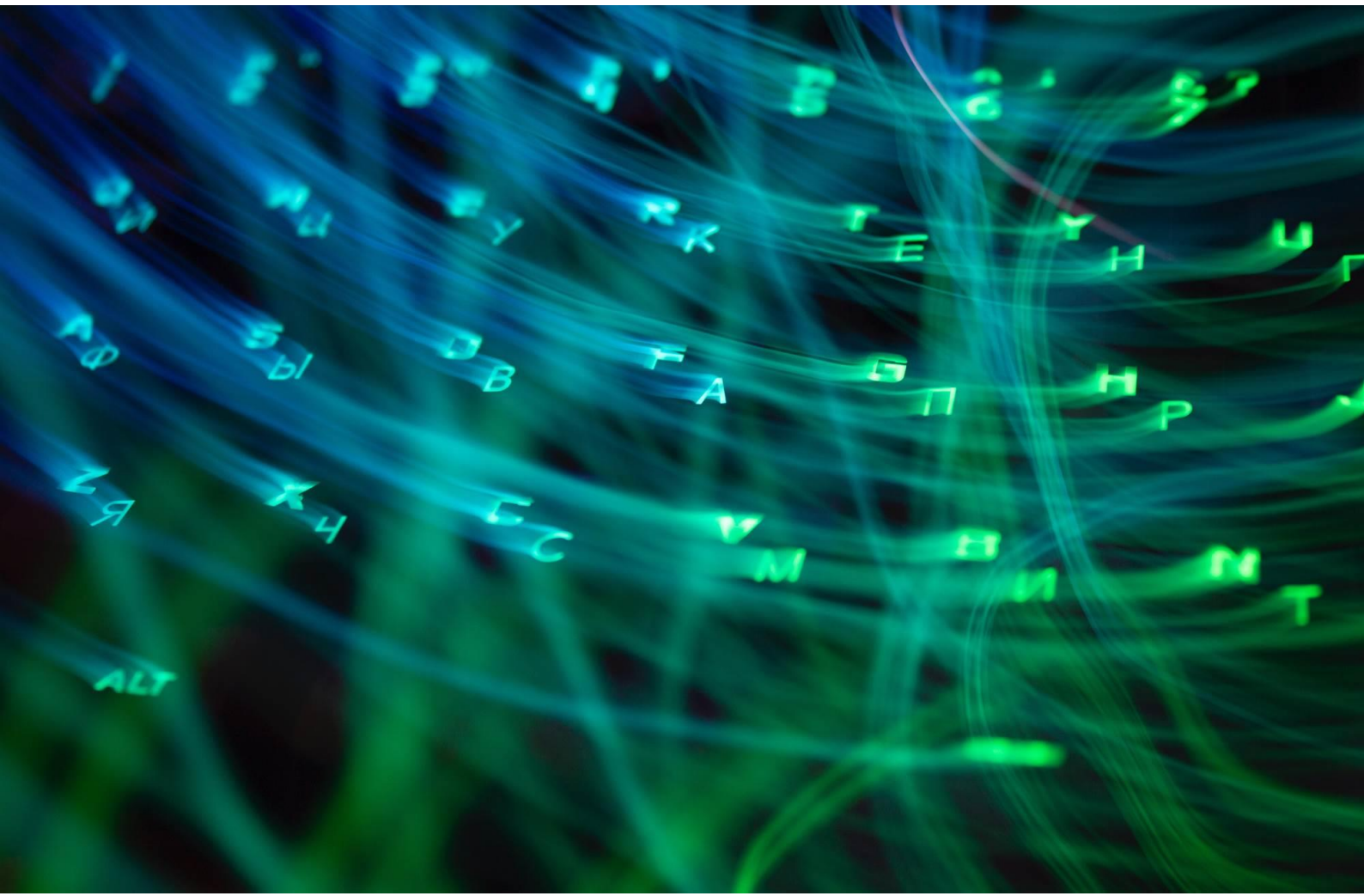
CWL01&02 - Newport Data Centre

Landscape and Ecological Management
Plan

PREPARED FOR
MSFT Ltd

DATE
24.04.2024

REFERENCE
0657169



DOCUMENT DETAILS

DOCUMENT TITLE	CWL01&02 - Newport Data Centre
DOCUMENT SUBTITLE	Landscape and Ecological Management Plan
PROJECT NUMBER	0657169
DATE	24.04.2024
VERSION (delete field if unneeded)	5.0
AUTHOR	ERM
CLIENT NAME	MSFT Ltd

DOCUMENT HISTORY

				ERM APPROVAL TO ISSUE		
VERSION	REVISION	AUTHOR	REVIEWED BY	NAME	DATE	COMMENTS
1.0	000	Wei Mei	Peter Metcalfe	Niall Olds	03/10/2024	
2.0	000	Wei Mei	Peter Metcalfe	Niall Olds	18/10/2024	
3.0	000	Wei Mei	Peter Metcalfe	Niall Olds	28/10/2024	
4.0	00	Wei Mei	Peter Metcalfe	Niall Olds	31/10/2024	
5.0	00	Peter Metcalfe	Alice Ward	Susanne Baker	24/04/2025	

CWL01&02 - Newport Data Centre

Landscape and Ecological Management Plan

0657169

Wei Ma



Wei May

Landscape Architect

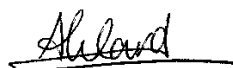
Peter Metcalfe

Managing Consultant



Niall Olds

Technical Director



Alice Ward

Project Manager

Environmental Resources Management Limited

4th Floor

One New York Street

Manchester

M1 4HD

T +44 161 958 8800

© Copyright 2025 by The ERM International Group Limited and/or its affiliates ('ERM'). All Rights Reserved.

No part of this work may be reproduced or transmitted in any form or by any means, without prior written permission of ERM.

CONTENTS

1.	INTRODUCTION	1
1.1	DOCUMENT STRUCTURE	1
1.2	REVIEW AND UPDATE	1
2.	SITE LOCATION AND DESCRIPTION	2
2.1	LANDSCAPE CONTEXT	3
2.2	ECOLOGY CONTEXT	6
2.3	BIODIVERSITY NET GAIN	6
3.	THE SOFT LANDSCAPE / ECOLOGICAL AND HABITAT ESTATE	7
3.1	DESIGN OBJECTIVES	7
4.	MAINTENANCE AND MANAGEMENT YEARS 1 - 5	8
4.1	OVERVIEW	8
4.2	GENERAL	8
4.3	WATERING	9
	EXT-601 – Proposed Native Trees	9
	EXT-602 – Specimen Shrubs to Garden	9
	EXT-603 – Native Species Rich Hedgerow to Perimter Boundary	10
	EXT-604 – Native Garden Hedge Screen	10
	EXT-605 – Native Wildflower Meadow Mix	10
	EXT-606 – Mown Grass to Fence Perimter and Maintenance Route	11
	EXT-607 – Native Woodland Planting Mix	11
	EXT-608 – Native Woodland Scrub Mix	12
	EXT-609 – Wet Swale Bed Mix	12
	EXT-610 – Admin Garden Planting	13
	EXT-611 – Sedum Green Roof	13
	EXT-612 – Attenuation Basin/Pond and Wet Swale Bank Mix	13
	EXT-613 – Native Marginal Planting Mix	13
5.	LONG TERM MANAGEMENT PRESCRIPTIONS	14
5.1	OVERVIEW	14
5.2	GENERAL	14
	EXT-601 – Proposed Native Trees	15
	EXT-602 – Specimen Shrubs to Garden	15
	EXT-603 – Native Species RIch Hedgerow to Perimeter Boundary	15
	EXT-604 – Native Garden Hedge Screen	15
	EXT-605 – Native Wildflower Meadow Mix	16
	EXT-606 – Mown Grass to Fence Perimter and Maintenance Route	16
	EXT-607 – Native Woodland Planting Mix	16
	EXT-608 – Native Woodland Scrub Mix	16
	EXT-609 – Wet Swale Bed Mix	17
	EXT-610 – Admin Garden Planting	17
	EXT-611 – Sedum Green Roof	17
	EXT-612 – Attenuation Basin/Pond and Wet Swale Bank Mix	17
	EXT-613 – Native Marginal Planting Mix	18

FIGURE 1 – SITE LOCATION	2
FIGURE 2 – SITE CONTEXT	3
FIGURE 3 – LANDSCAPE AND ECOLOGICAL MITIGATION PROPOSALS (LANDSCAPE MATERIALISATION PLAN)	5
APPENDIX A – RELEVANT EXTRACTS FROM QUINN SITE NEWPORT CWL01-02 DATA CENTRE DESIGN AND ACCESS DOCUMENT (2022)	
APPENDIX B – CWL01-02-L-B-17-0 - SITE - LANDSCAPE PLANTING PLAN	
APPENDIX C – CWL01-02-L-B-18-0 - SITE - LANDSCAPE PLANTING SCHEDULE	

ACRONYMS AND ABBREVIATIONS

Acronyms	Description
BNG	Biodiversity Net Gain
LEMP	Landscape and Ecological Management Plan
SUDS	Sustainable Urban Drainage Systems

1. INTRODUCTION

The purpose of this Landscape and Ecological Management Plan (LEMP) is to provide operational guidance for the management and maintenance of the landscape and ecological mitigation proposed at the Newport Data Centre (the Site) and to ensure that ecological enhancements and Biodiversity Net Gain (BNG) commitments are achieved.

The document sets out the details of the planting establishment, maintenance and management actions required for Years 1 to 5, and ongoing management and monitoring for the longer term. The LEMP also provides the Site operator with a description of the Site's landscape and ecological context, an overview of the soft landscape estate and a summary of the design principles to the proposed landscape and ecological planting.

1.1 DOCUMENT STRUCTURE

The document is set out in the following sections:

- Introduction – provides the purpose of this Landscape & Ecological Management Plan.
- Site Context – a brief description of the Site, landscape, and ecological context.
- Landscape and ecological design principles - includes a brief summary of the key elements.
- Maintenance and management – including establishment, maintenance, and long-term management prescriptions.

1.2 REVIEW AND UPDATE

The LEMP shall be regularly reviewed as the landscape/ ecological features and habitats mature and a full review shall be carried out every 5 years following implementation of the scheme.

The LEMP requires the monitoring of the landscape elements to ensure compliance with the Biodiversity Net Gain requirements and whether they have been achieved and also identify any actions or changes to the management or maintenance that may be required.

2. SITE LOCATION AND DESCRIPTION

The Site lies to the east of Newport, Wales, south of the M4 (ST 27923 84118) and extends to an area of approximately 16.5 ha. The proposed Data Centre is sited on the former Quinn radiator factory Site which has been vacant since June 2019. Structures remaining on Site comprise warehouses, office buildings and areas of hardstanding (former parking spaces, roads, and pedestrian areas).

The Site is not considered to be of ecological interest owing to its developed, fragmented and amenity character.

The (refer to Figures 1 and 2) location of the Site is to the south of Imperial Park and how the Site sits in the wider context of the Site being on the edge of the park with unbuilt land and fields to the south.

FIGURE 1 – SITE LOCATION

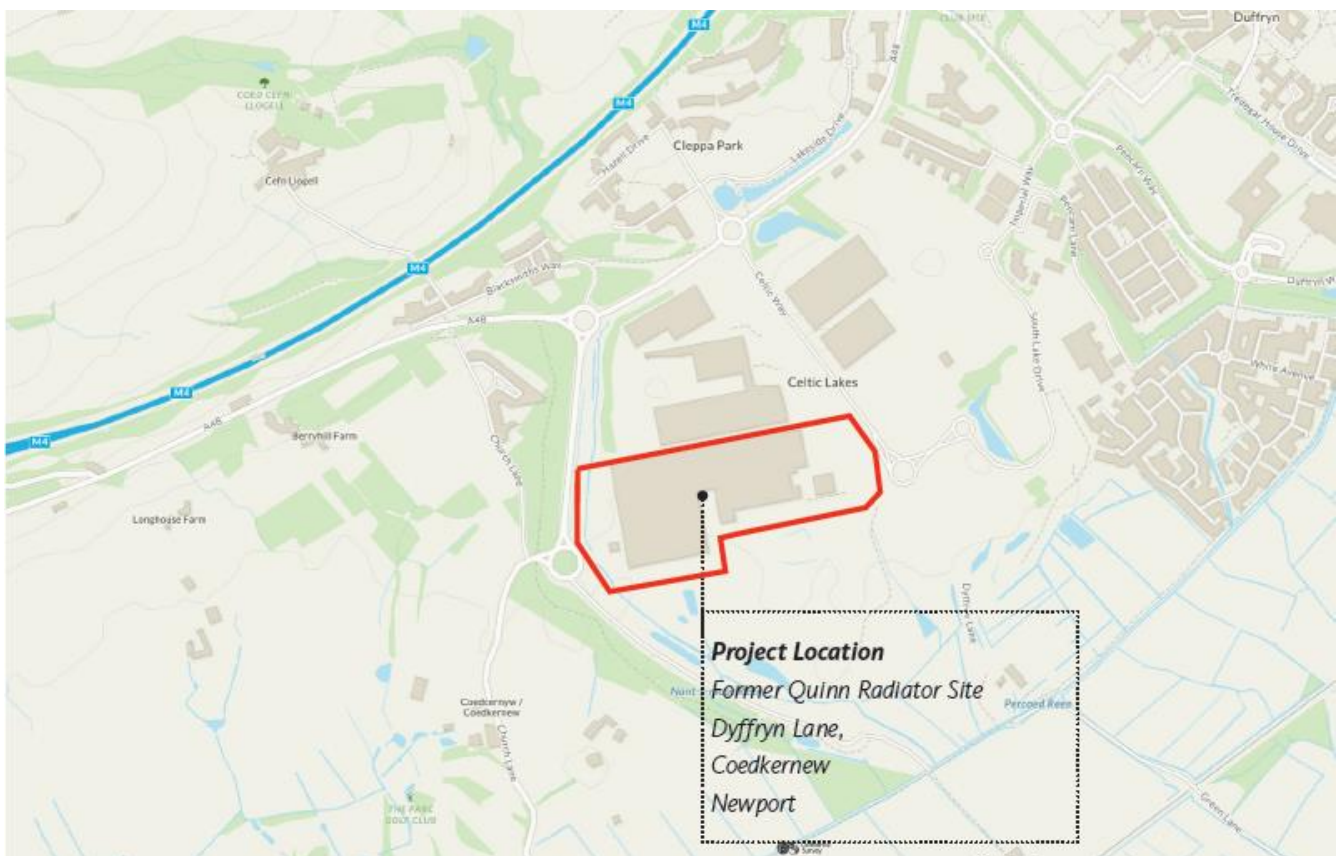


FIGURE 2 – SITE CONTEXT



2.1 LANDSCAPE CONTEXT

As illustrated in Figure 2 above, the Site of the proposed data centre was a former radiator factory, which has been derelict for a number of years, for further information refer to Chapters 6.4 – 6.7 in Appendix A for relevant extracts from the Quinn Site Newport CWL01-02 Data Centre Design and Access Document (2022).

The former radiator factory was predominately industrial, located on the southern edge of Imperial Park, with agricultural land to the south. The Site is predominately industrial buildings and bare hard-standing. Around the office and to the east there is amenity grassland, with semi-improved grassland to the western edges.

In contrast, to the north-east and west there are steep vegetated slopes. The southern boundary is formed of dense vegetation and enclosure in contrast to the northern boundary which is a security fence and open.

The Site has 6 main zones of planting, refer to Chapter 6.4 in Appendix A for locations:

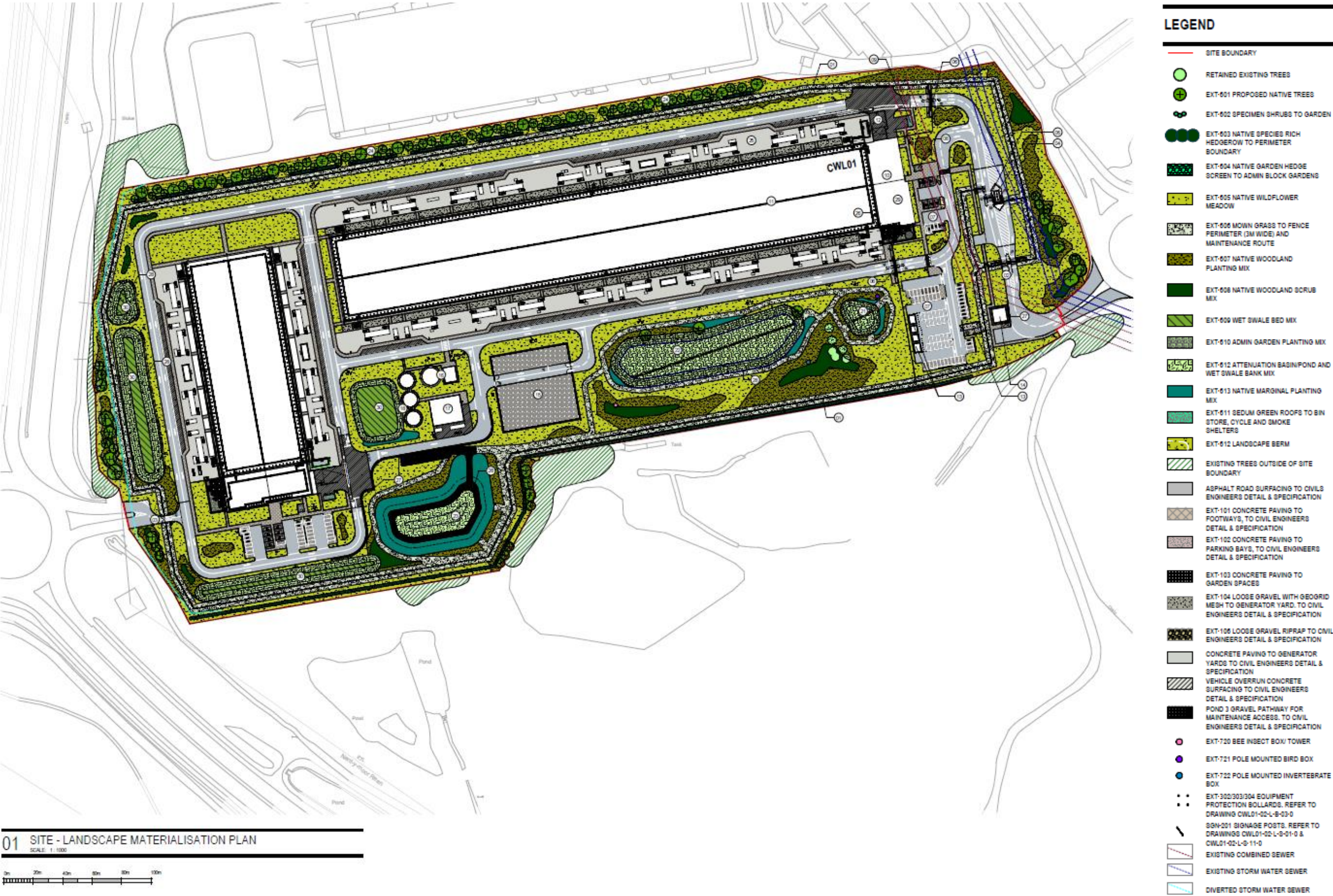
- Managed amenity grassland with specimen shrubs and trees to the south of office block;
- Semi-improved neutral grassland, less intensively managed;
- Mown, but less uniform amenity grassland;
- Tall ruderal vegetation and ephemeral short perennial;
- Small area of dense scrub at north-eastern boundary; and
- Scattered scrub, including immature white poplar.

The Site has a number of mature trees, with 3 main areas as shown in Appendix A - Chapter 6.5:

- Area A: Amenity Trees, south of office block set within managed grassland and comprising 5 *Prunus Avium* in a grid pattern with a single pine tree linked to the past use of the Site;
- Area B: A line of amenity trees along the fence line in the west; and
- Area C: A group of trees comprising *Acer campestre*, *Betula pendula*, *Corylus avellana* and *Salix caprea* are present at the southern boundary.

The proposed landscape and ecological mitigation proposals are provided in Appendix B - Landscaping Planting Plan (CWL01-02-L-B-17-0). An indicative image of the Landscape and Ecological mitigation proposals is provided below in Figure 3.

FIGURE 3 – LANDSCAPE AND ECOLOGICAL MITIGATION PROPOSALS (LANDSCAPE MATERIALISATION PLAN)



2.2 ECOLOGY CONTEXT

The Site has no notable ecological features and there are no protected species present on the Site that require specific management regimes.

2.3 BIODIVERSITY NET GAIN

Through the implementation and establishment of the landscape and ecological proposals the Site is expected to achieve >200% Biodiversity Net Gain. This gain will be attained through:

- the reduction of the extent of former hard standing with replacement by grassland, woodland and scrub vegetation;
- The implementation of Sustainable Urban Drainage System (SUDS) ponds and associated planting; and
- An increase in the extent of hedgerow planting throughout the Site.

Refer to the Biodiversity Net Gain Report (0657169 - CWL01 and 02 Plan) for further details and S73 - Ecology / Biodiversity Net Gain (BNG) Update.

3. THE SOFT LANDSCAPE / ECOLOGICAL AND HABITAT ESTATE

3.1 DESIGN OBJECTIVES

The landscape and ecological proposals to the Site will provide screening of the buildings in views from the south, provide visual amenity and wellbeing areas for employees, provide water attenuation as part of the SUDS proposals, and enhance the Site's ecological value and its connectivity to the wider landscape.

The proposals include planting a mixture of native trees, foraging areas for insects, scrub, hedgerows, wildflower meadows, and wetland specific reeds around the proposed attenuation ponds and will be complimented by artificial wildlife boxes for birds and bats.

The new features will result in effective visual buffering to the new development, as well as strengthening the connections to the Gwent Levels – St Brides Site of Special Scientific Interest (SSSI) and the 'Landscape of Outstanding Historic Interest.'

Proposed biodiversity enhancement include¹:

- Native trees, hedgerows and scrub planting along the Site boundaries where possible to provide connectivity across the Site and wider landscape. These habitats will provide an increase of available foraging and commuting habitat on Site for bats and for birds it will provide nesting habitat and a source of protection from predators;
- Increasing the extent of habitat across the Site, including tree, scrub, grassland and wildflower meadow planting to benefit a range of protected and priority species, such as bats, birds, reptiles & amphibians. This also includes planting areas of species rich grassland to benefit terrestrial invertebrate species, particularly pollinators;
- Creation of storm water management ponds which have been designed to benefit wetland species, aquatic invertebrates, and amphibians; and
- Bird boxes and bat boxes will also be installed to provide enhanced nesting and roosting opportunities. These boxes will need to be installed in suitable locations and in accordance with good practice guidelines for birds² and bats³.

¹ Design Access Statement:

https://documents.newport.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=0D8173472CBA4443A189E13A350D129D

² Royal Society for the Protection of Birds Nestboxes: Find out how to provide, or make, nestboxes for birds in your garden, Available from: [Our ultimate guide to nest boxes \(rspb.org.uk\)](https://www.rspb.org.uk/our-work/conservation/nestboxes/)

³ Bat Conservation Trust – Bat Boxes: [Bat Boxes - Buildings, planning and development - Bat Conservation Trust \(bats.org.uk\)](https://www.bats.org.uk/bat-boxes/)

4. MAINTENANCE AND MANAGEMENT YEARS 1 - 5

4.1 OVERVIEW

The maintenance and management actions are set out for Site wide operations and then specific management and maintenance operations by planting area/ type for the first 1 to 5 establishment years. Section 5 sets out the specific management and maintenance operations for years 6 – 10, then long-term management and monitoring. This is to ensure the objectives set out in Section 3 are fulfilled.

Monitoring is required to check on the establishment of the landscape elements and progress towards achievement of their designed functions.

4.2 GENERAL

The following general operations apply to all areas for years 1 – 5.

- All litter and debris to be removed on each visit;
- All waste arisings to be taken off the Site and disposed of at an appropriate recycling or composting facility;
- Weeds that affect the landscape objectives shall be managed, primarily through cutting operations. Herbicides shall normally only be used on injurious weeds as defined under the Weeds Act 1959 and invasive non-native species (INNS) defined by the Wildlife and Countryside Act 1981;
- Injurious weed (INNS) shall be fully controlled, and waste arisings disposed of at appropriate facilities and by methods in line with current legislation and guidance;
- Maintenance operations by machinery should be appropriate to the task, and when weather and ground conditions are suitable;
- Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface;
- Works near or in watercourses shall have appropriate biosecurity measures to prevent ecological damage;
- No cutting or trimming works shall be undertaken during the Bird Nesting Season (March to October (inclusive));
- All meadows to be checked for ground nesting birds prior to cutting, if any birds are found then no cutting is to be undertaken within 100m;
- All plant failures to be removed as soon as practical and then replaced in accordance with the original planting specification in the next available planting season;
- Plant / seed failure on larger scales outside of occasional / expected normal failure shall be investigated to identify the cause prior to replacement planting or seeding;
- The Site shall be inspected annually, and a brief report submitted to the Microsoft Site Operations Representative setting out any issues observed on Site, including but not limited to:
 - any damage, compaction, or excessive wear to grass areas.
 - any damage or disease to tree and shrub areas.
 - any tree or shrub growth that may provide a climbing aid to scale security fences.

- any trees considered at active risk of falling.
- In all cases where issues are noted, a proposal for reinstatement, repair or remedial work shall be submitted and be in accordance with the original planting proposals as set out in Landscape Planting Plan (Appendix B) and Planting Schedule (Appendix C).

4.3 WATERING

All newly planted areas should be watered immediately after planting and again during periods of drought where planting failure may occur. Watering shall be at a rate and frequency suitable to achieve optimum growth of the plants during periods of drought by a method of the contractors' choice.

EXT-601 – PROPOSED NATIVE TREES

Specimen Trees are located throughout the Scheme and are at varying stages of maturity to bring height and form into the planting scheme.

Years 1 - 5

- Maintain 1m diameter weed free area around each planting station;
- Top up mulch as required to maintain 50mm depth;
- Re-firm trees if required on each visit or after strong winds;
- Where required tree guys and adjust as required;
- Formative pruning as required or to remove diseased or undesired branch growth;
- Prune branches that encroach into visibility splays or onto walkways/roadways; and
- All works on existing and new trees shall be carried out in accordance with Tree work recommendations BS3998:2010 and Trees in relation to design, demolition and construction British Standard 5837:2012, and operations should be undertaken by certificated personnel from the Arboricultural Association's list of Registered Contractors.

EXT-602 – SPECIMEN SHRUBS TO GARDEN

Specimen shrubs to garden, this will provide ornamental interest within the garden.

The management objectives are to let the shrubs grow to their mature size with formative pruning to keep the shrubs compact and prune any leggy growth or damaged stems.

Years 1 - 5

- Check mulch and top up annually as required to maintain 50mm depth;
- Maintain 1m diameter weed free area around each shrub planting station;
- Top up mulch as required to maintain 50mm to each planting station;
- Re-firm shrubs if required on each visit or after strong winds;
- Formative pruning as required or to remove diseased or undesired branch growth; and
- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP.

EXT-603 – NATIVE SPECIES RICH HEDGEROW TO PERIMTER BOUNDARY

Native hedgerow planting to the northern and southern boundaries of the Site will provide connectivity between the east and west of the Site for wildlife.

The management objectives are to create a 2m tall and 1.5m wide species rich continuous hedgerow with dense canopy to allow for wildlife refuge.

Hedgerows shall only be pruned November to February.

Years 1 – 3

- Prune off excessive lateral growth by 50% to prevent leggy growth to encourage bushy growth.

Years 3 – 5

- Hedgerow shall be pruned annually to maintain shape of Chamfered design to achieve a design size of approximately 2m tall and 1.5m wide;
- If required apply slow-release fertilizer to base of hedgerow at manufacturers rate if plants are showing signs of deficiency or less than optimum growth during establishment; and
- Where required gapping up by new planting or laying of branches to fill gaps to produce a uniform hedgerow.

EXT-604 – NATIVE GARDEN HEDGE SCREEN

Garden screen hedges are proposed around the outdoor seating areas for workers to provide a sheltered and enclosed garden space.

The management objectives are to maintain an effective visual and attractive screen.

Years 1 - 5

- Prune annually to maintain design size and shape and to avoid encroachment onto hard standing areas. Hedgerow shall only be trimmed November to February; and
- If required apply slow-release fertilizer to base of hedgerow at manufacturers rate if plants are showing signs of deficiency or less than optimum growth during establishment.

EXT-605 – NATIVE WILDFLOWER MEADOW MIX

The wildflower meadow is located around the Site and is intended to provide an attractive landscape setting as well as foraging habitat for wildlife.

The management objectives are to achieve a diverse species rich wildflower meadow, with minimal weed encroachment.

Year 1

- First cut to a height of 50mm 2 months after seedlings emergence;

- Establishment cuts to a height of 40mm every 6-8 weeks 6-8 weeks April to October; and
- All arisings to be removed and disposed of offsite.

Years 2 – 5

- Spring cut to a height of 75mm in April;
- Summer cut to 75mm in August, leave arisings for a few days prior to disposal to encourage seed dispersal;
- Autumn cut to 75m, once or twice between September to November to control weeds in fertile soil; and
- All arisings to be removed and disposed of offsite.

EXT-606 – MOWN GRASS TO FENCE PERIMTER AND MAINTENANCE ROUTE

The mown wildflower/grass strip is located adjacent to the perimeter security fence and is to provide a clear area adjacent to the fence and provide ecological benefit.

The management objectives are to achieve a diverse species rich wildflower meadow, with minimal weed encroachment.

Year 1

- First cut to a height of 50mm 2 months after seedlings emergence;
- Establishment cuts to a height of 40mm every 6-8 weeks 6-8 weeks April to October; and
- All waste arisings to be removed and disposed of offsite.

Years 2 – 5

- Spring cut to a height of 75mm in April then cut to a height of 75mm every 6 – 8 weeks until November. For Summer cut in August, leave arisings for a few days prior to disposal to encourage seed dispersal; and
- All waste arisings to be removed and disposed of offsite.

EXT-607 – NATIVE WOODLAND PLANTING MIX

The native woodland blocks are located to the edges of the Site within the meadow areas.

The management objectives are to achieve a diverse woodland understorey.

Years 1 - 5

- Check mulch and top up annually as required to maintain 50mm depth until canopies have closed over;
- If required prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years;
- Cut back vegetation as required by plant for optimum growth and vigour;
- Maintain 1m diameter weed free area around each shrub planting station;

- Top up mulch as required to maintain 50mm to each planting station;
- Re-firm shrubs if required on each visit or after strong winds;
- Formative pruning as required or to remove diseased or undesired branch growth;
- Prune branches that encroach into visibility splays or onto walkways/roadways; and
- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP.

EXT-608 – NATIVE WOODLAND SCRUB MIX

The native woodland scrub blocks are arranged around native woodland areas within the meadow.

The management objectives are to achieve a diverse mixed scrub habitat with a closed canopy.

Years 1 - 5

- Maintain 1m diameter weed free area around each shrub planting station;
- Top up mulch as required to maintain 50mm depth;
- Re-firm trees if required on each visit or after strong winds;
- Formative pruning as required or to remove diseased or undesired branch growth;
- Prune branches that encroach into visibility splays or onto walkways/roadways;
- All works on existing and new trees shall be carried out in accordance with Tree work recommendations BS3998:2010 and Trees in relation to design, demolition and construction British Standard 5837:2012, and operations should be undertaken by certificated personnel from the Arboricultural Association's list of Registered Contractors;
- Where growth is encroaching outside of desired areas as shown on the landscape plan cut back to desired shape during October to February; and
- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP.

EXT-609 – WET SWALE BED MIX

The rain gardens are located around the Site to take water and convey it to the attenuation ponds in the south of the Site.

The management objectives are to achieve an attractive planting mix which is tolerant to inundation by rain and provides some filtering of sediment out of the water.

Years 1 – 5

- Check mulch and top up annually as required to maintain 50mm depth until canopies have closed over;
- Check inlets and outlets are free of debris, remove arising offsite;
- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years; and

- Cut back vegetation as required by plant for optimum growth and vigour.

EXT-610 – ADMIN GARDEN PLANTING

The garden planting is located within the staff break out/wellbeing areas.

The management objectives are to achieve an attractive planting mix.

Years 1 – 5

- Check mulch and top up annually as required to maintain 50mm depth until canopies have closed over;
- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years; and
- Cut back vegetation as required by plant for optimum growth and vigour.

EXT-611 – SEDUM GREEN ROOF

The sedum green roofs are proposed atop small storage building in south of the Site.

The management objectives are to achieve an attractive building with ecological value.

Years 1 - 5

- Check outlets are free of debris, arisings to be disposed of offsite;
- Monitor for weed growth, remove by hand; and
- Removal of dead flower heads if required.

EXT-612 – ATTENUATION BASIN/POND AND WET SWALE BANK MIX

The wetlands are located around the two ponds in the south of the Site.

The management objectives are to achieve an attractive planting mix which is tolerant to inundation by water and to provide a species rich mix and refuge for wildlife.

Years 1 – 5

- Check Mulch and top up annually as required to maintain 50mm depth until canopies have closed over;
- Check inlets and outlets are free of debris, remove arising offsite;
- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years; and
- Cut back vegetation as required by plant for optimum growth and vigour.

EXT-613 – NATIVE MARGINAL PLANTING MIX

The native marginal planting mix are located in areas around the two attenuation ponds on the Site.

The management objectives are to achieve an attractive planting mix which is tolerant to inundation by water and to provide a species rich mix and refuge for wildlife.

Years 1 – 5

- Check Mulch and top up annually as required to maintain 50mm depth until canopies have closed over;
- Check inlets and outlets are free of debris, remove arising offsite;
- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years; and
- Cut back vegetation as required by plant for optimum growth and vigour.

5. LONG TERM MANAGEMENT PRESCRIPTIONS

5.1 OVERVIEW

The following section sets out the long-term management prescriptions on a rolling cyclical basis for each planting area, it also sets out the monitoring requirements and responsibilities where appropriate.

5.2 GENERAL

The following are general long-term management and maintenance prescriptions:

- All litter and debris to be removed on each visit;
- All waste arisings to be taken off the Site and disposed of at an appropriate recycling or composting facility;
- Weeds that affect the landscape objectives shall be managed, primarily through cutting operations. Herbicides shall normally only be used on injurious weeds as defined under the Weeds Act 1959 and invasive non-native species (INNS) defined by the Wildlife and Countryside Act 1981;
- Injurious weeds shall be fully controlled, and arising disposed of at appropriate facility and by methods in line with current legislation and guidance;
- Maintenance operations by machinery should be appropriate to the task, and when weather and ground conditions are suitable;
- Operations shall be suspended where ground conditions prevent the use of machinery without damage to the ground surface;
- Works near or in watercourses shall have appropriate biosecurity measures to prevent ecological damage;
- No cutting or trimming works shall be during the Bird Nesting Season (March to October (inclusive));
- All meadows to be checked for ground nesting birds prior to cutting, if any are found then no cutting is to be undertaken within 100m;
- The Site shall be inspected annually, and a brief report submitted to the Red Engineering Design Project Manager setting out any issues observed on Site, including but not limited to:
 - any damage, compaction, or excessive wear to grass areas.
 - any damage or disease to tree and shrub areas.
 - any tree or shrub growth that may provide a climbing aid to scale security fences.

- any trees considered at active risk of falling.
- In all cases where issues are noted, a proposal for reinstatement / repair or remedial work shall be submitted and be in accordance with the original planting proposals as set out in Drawing CWL01_L-B-17-0.

EXT-601 – PROPOSED NATIVE TREES

Year 5 - 10

- Formative pruning of unwanted branches, remove any dead or diseased branches;
- Inspect plants for health/ replacement and/ or risk of falling/ limb dropping and report findings to Microsoft Site Operations Representative for remedial actions; and
- Undertake inspection of trees, if thinning is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

Years 10 +

- Inspect plants for health/ replacement and/ or risk of falling/ limb dropping and report findings to Microsoft Site Operations Representative for remedial actions; and
- Undertake inspection of trees, if thinning is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-602 – SPECIMEN SHRUBS TO GARDEN

Year 5 +

- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP; and
- If required formative pruning to maintain shape and avoid encroachment into adjacent planting or onto areas of hardstanding.

EXT-603 – NATIVE SPECIES RICH HEDGEROW TO PERIMETER BOUNDARY

Years 5 – 10

- Cut annually between November and March to achieve a height of 2m and 1.5m width.

Years 10 +

- Cut once every 3 years back to desired height of 2m and width of 1.5m, where required cut annually to prevent growth onto walkways/ hardstanding. Cuts shall be between November and March;
- Remove any dead or diseased growth; and
- Undertake inspection of hedgerow and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-604 – NATIVE GARDEN HEDGE SCREEN

Years 5+

- Cut annually between November and March to maintain height and width and to avoid encroachment into planting area and hard standing;

- Remove any dead or diseased growth; and
- Undertake inspection of hedges and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-605 – NATIVE WILDFLOWER MEADOW MIX

Year 5 +

- Spring cut to a height of 75mm in April;
- Summer cut to 75mm in August, leave arisings for a few days prior to disposal to encourage seed dispersal;
- Autumn cut to 75mm, one or two between September to November to control weeds in fertile soil;
- All waste arisings to be removed and disposed of offsite; and
- Undertake inspection of wildflower meadow, such as over dominance of one species and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-606 – MOWN GRASS TO FENCE PERIMETER AND MAINTENANCE ROUTE

Years 5 +

- Spring cut to a height of 75mm in April then cut to a height of 75mm every 6 – 8 weeks until November. For Summer cut in August, leave arisings for a few days prior to disposal to encourage seed dispersal;
- All arisings to be removed and disposed of offsite; and
- Undertake inspection of wildflower meadow, such as over dominance of one species and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-607 – NATIVE WOODLAND PLANTING MIX

Year 5 +

- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP; and
- If required prune flowering plants/ dead head to prolong flowering season or to promote flowering in subsequent years.

EXT-608 – NATIVE WOODLAND SCRUB MIX

Year 5 - 10

- Formative pruning of unwanted branches, remove any dead or diseased branches; and
- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP.

Years 10 +

- Cut back vegetation that is encroaching beyond design boundaries as per landscape design;
- On a 3-year cycle cut 1/5 of total area to 300mm height, to maintain scrub habitat and prevent woodland ensure subsequent cuts are not adjacent to each other;
- Undertake inspection of plants for health and report any findings to the Microsoft Site Operations Representative for remedial actions or updates to the LEMP; and
- Undertake inspection of scrub, if additional thinning is required report to Microsoft Site Operations Representative for remedial actions.

EXT-609 – WET SWALE BED MIX**Years 5 +**

- Check inlets and outlets are free of debris, remove arisings offsite;
- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years;
- Cut back vegetation as required by plant for optimum growth and vigour; and
- Inspect plants for health and if replacement is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-610 – ADMIN GARDEN PLANTING**Years 5 +**

- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years;
- Cut back vegetation as required by plant for optimum growth and vigour; and
- Inspect plants for health and if replacement is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-611 – SEDUM GREEN ROOF**Years 5 +**

- Check outlets are free of debris, arising to be disposed of offsite;
- Monitor for weed growth, remove by hand;
- Removal of dead flower heads if required; and
- Monitor plant growth and report finding to Site Owner for update to management plan.

EXT-612 – ATTENUATION BASIN/POND AND WET SWALE BANK MIX**Years 5 +**

- Check inlets and outlets are free of debris, remove arisings offsite;

- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years;
- Cut back vegetation as required by plant for optimum growth and vigour; and
- Inspect plants for health and if replacement is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

EXT-613 – NATIVE MARGINAL PLANTING MIX

Years 5 +

- Prune flowering plants/ dead head as required to prolong flowering season or as required to allow flowering in subsequent years;
- Cut back vegetation as required by plant for optimum growth and vigour; and
- Inspect plants for health and if replacement is required and report any findings to the Microsoft Site Operations Representative for remedial actions or for updates to the LEMP.

APPENDIX A

RELEVANT EXTRACTS FROM QUINN SITE NEWPORT CWL01-02 DATA CENTRE DESIGN AND ACCESS DOCUMENT (2022)

6.4 Landscape Site Analysis: Softscape

A desktop study of Preliminary Ecology Survey was made, followed by a site visit for assessment of the existing landscape.

There are limited areas of soft landscape within the site boundary. However, the site is characterised by ruderal vegetation, perennials and natural grassland at the boundary and adjoining the site, offering a rural landscape setting within the industrial park.

Notable landscape character areas as follows:

- (A) Managed amenity grassland with specimen shrubs and trees to the south of office block.
- (B) Semi-improved neutral grassland. Less intensively managed.
- (C) Mown, but less uniform amenity grassland.
- (D) Tall ruderal vegetation and ephemeral short perennial.
- (E) Small area of dense scrub at north-eastern site boundary.
- (F) Scattered scrub, including immature white poplar (*Polulus alba*)



LEGEND:

- Property Line
- Amenity Grassland
- Neutral Grassland, Semi-Improved
- Introduced Shrub
- Tall Ruderal
- Hedge, Species-Poor
- Scrub - Dense/ Continuous

The development footprint will cover a large proportion of the site, however the boundary planting will be maintained as much as possible. The proposed masterplan seeks to work with the existing diverse planting species at boundary and neighbouring site, offering landscape and ecological improvement to the area.



Centaurium Erythraea



Chamaenerion angustifolium



Norway Maple



Yorkshire-Fog

6.5 Landscape Site Analysis: Trees

The Arboricultural Impact Assessment has been carried out by SEED. Based on the Landscape Architect site layout, Arboriculturist has recommended the retention or removal of existing trees.

A: Amenity trees to the south of Office Block within managed grassland will be retained . 5nr of Cherry Trees in a grid add formality to the landscape setting and seasonal interests, providing human scale canopies under wide canopies. Within the Cherry Tree grid, 1nr Pine Tree is present with a wooden plaque explaining the link to historic site tenant.



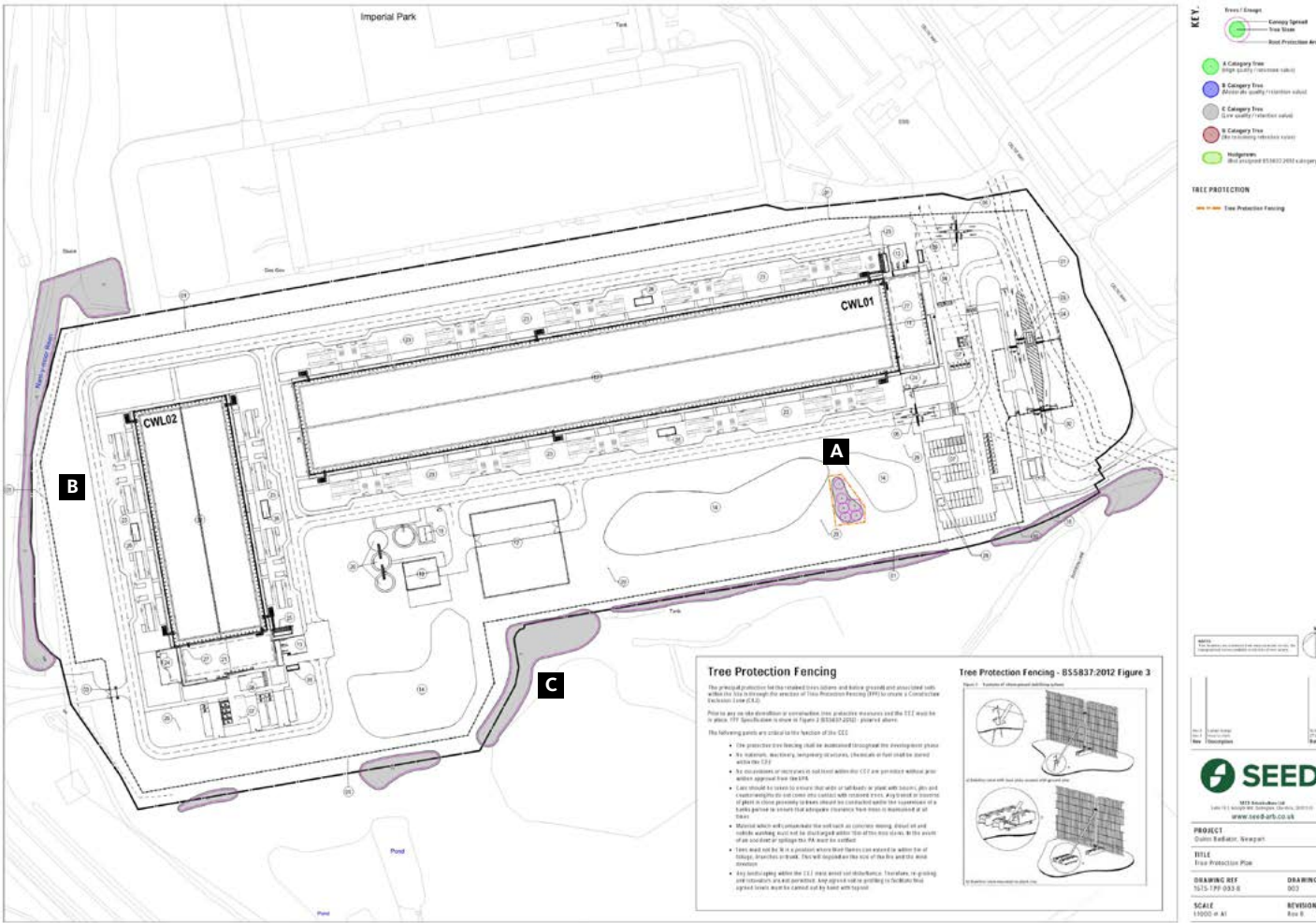
B: A line of amenity trees along the fence breaks up the hardscape dominant landscape. They are planted within the narrow softscape strips between road kerbs, immediately next to asphalt surface on either side. These trees are subject to removal, however ongoing design efforts will be made to provide new planting in a more appropriate setting.



