

MAG, Building 401, Manchester Airport

Threadneedle Curtis Ltd.

Landscape Management Plan & Maintenance Schedule for all Amenity Areas

JSL-RPS-XX-EX-DR-RP-L-9005_P01

To be read in conjunction with RPS Drawing No's:

JSL4034-RPS-XX-EX-DR-L-9001

JSL4034-RPS-XX-EX-DR-L-9002

JSL4034-RPS-XX-EX-DR-L-9003

JSL4034-RPS-XX-EX-DR-L-9004

Contents

	Page
1.0 GENERAL SUMMARY	1
2.0 MAINTENANCE NOTES	1
3.0 APPENDIX A: Maintenance Schedule Year 1	5
4.0 APPENDIX B: Maintenance Schedule Year 2	8
5.0 APPENDIX C: Maintenance Schedule Year 3	11
6.0 APPENDIX D: Maintenance Schedule Year 4	13
7.0 APPENDIX E: Maintenance Schedule Year 5+	16
8.0 APPENDIX F: British Standards in relation to Maintenance Operations	19

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1.0 General Summary

Site:	MAG, Building 401, Manchester Airport
Description:	Management plan and maintenance schedule for landscape areas within proposed single terrace B8 use warehouse unit at Manchester Airport, located off Avro Way.
Objective:	To provide an initial management plan for the upkeep of the landscaping with a view to providing a long-term strategy based upon both good horticultural / arboricultural procedures and visual aesthetic and screening objectives.
Managing Responsibility:	All maintenance will be carried out by the Maintenance Operator.

2.0 Maintenance Notes

2.1 Ecology

The following maintenance prescriptions have taken into account relevant wildlife legislation with maintenance operations timed to avoid certain sensitive periods such as the nesting bird season (March to August inclusive). In addition, the maintenance operations described below, including appropriate cutting regimes for shrub and grassland will ensure that the ecological value of retained and created habitats is maintained and enhanced in the long-term.

2.2 Quality and Workmanship

All operations shall be undertaken in a professional manner in accordance with the principles of good horticultural practice and the relevant and current British Standards.

Emphasis will be placed upon the encouragement of early establishment and the general appearance of the landscaped areas. Notwithstanding the specific instructions in the specification, the Maintenance Operator will be expected to maintain all landscaped areas to a high standard. The need to maintain a weed and litter free environment is seen as essential and the presence of such will not be tolerated.

The practical management of the amenity areas will be undertaken by a competent team of operatives familiar with such management operations. Where necessary, all operations will be supervised by a suitably qualified and experienced professional to assess and advise on all such operations.

2.3 Examination of the Site

The Maintenance Operator should be satisfied as to the nature of the planting, including all new tree, shrub, grassland and ground cover planting, and any other matters that could affect the execution of the landscape maintenance.

2.4 Initial Site Preparation

The Maintenance Operator shall ensure that the site is brought up to an acceptable standard before regular maintenance begins.

2.5 Climatic Conditions

Work shall be carried out during the appropriate season. Ground and weather conditions should be suitable for the relevant operations.

2.6 Machines and Tools

Use only machinery and tools suitable for the site conditions and the work to be carried out. Use hand tools around trees and shrubs.

2.7 Cleanliness

Leaf clearance and litter: Collect, remove from site and dispose of grass, soil, weeds, leaves, debris and other litter that is detrimental to the appearance of the site. All paper, litter, tin cans, bottles, leaves and other incidental rubbish to be removed from existing woodland, shrubberies and lawns on a regular basis. Leaf litter shall be cleared from lawn, ground cover and grasslands regularly as shown within the Appendix A.

Hard surfaces: The amenity areas shall be left in a clean and tidy condition. The Maintenance Operator shall keep the adjacent roadways and footpaths free of soil, mud and any other obstruction, and in accordance with Local Highway Authority requirements.

2.8 Damages

Do not damage grass / plants and trees during the maintenance operations. All damaged plants should be replaced by the Maintenance Operator at his own expense. In particular the Maintenance Operator shall ensure that trees are not subjected to damage by strimming / mowing operations and shall implement all necessary protective measures. Protect existing grass by laying boards or tarpaulins. Do not place excavated material directly onto grass.

During the execution of the works, the Maintenance Operator will be held responsible for any damage to highways, roads, kerbs, footpaths and services caused by their employees, and they shall make good any damage at their own expense.

Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work to soil structure, planting, grass, fencing, hard landscaping structures or buildings.

2.9 General Chemicals

Use only where specified as approved and only the products on the current list of the Agricultural Chemicals Approval Scheme. Observe all precautions recommended by the manufacturer and remove containers from site immediately after they have been emptied or are no longer required.

Should any applications be required for specific reasons, all such chemicals shall comply with Environment Agency requirements / standards & those of the local Environmental Health Officer. All operations are to comply with current Safety and Pesticide Act Legislation and are only to be undertaken by suitably qualified personnel, all in accordance with Local Authority requirements and current CDM Regulations observing all precautions.

Where work is near water / land drains, comply with the Ministry of Agriculture, