

Landscape Management Report Trinity Islands

Prepared on behalf of Renaker Build Limited

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1.0 Introduction

1.1 General

TPM Landscape, Chartered Landscape Architects, have designed the landscape design for the public areas of the Site C and Site D developments, at Trinity Islands, Manchester. The landscape management report has been produced to ensure that future management objectives are achieved. This document will form part of the detail planning application for the proposed development and once approved will provide guidance for the establishment, maintenance and future management of all external landscaped areas and planting around the site.

1.2 Aims of the report

This report has been developed to establish long term management objectives and practices for all of the external areas associated with Site C and Site D development areas.

The report presumes that all of the external areas have been built in accordance with the approved planning drawings. A clear understanding of the design aims and intentions will help to ensure that the landscape reaches maturity in the form in which it has been designed.

1.3 Site Maintenance and Responsibility

The company responsible for maintaining the landscape will be responsible for inspecting the site and for keeping a logged record of inspections, faults and rectified works. The managing agent is required to appoint a Landscape Maintenance Contractor, whether that be the original installation contractor or a separate party. All contractors should be registered with BALI (British Association of Landscape Industries).

1.4 Objectives

The overall objectives for the maintenance include the following;

- Allow shrubs and flowers to reach their species potential to ensure that they produce flowers and seed heads, growing to their natural shape and form to provide texture and interest;
- Keep trees within the site in a safe condition to promote longevity of the tree and reduce the risk of failure. Ensure that any works on trees or and shrubs considers the local wildlife (foraging opportunities, bird nesting season etc.);
- Keep all hard-surfaced areas in a good state of repair and free from any potentially dangerous arisings that could cause a slip or trip hazard;
- Ensure that all structures, furniture and features are looked after and maintained in a good state of repair and safe condition so that they do not fail or have the potential to cause harm to the residents and public; and
- Safe working practices adjacent to waterways

The report shows operation objectives for a five-year period to ensure that the establishment of the scheme is achieved. It is assumed that the management company will continue to maintain the landscape beyond the five-year period and will be broadly in line with the operations described at year 5.

2.0 General Description

2.1 Existing Context

The development sites sit within the Castlefield Conservation area. It sits to the western boundary of the conservation area with the River Irwell being the boundary.

Site C

Site C is flat along Water Street with a 1-1.5m level difference across the site towards the river edge. It contains Predominantly self-set vegetation located along the river edge including an individual tree as well as groups of trees.

The northern boundary is bound by the River Irwell, the eastern boundary is by the railway arches, the southern boundary by weld mesh fencing to the back of the footway on Water Street and the western boundary by brick wall with fall restraint railings to the bottom of a sloped off site embankment

The former surface level car parking areas are a combination of concrete and asphalt, with remnant low level wall / level changes from the former industrial use.

Site D

The site itself is relatively flat with bridge and road structures forming elevated elements on the boundaries. The site falls approx. 1m from east to west. There is a ramped vehicle access up onto Trinity Way.

Vegetation is predominantly self-set vegetation located along the river edge including three groups of trees and seventeen individual trees

The western boundary is bound by the River Irwell and the southern boundary by an elevated brick wall forming the edge to Regent Road as well as more brick wall and brick parapet. The north eastern boundary is bound by an elevated brick wall, forming the edge to Trinity Road, and heavy-duty metal pedestrian railings. The south eastern boundary is bound by low brick wall with weld mesh fence to the inner face.

The former surface level car parking areas are a combination of concrete and asphalt.

2.2 Site Proposals

The proposals involve the creation of a new mixed-use development with associated public realm and roof terraces to the west of the City Centre of Manchester.

The public realm has been designed to create attractive spaces, clear open routes whilst offering a range of both informal and formal seating areas for the residents and the wider public.

Different areas within the proposals are listed below with a brief description of the design rationale that should be considered through all management operations.

Site C

Entrance space - The Site C entrance space includes trees located in paving as well as further linear tree planting, structural grass planting and topiary specimen shrubs to create a formal character upon arrival.

Tiered steps form a playful entrance for informal sitting with an open character while seating walls flank the central stepped entrance space add to the formal character on arrival. A drop off space and step and ramp pedestrian access help easy access to the development.

Core Public Realm - Informal tree planting, informal lawns, earth mounding and ornamental planting create an attractive landscape for informal recreation while trees in hard landscape add structure to the riverside walk. Tree, hedge and shrub planting create a buffer to the main roads adjacent to the site.

Clear, straight walkways aligned between the two towers lead to the river walkway steps. Linear seating provides formal seating facing towards the river with wind baffle screens and planting as a backdrop. An informal sitting area is proposed on the river's edge with climbers screening the podium wall that faces the river. Commercial spill-out spaces are located to building edges and a Community Grow Zone is proposed which is to be maintained by residents in co-ordination with the future management company.

Site D

Entrance space – A more informal entrance space, in comparison to Site C's entrance, with informal tree planting, structural grasses, specimen shrubs and flowering herbaceous perennials that add colour and structure on arrival. Hedging located at the top of a low wall, creates a soft buffer to the podium edge on the site frontage.

Views are retained from site entrance paths towards the waterfront. An accessible ramp with low wall seats creates a welcoming entrance with a drop off point, cycle stands and ramps adding ease of access to the development.

Core Public Realm - Informal tree planting, informal lawns and ornamental planting with a flowing character create an attractive landscape for informal recreation while trees in hard landscape add structure to the riverside walk. The parkland area benefits from a sunny position and has been designed with colourful planting to suit. Trees and hedges offer a visual and physical boundary whilst softening the impact of Regent Road and low maintenance planting buffers the north-eastern boundary.

An integrated ramp (Stramp) cuts through the stepped terrace and allows an accessible route to the river corridor whilst sinuous paths flow through the central spaces.

A small sculptured play area is located in close proximity to connections for community access.

Terraces

The openings in the building floor plates create the opportunity for amenity terraces with varying aspects and uses. The active usage of the spaces creates animation at the lower building and provides a human character to the towers.

The terraces provide areas of external amenity with views directly over the public realm and are directly linked to the internal uses within the building, allowing the occupants to have accessible external space for socialising, relaxing, exercise and working.

The proposals are indicative only and subject to future operators.

3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface;
- Working in areas used by resident's, public whether on foot, in wheelchairs or vehicles;
- Working in areas used by people; ensuring paths are kept clear at all times and potentially dangerous tools or machinery is not left lying around,
- The use of chemicals known to be hazardous to humans and animals;
- Lifting heavy objects and working with heavy machinery;
- The use of chainsaws, working at elevated positions and with heavy objects during tree works;
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring cleaning (needles, medication etc);
- Working adjacent to water, the railway line and main arterial roads.

Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor is expected to identify the hazards associated with any maintenance operations they proposed, together with an assessment of the risks involved and methods for reducing the risks. The Risk Assessment should be recorded and retained for reference in the future if necessary.

3.1 Site Operations

All operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing. The maintenance contractor is to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the local authority and the government Health and Safety Executive. The maintenance contractor is to carry out all operations with regard to the safety and welfare of the general public, private and public property, native flora and fauna and Statutory Services.

3.2 Disposal of materials from site

All, rubbish, leaves, grass and general arisings removed from the site are to be deposited at a licensed tip in the appropriate section.

4.0 Hard Elements

Maintenance operations are to be carried out in order to provide a clean, inviting and safe environment for all users of the site. For the purposes of this report it is assumed that all the works required by the planning approval have been carried out in accordance with the approved drawings.

All paving, edges, walls and street furniture should be safe, robust and in good condition. Any damage must be reinstated to the original condition and in accordance with the relevant specification of the client.

All hard works to be installed under the recommendations of the manufacturer's instructions. Hard works should not be carried out in undesirable weather conditions.

4.1 Hard Surfacing (Footways and Roads)

Maintenance objective

Footways and roadways are to be maintained in a safe and clean condition free from any defects or debris which could potentially cause a trip hazard. Surfaces are to be level and free from trip or slip hazards.

Inspections

A formal visual inspection is to be carried out by the maintenance contractor at 6 monthly intervals or following reports from the client that surfaces require repairing. A report of the inspections and rectified works should always be logged.

An annual inspection of the paving grouting should be carried out to ensure the stability of the footways and roadways are maintained.

Contractors Maintenance Operations

Surfaces are to be kept free of litter, mud, arisings, deleterious material, algae and hazardous obstructions. Surfaces are to be uniform in appearance, a level surface, free from ruts, grooves, cracks, hollows and pot-holes (holes greater than 75mm in diameter and 10mm depth).

Paved areas are to be repaired within 1 week of a reported fault, unless the potential hazard is severe (trip hazard) in which case the area is to be cordoned off and repaired at the earliest available opportunity.

As part of routine maintenance, resin bound gravel surfaces are to be hosed with clean water whilst being swept with a stiff broom or use a low pressure washer with cold water in a sweeping motion. Any oily substances are to be removed with a household detergent and warm water. Chewing gum should be treated with a freezing spray and carefully removed with a scraper once hardened. All maintenance to be carried out in accordance with the manufacturer's instructions.

Loose gravel areas around the base of tree trunks in resin bound gravel areas are to be kept neat and tidy in appearance. Any dispersed gravel should be brushed back into place following the removal of any debris / weeds.

All surfaces and foundations are to be repaired to the original specification, unless otherwise agreed with the Local Planning Authority or Statutory Authority.

One operation per month (within month / months specified) - 1

As required - a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Pedestrian Surfaces and Roads													
1	Visual inspection of footways, roadways and paving areas				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required.
2	General cleaning of paving	1	1	1	1	1	1	1	1	1	1	1	1	Keep surfaces free of litter, leaves, mud, arisings and any hazardous objects. Sweep and remove any arisings, keep all areas weed free. Any build up of moss or algae should be treated as required to ensure surfaces are not slippery or dangerous.
3	Clean paved areas annually by relevant washing techniques for varying materials e.g. granite/concrete						1							(acid and bleach should not be used)
4	Apply sealant to paving	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	(as required after cleaning)
5	Apply herbicide						1				1			Apply to weeds if appear between paving, when weeds have been suppressed hand hoe out and refill mortar joints
6	Repair	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Repair surfaces when reported or inline with faults as identified in the inspections report. Repair to original specification. Check grouting to paving and reinstate where necessary
7	Ensure water is drained from footways to prevent pooling				1						1			When specified or as necessary after prolonged periods of wet weather
8	Clear snow from pathways and roads	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Clear snow following adverse weather (a/r) and apply suitable grit to key vehicle and pedestrian access routes (avoid plant areas).

4.2 Metalwork

Maintenance objective

All metalwork to be maintained in a safe and clean condition.

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the client that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

Metal studs, handrails, balustrades, bollards, bike racks, lighting columns, litter bins, tree grilles and any metal elements on street furniture/structures are to be kept free of litter, deleterious material and hazardous protuberances. Surfaces to maintain uniform in appearance and maintained in accordance with the original specification.

Powder-coated surfaces are to be kept clean from dirt through regular washing using a solution of warm water and mild detergent applied with a soft cloth or sponge. If the coating starts to flake off and look unsightly, repaint as required to the same specification as the original in accordance with the manufacturer's instructions ensuring that any rust is removed and the surface prepared and primed before the paint is applied.

Stainless steel surfaces are to be wiped down with water and a mild detergent. Small marks to be repaired in situ with an appropriate abrasive cloth in line with the manufacturer's instructions.