C: A group of trees of field maple, silver birch, common hazel and goat willow are present at the southern boundary. Some overgrown plants and roots will be cut back to the boundary line, however the boundary will be enhanced with a proposed hedgerow mix to achieve stronger connection to the existing ecology to the south of the site. See 6.11 for more information.



Source: Preliminary Ecological Assessment, BSG Ecology (09.07.21)



Source: arboricultural impact assessment, SEED (18.10.23)

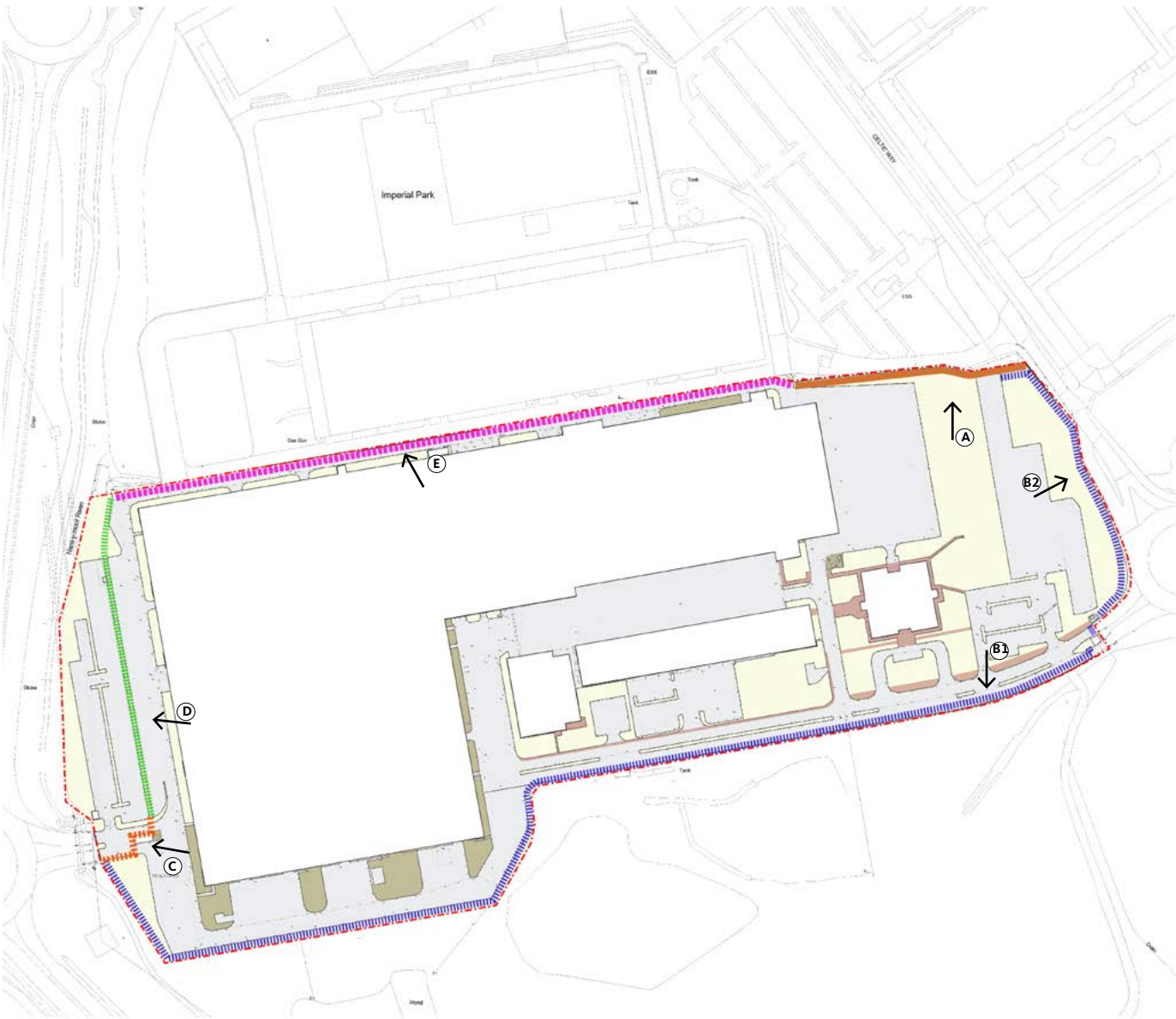
6.6 Existing Site Boundary Conditions

The conditions across the existing site boundary consist predominantly of metal fencing, with a small extent of the northern boundary having vertical timber board fencing. In general, many areas of fencing are in poor condition and sit within or in close proximity to worn uneven asphalt. The metal fencing does offer good visual permeability out to the surrounding

context but offers little in regards to security. With the addition of an internal security fence included within the proposed scheme there is potential opportunities to soften the existing boundaries and enhance ecological connections along the length of the site through various landscape approaches.

LEGEND:

- Property Line
- A. Vertical Wood Board Fence
- B. Metal Mesh Fence
- C. Metal Fence
- D. Metal Fence
- E. Metal Mesh Fence



6.7 Landscape Opportunities

One of the main opportunities of the site is the enhancement of the retained existing habitats, as well as the creation of new ones. The majority of landscape enhancement is provided to the site perimeter, surrounding buildings and roads. This arrangement results in effective visual buffering to the new development, as well as strengthening the connections to the local SSSI and the 'Landscape of Outstanding Historic Interest'.

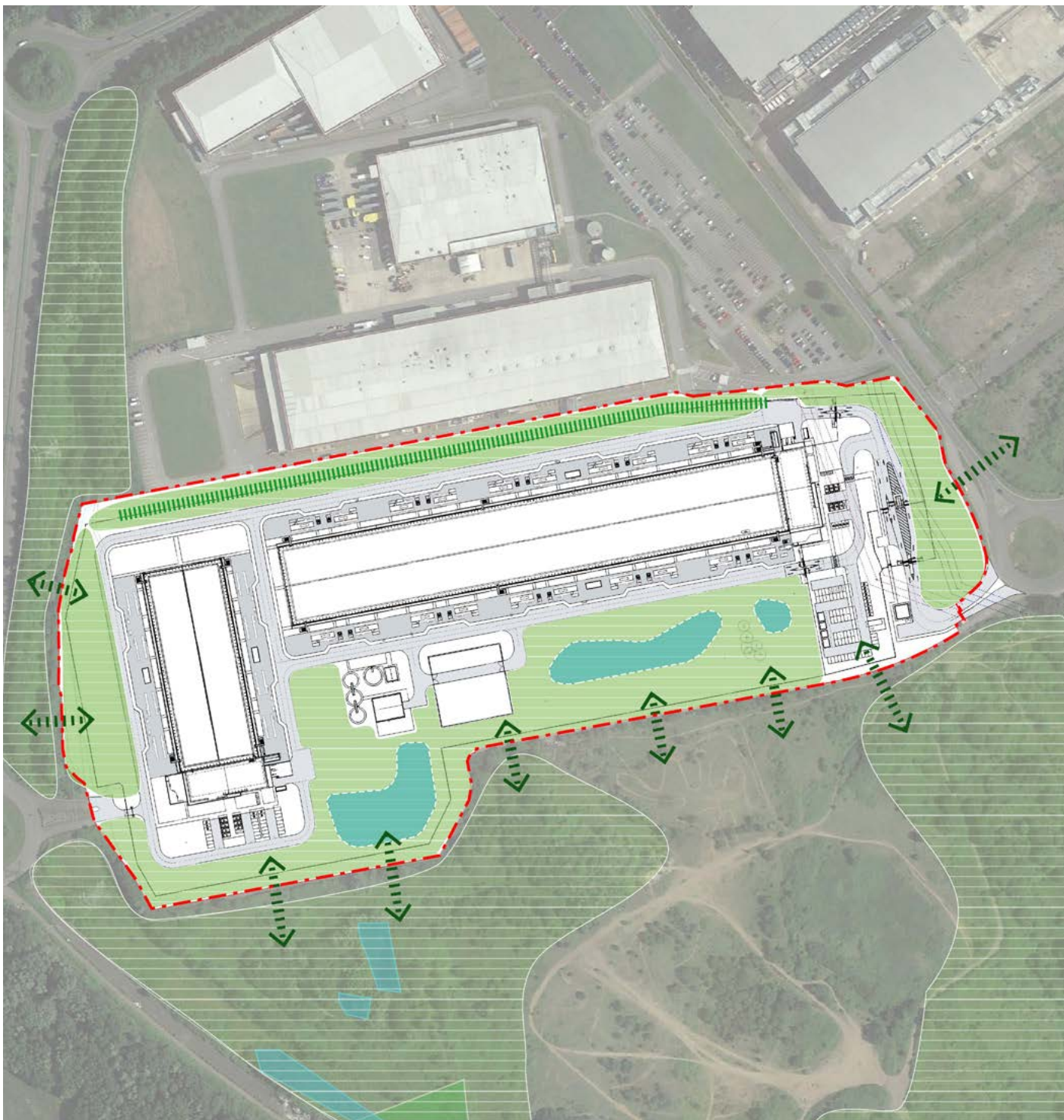
These objectives will not only be achieved through planting but also with the construction of a series of storm management ponds that will provide both a sustainable drainage system and new marginal and aquatic habitats.