All metalwork is to be repaired within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off and the boundary made secure, the fault should be repaired at the earliest available opportunity.

These works will be the sole responsibility of the contractor and at all times the site boundaries should be maintained in sound condition and the site secure.

One operation per month (within month / months specified) - 1

As required - a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Metalwork													
9	Visual inspection of metalwork – repair if required				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Repair/replace if required
10	Clean metalwork						1							Carry out annually, removing dust and dirt being careful to not remove or damage surface finish.
11	Re-paint / Re-stain	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	As required following inspection
12	Strip back and repaint metalwork to match existing	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Every 5years or as required following inspection

4.3 Edges – Raised Edges, Steps and Walls

Maintenance objective

All 'edges' should be maintained in a safe and clean condition. All cladding, copings and steps should be secure.

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the client that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

All 'Edges' are to be kept free of litter, deleterious material and hazardous protuberances. Surfaces are to be maintained uniform in appearance and with seamless levels vertically and horizontally for copings and cladding. All steps to be level across the tread length to avoid trip hazard. Grout mortar between steps, cladding and copings to be inspected and topped up where necessary with matching colour.

Faults and failures are to be repaired within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off, the fault should be repaired at the earliest available opportunity.

Re affix cladding, copings and steps as required and any failures to be replaced to the same specification as the original.

One operation per month (within month / months specified) - 1

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Edges – Kerbs, Edging & Walls													
13	Visual inspection of edges				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required.
14	Clean edges						1							Carry out annually and remove detritus / chewing gum using a stiff brush and soapy water.
15	Apply anti-graffiti coating to raised edges if misuse becomes apparent						1							Carry out once a year or as necessary
16	Apply non residual herbicide				1						1			Apply herbicide to spot treat weed problems. Hand removal after herbicide has taken effect

4.4 Timber Elements

Maintenance objective

All timber elements should be maintained in a safe and clean condition. Surfaces should be smooth to the touch (avoiding potential for splinters), fixings secure and flush with the finished surface, and the wood should be sound avoiding the potential for failure due to rot.

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

Any timber elements that have originally been stained should have the original wood stain colour (or similar approved) reapplied annually in the spring to rejuvenate the appearance of the wood.

All timber used on the site should be hardwood to ensure longevity.

The timber should be repaired within 1 month of a reported fault, the section of wood that is damaged or rotten should be replaced with a piece of timber of the original specification. Where the fault may cause a risk to the user of the site the item should be cornered off until the fault is repaired.

These works will be the sole responsibility of the contractor and at all times the furniture and structures should be maintained in sound condition and the site secure.

One operation per month (within month / months specified) - 1

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Timber Elements													
17	Visual inspection timberwork e.g. seating – repair if required				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Repair/replace if required
18	Clean any metalwork components that support the timber elements						1							Carry out annually, removing dust and dirt being careful to not remove or damage surface finish.

4.5 Stonework

Maintenance objective

All stone elements should be maintained in a safe and clean condition. Surfaces should be smooth to the touch, fixings secure and flush with the finished surface, and the stone should be sound avoiding the potential for failure due to chips or cracks.

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

Stone elements should be repaired within 1 month of a reported fault, the section of stone that is damaged, chipped or cracked should be replaced with a piece of stone of the original specification. Where the fault may cause a risk to the user of the site the item should be cornered off until the fault is repaired.

These works will be the sole responsibility of the contractor and at all times the furniture and structures should be maintained in sound condition and the site secure.

One operation per month (within month / months specified) - 1

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Stonework													
19	Visual inspection of stonework – repair if required				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Repair/replace if required
20	Clean stonework areas annually and remove detritus / chewing gum - stiff brush and soapy water						1							Carry out annually, removing dust and dirt being careful to not remove or damage surface finish.
21	Clean any metalwork components e.g. antiskate						1							Carry out annually, removing dust and dirt being careful to not remove or damage surface finish.

4.6 Public Realm Bins

Maintenance objective

All bins should be maintained in a safe and clean condition. Surfaces should be smooth to the touch, doors closed, bins vertical and fixings secure and flush with the finished surface

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

Bins should be cleaned regularly to retain a clean appearance and to remove detritus build up.

Bins should remain locked at all times, unless being opened by the management company for emptying.

The management company should monitor bins daily for the requirement to be emptied and all rubbish taken to the bin store. Rubbish shall be moved within a contained environment to avoid spillages from waste bags.

The bins should be repaired within 1 month of a reported fault, where the fault may cause a risk to the user of the site the item should be cornered off until the fault is repaired.

These works will be the sole responsibility of the management company and at all times the furniture and structures should be maintained in sound condition.

One operation per month (within month / months specified) - **1**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Stonework													
22	Formal visual inspection of bins – repair if required				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Repair/replace if required
23	Clean bins to remove detritus	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Carry out as required, removing dust and dirt being careful to not remove or damage surface finish.
24	Empty Bins	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Empty as required.

4.7 Lighting – Columns, Building Mounted Lighting and Uplighters

Maintenance objective

All lighting columns, building mounted lighting and uplighters should be maintained in a safe and clean condition.

Inspections

A formal visual inspection is to be carried out at 6 monthly intervals or following reports that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

Lighting elements should be cleaned regularly to retain a clean appearance (to manufacturer's instructions). The management company should monitor the lights to ensure that they are working as intended.

Electrical compartments should remain locked at all times, unless being inspected and/ or repaired by a lighting technician.

Lighting should be repaired within 1 month of a reported fault, where the fault may cause a risk to the user of the site the item should be cornered off until the fault is repaired by a qualified lighting technician from the manufacturing company.

These works will be the sole responsibility of the management company and at all times the lighting columns and building mounted lighting should be maintained in sound condition.

One operation per month (within month / months specified) – 1.

As required - a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
Lighting – Columns, Building Mounted Lighting and Uplighters														
25	Formal visual inspection of lighting – repair if required		1						1					Lighting to be kept safe, clean and free of litter
26	Clean lighting (to manufacturer’s instructions)	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Clean to manufacturer’s instructions
27	Bulb replacement to ensure lux levels are retained	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Lighting should be repaired or replaced to same specification as original if necessary.

4.8 Play Area

Maintenance objective

Safety surface and play elements of play area are to be kept in a safe, clean condition and in good working order to the original specification. Surfaces should be smooth to the touch (avoiding potential for splinters/ injury), fixings secure and flush with the finished surface.

Inspections

Routine visual inspections of the play equipment are to be carried out at six monthly intervals or following reports that a fault/damage has occurred. The equipment supplier should provide a checklist and a report of the inspection should be logged. In line with RoSPA guidance, inspections are to be carried out to EN1176, and it is recommended that the maintenance contractor has undertaken training in playground inspections. A general walk over of the site should be undertaken fortnightly to inspect for any potential issues or misuse. An annual inspection is to be carried out by an independent suitably qualified body.

Maintenance Operations

Play Area to be kept free of litter, deleterious material and hazardous protuberances. Leaf debris is to be collected and disposed of appropriately

All play elements to be maintained to the equipment supplier's checklist and in line with the RoSPA guidelines. Routine inspections should involve checking the basic condition of the play equipment, particularly for any faults due to vandalism. Annual inspections are to be carried out to check for minor/ major wear and long-term structural problems to ensure that equipment is sound and all components are in a good state of repair. All fixings to be checked to ensure they are secure and any moving parts are in good working order and not subject to any signs of wear.

All surfaces to be kept smooth and free from sharp edges and points. A report of the inspection should be logged. All play elements to be repaired by original manufacturer within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off and the fault repaired at the earliest available opportunity. When a fault of the element is detected, the item is to be immobilised rather than the closure of the entire play area.

Safety surfaces to be kept in a safe and clean condition.

Play area surface should be swept to remove any leaves or debris. Should the surface become dirty, a power washer on a low-pressure setting is to be used to remove surface dirt. This should be undertaken at least every 6 months. It is very important that a high-pressure setting is not used, as this can damage the surface. Strong chemicals / bleach or detergents should not be used on the surface, as this can also cause damage. Should ice form on the surface and the area become slippery, rock salt / grit should not be used. This can damage the surface and reduce the porosity of the surface. Instead, a chemical de-icer, such as Magic Ice Melt, which is non-toxic to humans, animals, and vegetation should be used.

One operation per month (within month / months specified) - **1**

Two operations per month (within month / months specified) - **2**

Four operation per month (within month / months specified) - **4**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Play Areas – General Inspection													
28	Post Installation Inspection (by specialist e.g. RoSPA)						1							New playgrounds and elements should be carefully checked for compliance with claims, specifications and installation procedures before being accepted.
	Routine Inspection of Play Equipment													
29	Visual Inspection of basic condition of play elements and general play area, vandalism etc.	4	4	4	4	4	4	4	4	4	4	4	4	Carry out a minimum of weekly routine inspections to equipment supplier’s checklist and in line with RoSPA guidelines, report to be logged; any faults reported should be rectified as required.
30	Inspect and maintain all safety surfaces; turf, wet-pour, grass matting	a/r	a/r	a/r	4	4	4	4	4	4	4	a/r	a/r	Check surfaces for algae squidge, mud, moss or ice. Ensure any litter, debris etc. is removed
31	Remove litter	1	1	1	1	1	1	1	1	1	1	1	1	Dispose of appropriately
32	Remove algae from play elements	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Power washing as recommended by RoSPA. Small test patch to be carried out first to check surface stability
33	Empty litter bins	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	May require more frequent emptying during summer months.
34	Quarterly Checks (Report to be logged; any faults reported should be rectified as required):													
35	All proprietary play elements			1			1			1			1	Maintenance checks to supplier’s checklist and in line with RoSPA guidelines.
36	Annual Inspection:													
37	(Specialist Contractor e.g. RoSPA)						1							This should be carried out by a specialist that is not connected with the playground operator or manager.

5.0 Soft Elements

For the purposes of this report it is assumed that all planting has been carried out inline with the approved planning drawings and any failed plants or trees replaced by the original contractor at the end of the 12 months Rectification Period, the contractor should refer to the associated local authority planning conditions regarding the replacement period for any dead/dying trees and plant stock.

5.1 Proposed Trees

Objectives

Trees will play an important role in providing structure to the landscape proposals and will provide a valuable asset to the site, provide screening, wind mitigation and contribute to the visual amenity of the local area. Therefore, it is important that they are given the best chance of successful establishment.

Inspections

Inspect on a bi-annual basis when the trees are in full leaf to ensure that the trees are thriving, and record defects requiring remedial works.

Maintenance Operations

Newly planted trees take some time to establish, and until this occurs they are subject to competition from weeds. Any weeds should be removed by hand from the base of each tree and 75mm deep mulch maintained around the trunk.

If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser can be applied. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, including the ground conditions for signs of compaction, contamination, poor quality topsoil. Remediate any problems uncovered with the soil. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment trees will require regular watering particularly during prolonged dry period, mulch should also assist in retaining moisture within the soil. Water the trees min once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Ensure all irrigation pipes are free from debris. Water shall be applied at 40litres per individual tree. Contractor to review trees in periods of high winds as trees are more prone to drying out. Water tree bags may be required to ensure a constant source of water. Where water restrictions apply (hosepipe bans, drought orders) an alternative supply of water shall be used if possible. As many of the trees are planted within a podium landscape they may be more prone to being dry. The contractor should monitor the trees throughout the year.