Proposed Biodiversity enhancement includes:

- Native trees, hedges and scrub planting along boundary where possible to provide continued connectivity across the Site and provide a continued foraging /sheltering resource to benefit foraging bats and breeding birds.
- Increasing the extent of habitat across the Site, including tree, scrub and grassland planting within the Site to benefit a range of protected and priority species. This includes recreating areas of species rich grassland to benefit terrestrial invertebrate species.
- Creation of storm water management ponds to be designed to benefit wetland species, aquatic invertebrates and amphibians.

LEGEND:

- Property Line
- Existing ecology context
- Strategic design links to existing ecology
- Proposed soft landscape
- Proposed trees and landscape berm
- Storm water pond



APPENDIX B

CWL01-02-L-B-17-0 - SITE - LANDSCAPE PLANTING PLAN

01 SITE - LANDSCAPE PLANTING PLAN

SCALE: 1:1000



MICROSOFT CONFIDENTIAL

SHEET NOTES

ALL VERTICAL DIMENSIONS ARE RELATIVE TO ASSOCIATED BUILDING SLAB LEVEL.

DO NOT SCALE FROM DRAWINGS. ALL DISCREPANCIES TO BE REPORTED TO GENSLER ARCHITECTS IMMEDIATELY. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY WORKS.

L-B-01 SHEET NOTES 1 1

Sheet Note Number	Description
01	SECURITY FENCE
02	PRIMARY CAMPUS ENTRANCE
03	SECONDARY CAMPUS ENTRANCE
04	GUARD HOUSE
05	PRIMARY ENTRANCE BARRIERS
06	BACK OF HOUSE GATE
07	CAR PARKING
08	BICYCLE STORE
09	BIN STORE
11	CIVIL 01 ADMIN
12	CIVIL 01 DATA CENTRE
13	LOADING DOCK
14	SEWER PUMP STATION
15	DAY 1 POWER STATION
16	FUTURE PRIMARY SUBSTATION
17	SPRINKLER TANK AND PUMP ROOM
18	WATER TREATMENT BUILDING
19	WATER STORAGE
20	CIVIL 02 ADMIN
21	CIVIL 02 DATA CENTRE
22	ATTENUATION BASIN 1
23	ATTENUATION BASIN 2
24	ATTENUATION POND 3
25	LANDSCAPE BERM
26	DATA CENTRE GEN YARD CONCRETE SURFACING
27	SMOKE SHELTER
29	WET SWALE

LEGEND

SITE BOUNDARY

EXISTING TREES TO BE RETAINED & PROTECTED AS PER ARBORICULTURALISTS METHOD STATEMENT

EXT-601 PROPOSED NATIVE TREE

EXT-602 SPECIMEN SHRUBS TO GARDEN.

EXT-603 NATIVE SPECIES RICH HEDGEROW FOR THE SITE BOUNDARY. 4640m, double staggered

EXT-604 GARDEN HEDGE SCREENS. 90m

EXT-605 NATIVE WILDFLOWER MEADOW MIX. AREA: 35,705m²

EXT-606 MOWN GRASS TO FENCE PERIMETER (3M WIDE) AND MAINTENANCE ROUTE. AREA: 13,739m²

EXT-607 NATIVE WOODLAND PLANTING MIX. AREA: 9,753m²

EXT-608 NATIVE WOODLAND SCRUB MIX. AREA: 2,150m²

EXT-609 EXT-609 WET SWALE BED MIX. AREA: 1,890m²

EXT-610 ADMIN GARDEN PLANTING MIX. CWL01-02L-B-18. AREA: 150m²

EXT-611 SEDUM GREEN ROOFS. CWL01-02L-B-18. AREA: 103m²

EXT-612 ATTENUATION BASIN/POND AND WET SWALE BANK MIX. AREA: 9,165m²

EXT-613 NATIVE MARGINAL PLANTING MIX. AREA: 2,580m²

EXISTING COMBINED SEWER

EXISTING STORM WATER SEWER

DIVERTED STORM WATER SEWER

NOTES

- FOR FENCE TYPES REFER TO FENCING DRAWING CWL01-02L-B-02
- FOR OVERALL SITE PLAN REFER TO DRAWING CWL01-02-A-B-11
- POND SIZE AND POSITION AS ADVISED BY CIVIL ENGINEERS. REFER TO CIVIL ENGINEERS' DRAWINGS FOR DETAILS.
- FOR SITE WIDE LEVELS AND DRAINAGE REFER TO CIVIL ENGINEER'S DRAWINGS
- FOR TREE PLANTING PLAN REFER TO DRAWING CWL01-02L-B-16

LANDSCAPE NOTES

- 'NATIVE WILDFLOWER MEADOW MIX' RECOMMENDED SOWING TIME: AUTUMN - ALL YEAR. RECOMMENDED SOWING RATE: 2 GRAMS/M2
- DO NOT ALLOW YOUNG PLANTS TO DRY OUT. CHECK REGULARLY AND WATER TO KEEP THE SOIL MOIST.
- ONCE ESTABLISHED, APPLY A GENERAL PURPOSE FERTILISER SUCH AS GROWMORE AT 70G PER SQ M (20Z PER SQ YD) IN SPRING AND MULCH TO A DEPTH OF 5CM (2IN).

1:1000@A0



1 Lower Farm Barns
Bainton Road, Bucknell
Bloxworth OX27 7LT, UK
www.red-eng.com
t: +44 (1869)355600
f: +44 (1869)250777
e: oxfordcad@red-eng.com

Gensler

4 St Philip's Place
Birmingham
B3 2SL
United Kingdom
Tel: +44 (0)121 260 1600



CWL01-02

Duffryn Lane Newport
NP10 8BE

Design Team

Design:	GENSLER
Drawn:	BD
Checked:	JL
Date:	21.02.25
Company Project No:	P-020340
M.S. Project No:	P-020340

Approvals

CUSTOMER	MICROSOFT	Date
Microsoft Design Manager	LEVI HOLLAND ALAN MARENCE	
Microsoft Electrical Engineer	MARK GLEESON	
Microsoft Building Engineer	GERARD CLUNNAM	
Microsoft Mechanical Engineer	ANDY JAYES	
CSA	PATRICK COHERENT ALAN ROWAN PROCDING MARENCE	
Techcon	JULIA PARHAMMEL MARK KELLY	
Security Manager	DAVID BEADLE	
Environmental	DEREK GORMAN	

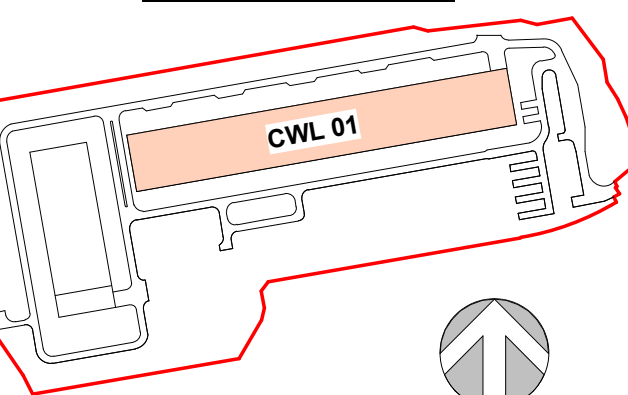
PROJECT MANAGEMENT

Project Planner	
Project Manager	Date
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control P.P.E.	