Underground tree guys should be inspected twice annually as part of the general maintenance visits and adjusted accordingly. Damaged guys should be replaced. Guys will require adjusting as it is likely to take 3 to 5 years for the trees to establish dependant on stability, wind conditions and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

Trees in Hard Landscape:

Inspect trees for damage or vandalism. Inspect tree grilles to ensure that they are not causing damage to the tree. Loose gravel around the tree collar should be redistributed if required and topped up where necessary. Ensure irrigation to trees in hard landscape are carried out over two growing seasons. Selective pruning may be required.

These works will be the sole responsibility of the contractor and at all times trees should be maintained in good health and in a safe condition.

One operation per month (within month / months specified) – 1.

Four operation per month (within month / months specified) - 4

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Proposed Individual Trees													
38	Visual inspection of trees					1								Inspect trees for signs of disease, damage or as required following adverse weather. replant if necessary
39	Slow release fertiliser					1								Only when necessary
40	Weeding/ mulch				1	1	1	1	1	1				Remove weeds and top up mulch (mulch topped up once annually) to retain a weed free around the base of each tree
41	Tree stakes and ties				1					1				Check and adjust, replace or remove as required until the tree has established. Check and re-adjust after strong winds. Remove in year 3-5 or as required.
42	Tree guying				1					1				Repair and adjustment. Check and re-adjust after strong winds
43	Watering					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first 2 years until the trees have established.
44	Routine pruning				1					1				Should not be required for the first few years, after which pruning should only include the removal of dead or diseased branches.
45	Remove and dispose of accumulations of winter leaves											1	1	To be carried out to reduce risk of slipping and to maintain a tidy environment
46	Tree Replacements	1	1									1	1	Any trees that have failed should be replaced to the original specification and planted within the next planting season.

5.2 Proposed Ornamental and Low Maintenance Planting

Objectives

The shrub beds should have total vegetation cover with no gaps in order to minimise maintenance requirements, and to provide a neat and tidy appearance to the public. The pruning operations should be carried out under guidance of a horticulturally qualified manager, with a view to allowing the shrubs and herbaceous plants to achieve their species potential in terms of form, flower and structure.

Inspections

Inspect the shrub beds twice annually and record gaps which need filling with additional plants, areas thinned, or pruning operations to encourage growth to fill gaps. Where there has been a significant failure of plants to thrive, carry out investigations to locate the source of the problem and consult the landscape architect prior to replacement planting.

Maintenance Operations

Newly planted areas take some time to establish. Until this occurs, young plants are subject to competition in their root zone from any weeds. During this time weeds should be removed by hand and the bark mulch should be maintained to the original specified depth (75mm) until the canopies meet. After which weed growth should be more suppressed and only localised weeding should be required.

During establishment all the plants will require regular watering particularly during prolonged dry periods. Water the shrub beds min once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Watering should be undertaken by low pressure hose sprinkler and evenly sprayed over the whole area at a rate of 25litres/m². Ensuring watering is not undertaken during the heat of the day to avoid scorching of the plants.

Shrubs which grow over paths or obscure sight lines should be pruned. Should individual species grow excessively during the first five years, pruning should consist of the removal of individual branches to maintain the natural shape of the plant or selective thinning.

Routine annual pruning of shrubs should not be required within the first three years, although some of the herbaceous plants and flowering shrubs should be maintained in accordance with the list below to encourage new growth and longer flowering periods;

Herbaceous Plants General; these are the plants which generally have soft stems and will die back in the winter months. Any dead stems and leaves should be tidied up in the spring when the threat of frost has gone. Old and dead vegetation can be cut with secateurs back to the base or gently pulled by hand, to encourage the new growth to push through, arisings should be disposed of in the green waste. Allow seed heads to remain on the plants for winter interest and insect habitats. Some herbaceous plants can be spilt and replanted if they start to become open or scruffy.

Grasses; Seed heads on the grasses should be allowed to remain on the plants throughout the winter for visual interest. In the spring for deciduous grasses cut back old seed heads and any dead vegetation to encourage new growth.

Flowering Herbaceous Plants; Some of the more prolific flowering plants will benefit from a light prune after flowering to encourage a second flowering in early autumn, prune the plants back to young new leaf growth removing all the old flower heads.

Planters and Community Grow Zone; Planters should be watered at least once a week by the contractor from spring to autumn (even if it has been raining), and perhaps more often during periods of very hot weather. Planters with capillary action irrigation systems be part of the regular maintenance regime to ensure the reservoirs are topped up and water available to the plants at all

times. Community grow zone to be maintained by residents/public in co-ordination with the relevant management company/contractor.

Specimen shrubs in planting beds; allow the shrubs to establish as individual specimens, in the case of the multi stemmed woody shrubs clear leaves from the base to allow herbaceous vegetation and shrubs to establish underneath. 'Pom Pom' specimens to be pruned to retain 'Pom Pom' form as required

One operation per month (within month / months specified) - **1**

Two operations per month (within month / months specified) - **2**

Four operation per month (within month / months specified) - **4**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
Proposed Ornamental and Low Maintenance Planting														
47	Visual inspection of shrubs and perennials				1					1				Inspect Plants for signs of disease, damage or as required following adverse weather. replant if necessary
48	Hand weed				1	2	2	2	2	1				Hand weed beds upto once a fortnight during the summer months, remove weeds and tidy up the bark mulch surface. If necessary treat prolific weeds with a non-residual glyphosate based herbicide ensure that after the weeds have died, they are removed to prevent the bed from looking unsightly.
49	Watering					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first two years until the shrubs have established.
50	Mulch				1									Top up mulch in the spring once the bed has been weeded, this should not be required after year 3-5 when the planting has established.
51	Plant replacement	1	1									1	1	Replace dead and dying plants to original specification during the next planting season
52	Remove dead foliage and old flower stems	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Remove and dispose of foliage and stems. If diseased remove as necessary as soon as possible.

53	Apply slow release fertiliser				1									Only if plants have shown signs of poor health in the previous season. Apply a slow release fertiliser or well rotted manure in the spring.
54	General pruning				1									Should not be required in the first 1-3 years, however remove any branches that are obstructing paths, growing into the grassed areas or taking over other plants in the bed.
55	Selective thinning				1									In year 5 when the plants have established, thin out plants if overcrowded in the bed.
56	Tie in climbing plant stems and cut off any stray/congested branches				1									Any new growth to be tied in to fill the allotted space on the fence. Tie in any side shoots to fill gaps, prune back overlong shoots and remove any dead or dying shoots.
57	Plant specific maintenance				1									For maintenance of Cornus carry out specific maintenance operations as described in this section.
58	Clear snow	a/r	a/r	a/r	a/r						a/r	a/r	a/r	Remove snow from foliage after excessive fall if weight of accumulation may cause damage

5.3 Proposed Ornamental Hedges

Objectives

The hedges will help to define spaces, create division between spaces and assist with wind mitigation.

Inspections

Inspect the hedges annually when they are in fully leaf to ensure that they are thriving and record any gaps that need filling with additional plants or that require pruning to encourage growth. Record if there are any areas of significant failure to thrive which may require remedial works to the soil.

Maintenance Operations

Trim on an annual basis during the spring to promote bushy growth during year 1-4.

After the hedges have established lightly trim annually back to the desired height of 2m for large hedges to main road junction boundaries, 1.5m for two hedges on site C and 1m for all other hedges (See planting plans **ZC-TPM-G710-PL-XX-3852 201** and **ZD-TPM-G710-PL-XX-3852 202** for exact locations). To prevent weed growth maintain a 75mm depth of bark mulch at the base of the hedge until the hedge has established, fertiliser application should be avoided unless there are specific localised areas of poor growth.

During establishment, hedges will require regular watering particularly during prolonged dry periods. Water the hedge a minimum of once a week during periods of limited rainfall during May - September (the first full growing season) ensuring that the soil is fully saturated.

Hedges should not be allowed to exceed the height specified above to ensure visibility and safety across the site is not compromised.

These works will be the sole responsibility of the management company.

One operation per month - 1

Four operations every month – 4

As required – a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Proposed Ornamental Hedges													
59	Visual Inspection of hedges				1					1				Inspect hedges for signs of disease, damage or as required following adverse weather. Replant if necessary.
60	Inspect hedges after strong winds (as required)					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first 2 years until the hedge has established.

61	Replace dead and dying hedge plants to original specification during the next planting season	1	1									1	1	Any hedge plants that have failed should be replaced to the original specification and planted within the next planting season.
62	Remove and dispose of accumulations of winter leaves.											1	1	To be carried out to reduce risk of slipping and to maintain a tidy environment.
63	Weed control and tidying at base of hedge					1		1						Remove and dispose of weeds.
64	Hedge trim				1						1			Lightly trim twice annually back to the desired height of 1.5m and remove dead or diseased branches.
65	Fertiliser	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Apply an appropriate fertiliser as required to aid establishment if the hedge is showing signs of stress (i.e. defoliation, die back)

5.4 Green Wall with Climbing Plants (River Walkway)

Objectives

Trained climbing plants will form a green screen to the wall along the river walkway. The green wall should look visually attractive throughout the year and provide a degree of seasonal interest and have wildlife benefits.

Inspections

Inspect the green wall, including climbing plants, twice annually to check that the climbing plants are in good health and growing as intended and the overall green wall is safe and secure. Record areas which require tying in or pruning operations to prevent encroachment of lighting, pathways or the external dining area.

Maintenance Operations

Remove any litter or debris from the plant and foliage. Pre-grown trained vegetation should be encouraged to grow up the trellis frames. Tie in any new growth regularly and tie in any stems which have come away from the structure. Cut off any stray or congested branches to encourage strong growth and better flowering. Climbers that become woody in time should be removed and new instant planting stock to be installed. Check for nesting birds prior to removal of vegetation.

Where there has been a significant failure of plants to thrive, carry out investigations to locate the source of the problem and consult the landscape architect prior to replacement planting.

These works will be the sole responsibility of the contractor and at all times the green wall along the ground floor should be maintained in good health and in a safe condition.

One operation per month (within month / months specified) - 1

Two operations per month (within month / months specified) - 2

Four operation per month (within month / months specified) - 4

As required - a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Green Wall with Climbing Plants													
66	Visual inspection of Green Wall and Climbing Plants – replant if necessary				1					1				Inspect Plants for signs of disease, damage or as required following adverse weather. replant if necessary
67	Hand weed					1			1					Hand weed climbers twice annually, remove weeds and tidy up the bark mulch surface. If necessary treat prolific weeds with a non-residual glyphosate based herbicide ensure that after the weeds have died, they are removed to prevent the bed from looking unsightly.
68	Water in periods of dry weather (as required). Top up planter capillary action irrigation					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first two years until the shrubs have established.

69	Reapply bark mulch where required and retain at 75mm depth				1									Top up mulch in the spring once the bed has been weeded, this should not be required after year 3-5 when the planting has established.
70	Replace dead and dying plants to original specification during the next planting season	1	1									1	1	Replace dead and dying plants to original specification during the next planting season
71	Lightly prune prolific flowering plants in early autumn	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Remove and dispose of foliage and stems. If diseased remove as necessary as soon as possible.
72	Where plants exhibit poor growth apply fertiliser				1									Only if plants have shown signs of poor health in the previous season. Apply a slow release fertiliser or well rotted manure in the spring.
73	General pruning				1									Should not be required in the first 1-3 years, however remove any branches that are obstructing paths or taking over other plants in the bed.
74	Tie in climbing plant stems and cut off any stray/congested branches				1									Any new growth to be tied in to fill the allotted space on the wall. Tie in any side shoots to fill gaps, prune back overlong shoots and remove any dead or dying shoots.
75	Clear snow off planting (as required)	a/r	a/r	a/r	a/r							a/r	a/r	Remove snow from foliage after excessive fall if weight of accumulation may cause damage

5.5 Green Wall System (Ground Floor Fire Stair- Site C)

Objectives

The green wall system will provide an attractive vertical backdrop to the stepped seating on the ground floor as well as screen the fire stair. The green wall should look visually attractive throughout the year and provide a degree of seasonal interest.