Revisions

No.	Date	Description
A	06.09.24	IFC ISSUE
B	01.11.24	IFC - DCN09 - CWL02 Omission
C	21.02.25	SAB Updates

Registration



Bar Code

Sheet Title/Number

SITE - LANDSCAPE
PLANTING PLAN

CWL01-02-
L-B-17-0

© Gensler 2022
All rights reserved, including but not limited to The Copyright, Design and Patents Act 1988

APPENDIX C

CWL01-02-L-B-18-0 - SITE - LANDSCAPE PLANTING SCHEDULE

ALL VERTICAL DIMENSIONS ARE RELATIVE TO ASSOCIATED BUILDING SLAB LEVEL.

DO NOT SCALE FROM DRAWINGS.
ALL DISCREPANCIES TO BE REPORTED TO GENSLER
ARCHITECTS IMMEDIATELY. ALL DIMENSIONS TO BE
VERIFIED BY CONTRACTOR ON SITE PRIOR TO ANY
WORKS.

EXT-601 PROPOSED NATIVE TREES

Acer campestre	Field maple	5x transplanted, 6-7 m high, 3-4 m wide, single stem.	200cm+	25-30cm	Airpotted/ /RB	AS SHOWN	6
Alnus glutinosa	Alder	5x transplanted, 6-7 m high, 3-4 m wide, single stem.	200cm+	25-30cm	Airpotted/ /RB	AS SHOWN	17
Betula pendula	Silver birch	Multi- stem tree, 3-5 m high, 4 x transplanted, min 4 stems,	175-200cm	each stem to have min girth of 08-10-12 cm	Airpotted/ /RB	AS SHOWN	20
Betula pendula	Silver birch	5x transplanted, 2-3 m high, 2-3 m wide, single stem.	200cm+	20-25cm	Airpotted/ /RB	AS SHOWN	15
Fagus sylvatica	Common beech	5x transplanted, 4-5 m high, 2-3 m wide, single stem.	200cm+	20-25cm	Airpotted/ /RB	AS SHOWN	10
Prunus avium	Wild cherry	5x transplanted, 3-4 m high, 2-3 m wide, single stem.	175+	18-20cm	Airpotted/ /RB	AS SHOWN	11
Quercus robur	English Oak	5x transplanted, 3-4 m high, 3-4 m wide, single stem.	175+	18-20cm	Airpotted/ /RB	AS SHOWN	11
Salix caprea	Goat willow	Multi- stem tree, 3-4 m high, 4 x transplanted, min 4 stems,	175+	each stem to have min girth of 08-10-12 cm	Airpotted/ /RB	AS SHOWN	11
Sorbus aucuparia	mountain-ash	4x transplanted, 3-4 m high, 2-3 m wide, single stem.	175+	20-25cm	Airpotted/ /RB	AS SHOWN	17
TOTAL							138

EXT-604 NATIVE GARDEN HEDGE SCREEN

TYPE	SPECIFICATION	DENSITY
Ready Hedge Prunus lusitanica 'Angustifolia'	To be grown as a ready/instant hedge in 1 m long trough/bag, 2.4 m tall, 0.5 m wide elements	as supplied (1 trough per linear m)
TOTAL LENGTH		89.83m

EXT-603 NATIVE SPECIES RICH HEDGEROW TO PERIMETER BOUNDARY

Botanical name	Common name	HEIGHT	Form	Mix %	Quantity	SPECIFICATION
Acer campestre	Field maple	175-200cm	RB		20	Double staggered, 500mm spacings
Crataegus monogyna	Common hawthorn	175-200cm	RB		20	
Prunus spinosa	blackthorn	175-200cm	RB		20	
Rhamnus cathartica	Buckthorn, purging	175-200cm	RB		20	
Ulex europaeus	gorse	175-200cm	RB		10	
Viburnum opulus	Guelder-rose	175-200cm	RB		10	
TOTAL LENGTH 928M					4,640	

EXT-605 NATIVE WILDELOWER MEADOW MIX

TYPE	SPECIFICATION	AREA
EM2 Standard General Purpose Meadow Mix by Emorsgate seeds or similar approved	15% Wild Flowers,85% Grasses	35,685m ² 4g/m2

EXT-607 NATIVE WOODLAND PLANTING MIX

[illegible]

EYT-608 NATIVE WOODLAND SCRUB MIX

Botanical name	Common name	Specification	Pot size	Form	Density	Mix %	Quantity	AREA (m2)
Cornus sanguinea	common dogwood	40-60cm		Bare root	3	10	645	2,150
Corylus avellana	Hazel, Cobnut	40-60cm		Bare root	3	20	1,290	
Crataegus monogyna	Common hawthorn	40-60cm		Bare root	2	10	430	
Ilex aquifolium	Holly	20-30cm		Bare root	5	20	2,150	
Prunus spinosa	blackthorn	60-90cm		Bare root	2	20	860	
Rosa arvensis	field rose	40-60cm		Bare root	2	20	860	
TOTAL							6,235	

EXT-609 WET SWALE BED MIX

[illegible]

EXT-613 NATIVE MARGINAL PLANTING MIX

[illegible]

EXT-610 ADMIN GARDEN PLANTING MIX

[illegible]

EXT-602 SPECIMEN SHRUBS TO GARDEN

Botanical name	Common name	Specification	Form	Density	Quantity
<i>Euonymus europaeus</i>	Winged spindle	1+2; Transplant - seed raised; branched; 5 breaks	RB, 60-80cm	AS SHOWN	6
<i>Ligustrum vulgare</i>	Common privet	0/2; Cutting; branched; 3 breaks	RB, 60-80	AS SHOWN	6
TOTAL					12

EXT-606 MOWN GRASS TO FENCE PERIMETER AND MAINTENANCE ROUTE

TYPE	SPECIFICATION	AREA (m2)
EM2 Standard General Purpose Meadow Mix by Emorsgate seeds or similar approved	15% Wild Flowers,85% Grasses	13,739m²

EXT-611 SEDUM GREEN ROOFS:

Wildflower plug plant and seed mix (UK native mix) by Axter or similar approved

SPECIES	DENSITY	MIX %	QUANTITY	AREA (m2)
Agrimonia Eupatoria	20		3	59
Lotus Corniculatus	20		3	59
Silene Vulgaris	20		3	59
Rumex Acetosa	20		3	59
Linaria Vulgaris	20		3	59
Primula Veris	20		3	59
Plantago Media	20		3	59
Anthyllus Vulneraria	20		3	59
Galium Verum	20		3	59
Chrysanthemum Segetum	20		3	59
Centaurea Cyanus	20		3	59
Ranunculus Acris	20		3	59
Knautia Anemissis	20		3	59
Rhianthus Minor	20		3	59
Hypochaeris	20		3	59
Stachys Officinalis	20		3	59
Silene Dioica	20		3	59
Medico Lupulina	20		3	59
Centaurea Nigra	20		3	59
Campanula Rotundafolia	20		3	59
Echium Vulgare	20		3	59
Origanum Vulgare	20		3	59
Thymus Polytrichus	20		3	59
Achillea Millefolium	20		3	59
Papaver Rhoeas	20		3	59
Campanula Glomerata	20		3	59
Leucanthemum Vulgare	20		3	59
Leontodon Hispidus	20		3	59
Sanguisorba Minor	20		3	59
Scabiosa Columbaria	20		3	59
Anthoxanthum Odoratum	20		3	59
Hypericum Perforatum	20		3	59
Trifolium Pratense	20		2	39
Prunella Vulgaris	20		2	39
TOTAL				1966

EXT-612 ATTENUATION BASIN/POND AND WET SWALE BANK MIX

TYPE	SPECIFICATION	AREA (m2)
EGB Meadow Grass Mixture for Wet Solis similar approved	Grasses 100%	9,165
	10.00% Agrostis capillaris – Common Bent (w)	
	10.00% Anthoxanthum odoratum – Sweet Vernal-grass (w)	
	88.00% Cynosurus cristatus – Crested Dogtail	
	22.00% Festuca rubra – Red Fescue	
	80.00% Poa pratensis – Smooth-stalked Meadow-grass	
	10.00% Carex echinata – Star Sedge (w)	
	10.00% Phleum bertolonii – Smaller Cat's-tail (w)	
	1.00% Hordeum secalinum – Meadow Barley (w)	



ERM HAS OVER 160 OFFICES ACROSS THE FOLLOWING COUNTRIES AND TERRITORIES WORLDWIDE

Argentina	The Netherlands
Australia	New Zealand
Belgium	Peru
Brazil	Poland
Canada	Portugal
China	Romania
Colombia	Senegal
France	Singapore
Germany	South Africa
Ghana	South Korea
Guyana	Spain
Hong Kong	Switzerland
India	Taiwan
Indonesia	Tanzania
Ireland	Thailand
Italy	UAE
Japan	UK
Kazakhstan	US
Kenya	Vietnam
Malaysia	
Mexico	
Mozambique	

ERM Manchester

4th Floor
One New York Street
Manchester
M1 4HD
T +44 161 958 8800

www.erm.com