Inspections

The green wall should be inspected regularly to ensure that it is growing well and the systems are in good working order. The Green Wall specialists should be appointed to undertake the future management and maintenance of the vegetative wall to ensure that it thrives and flourishes.

Maintenance Operations

All maintenance operations should be undertaken by the specialist green wall company. The green wall system is linked to an irrigation and feeding system that requires specialist input. Any dead or dying plants are to be replaced to their original specification.

One operation per month (within month / months specified) - **1**

Two operations per month (within month / months specified) - **2**

Four operation per month (within month / months specified) - **4**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Green Wall System													
76	Visual inspection of Green Wall and Climbing Plants – replant if necessary				1					1				Inspect Plants for signs of disease, damage or as required following adverse weather. Inform specialist green wall company of any issues.
77	Hand weed, pruning, fertilizer, plant replacement, irrigation to be undertaken by specialist green wall company	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	All maintenance operations should be undertaken by the specialist green wall company as required
78	Clear snow off planting (as required)	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Remove snow from foliage after excessive fall if weight of accumulation may cause damage

5.6 Extensive Green Roof (Site C Generator / Staircore roof)

Extensive roofs are especially low maintenance and often do not require irrigation. They offer all of the environmental and structural advantages of intensively planted rooftops with naturalistic plant styles that are for the most part self-supporting. The plants are drought resistant herbaceous, perennial plants which grow in the natural habitat under harsh conditions.

Sedum Cover

Objectives

This area has been created to provide habitat to attract insects and look aesthetically pleasing, whilst assisting in rainwater retention capability. The management objective is therefore to establish the sedum matting to ensure its long-term success.

Inspections

A visual inspection should be carried out once a month to identify any build-up of litter, debris or undesirable invasive weed growth or mammalian problems. A more thorough inspection should be carried out annually in March-April to inspect the establishment of the vegetation by a qualified green roof specialist, and a remediation plan put in place to identify and rectify any problems.

Maintenance Operations

During the first growing season water the vegetation in periods of drought to aid establishment.

Once a month visually inspect the site for the accumulation of litter or other debris. If found then remove from site careful to shake the material before removing in case insects are sheltering in it.

Rainwater outlets should remain free from obstructions for example gravel or vegetation. These outlets should be accessible at all times.

Once annually, remove any self-seeded weeds which has encroached into the vegetation cover, obstructing any drainage elements from the roof or have self-set into the gravel. Avoid the use of herbicide if feasible and remove the weeds from the sedum by hand before they have a chance to set seed. If prolific weeds occur then consult an ecologist on the most appropriate product to use.

If any bare patches are identified then repair (ideally in March-April or late August). Take clumps of sedum from areas of abundant growth and place on bare patches pressing gently into the soil. Lightly sprinkle with a mixture of sand mixed with compost.

Once annually, apply a slow release fertilizer with an NPK ratio of 15, 9, 14 such as Plantacote Plus 6M, as per manufacturer's instructions.

One operation per month (within month / months specified) - **1**

Two operations per month (within month / months specified) - **2**

Four operation per month (within month / months specified) - **4**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Sedum Cover													
79	Rooftop Visual Inspection	1	1	1	1	1	1	1	1	1	1	1	1	Inspect Plants for signs of disease, damage or as required following adverse weather. replant if necessary
80	Remove self-set weeds								1					Hand weed beds upto once a fortnight during the summer months, remove weeds and tidy up the planting medium. If necessary treat prolific weeds with a non-residual glyphosate based herbicide ensure that after the weeds have died, they are removed to prevent the bed from looking unsightly.
81	Water to establish	1	1	1	1	1	1	1	1	1	1	1	1	Water once a month, only during the first year until the plants have established.
82	Repair any bare patches	1	1									1	1	Replace dead and dying plants to original specification during the next planting season
83	Apply slow release fertiliser				1									Only if plants have shown signs of poor health in the previous season. Apply a slow release fertiliser or well rotted manure in the spring.

5.7 Proposed Grassed Areas

Objectives

Proposed grassed areas should be well maintained at all times as overgrown and patchy grass can be unsightly.

Inspections

Grassed areas can be inspected as part of the regular maintenance operations, although they should be formally inspected annually to assess requirements in terms of topdressing, over seeding etc.

Maintenance Operations

Remove any litter or before cutting. Arising's should be removed from site.

A fertiliser application to be applied only as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application.

In addition, these applications should compensate for any areas of poor growth or excessive wear. An application of selective herbicide should be made during early summer to prevent any weed species from having a detrimental affect to the appearance of the sward and to prevent any infestation becoming severe.

In periods of dry weather conditions, it may be required to water the lawn at a rate of 15 litres/m2. Ensuring watering is not undertaken during the heat of the day to avoid scorching of the grass.

Other maintenance applications which will be required from time to time include the following: topdressing, overseeding, scarifying, spiking etc to alleviate common problems such as thatch, compaction, poor drainage, malnourishment etc. These items should be addressed in the annual check.

Grassed Areas:

The sward should be cut to maintain the grass between 25mm and 50mm height. The grass should be cut min 12 times per year during the growing season, which may require fortnightly cuts during some months.

These works will be the sole responsibility of the contractor.

One operation per month (within month / months specified) - 1

Two operations per month (within month / months specified) - 2

As required - a/r

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
Proposed Grassed Areas														
84	Inspection				1									Carry out an inspection of the establishment of the grass sward to identify any damaged areas, excessive weed growth, poor grass cover etc which may require remediation works over the coming year
85	Cut				1	2	2	2	2	2	1			Cut grass to 25-50mm with an appropriate mechanical mower, remove all arisings.

86	Cut edges				1	2	2	2	2	2	1			Edges to paths and shrub beds to be cut with a neat edge avoiding damage to the shrubs and tree trunks and the arisings removed from the beds or swept off the paths and disposed of in a licensed tip.
87	Reform Edges				1				1					Twice a year the soft grass edges should be redefined with a half moon spade to form neat straight edges and any grass encroaching onto footpaths taken back
88	Apply fertiliser application				1						1			Once in the spring and once in the summer as required.
89	Topdressing, over seeding, scarifying, spiking	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	As required if identified in the annual inspection.
90	Remove fallen leaves, debris and litter	1	1	1	1	1	1	1	1	1	1	1	1	Remove prior to cutting (do not blow or sweep into adjacent planting beds).
91	Topdressing, over seeding, scarifying, spiking	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	As required if identified in the annual inspection
92	Remove fallen leaves, debris and litter	1	1	1	1	1	1	1	1	1	1	1	1	Remove prior to cutting (do not blow or sweep into adjacent planting beds)

5.8 Proposed Wildflower Meadow (Off-site Works)

Long term management to be resolved between developer/management company and the adjacent land owner.

Objectives

To create and maintain a biodiverse and balanced wildflower meadow that is free from invasive weeds for the benefit of wildlife and visual amenity. A mix will include 20% flowers and 80% grasses, as requested by Environmental Agency.

Management Operations

The condition of the meadow areas would be reviewed within 6 months of its original seeding and any areas that have failed to establish should be re-seeded. In order to encourage the growth of yellow rattle and development of the meadow, the area should not be cut until after yellow rattle has finished flowering in late July. All arisings would be removed within a 48-hour period.

First Year

Most sown meadow wild flower and grass species are perennial; they will be slow to germinate and grow and will not usually flower in their first growing season. There will often be a flush of annual weeds from the soil in the first growing season which may grow up and obscure the meadow seedlings beneath. This annual weed growth is easily controlled by topping or mowing.

Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense. This will control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers.

Avoid cutting in the spring and early summer if the mixture has been sown with a nurse cover of cornfield annuals, or is autumn sown and contains Yellow Rattle. These sown annuals should be allowed to flower, then in mid-summer cut back and the cut vegetation removed. It is important to cut back cornfield annuals before they die back, set seed or collapse: this cut will reveal the developing meadow mixture and give it the space it needs to develop.

Carefully dig out or spot treat any residual perennial weeds such as docks.

Once established

Following the initial year of its creation, the condition of grassland would be reviewed for the first 2 years for any areas of pernicious weeds (i.e. docks Rumex spp., thistles Cirsium spp. Or ragwort Senecio spp.), which would be controlled by the application of target herbicides.

In the second year and subsequent years, management to maintain the floristic diversity of the meadow grassland would entail an annual 'hay cut' using a scythe, petrol strimmer or tractor mower to a height of c.50mm, in August or September.

Following each mechanical cut of the meadow during its establishment or longer-term management, arisings would be raked off within a 7-day period, and deposited in a designated composting area or removed from the site.

One operation per month (within month / months specified) – 1

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Proposed Wildflower Meadow													
93	Inspection of meadow				1									Carry out an inspection of the establishment of the sward to identify any damaged areas, excessive weed growth, poor cover etc. which may require remediation works over the coming year.
94	Cut year 1			1					1	1				Mow newly sown meadows regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings if dense.
95	Cut once established			1						1				Once established. Annual cut 'hay cut' with a scythe, petrol strimmer or tractor mower to a height of c.50mm between August and September once yellow rattle has flowered, followed by an autumn or spring cut if required to a height of c.50mm. Cuttings to be deposited in a designated composting area or removed from the site following 1-7 day period.
96	Inspect for weed growth and hand weed where necessary				1		1		1					Hand hoe out any weeds and remove
97	Remove fallen leaves, debris and litter	1	1									1	1	Remove prior to cutting (do not blow or sweep into adjacent planting beds)

5.9 Bulb Planting

Objectives

To ensure bulbs thrive providing seasonal interest at key locations within public spaces

Inspections

Bulb planting in ornamental planting beds and lawn can be inspected as part of the regular maintenance operations associated with the lawn maintenance. They should be formally inspected annually to assess requirements in terms of gaps, flower quality, etc.

Maintenance Operations

Where bulbs are planted within ornamental planting beds and lawn cut back foliage 6-8 weeks after flowering ends to allow sufficient time for the bulb to regain the necessary nutrients to ensure it will flower the following season. Apply fertiliser towards the end of February if required.

One operation per month (within month / months specified) – **1**

Two operations per month (within month / months specified) - **2**

As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Bulbs													
98	Inspect bulbs during flowering season			1	1	1								Visual inspection to identify any issues
99	Cut back foliage 6-8 weeks after flowering ends					1	1	1						Season varies depending on species and cultivar
100	Apply fertiliser if required		1											To promote healthy growth

6.0 Handover Procedures

The maintenance period will run concurrently with the rectification period so it may be prevalent to have the same contractor for both the Construction Side of the operations and the Maintenance Contractor, to help avoid disputes. After the rectification period the management and maintenance objections need to remain in place for the following operational years of the development site.

To ensure a smooth handover between management contract companies a clear documented record of works will be required.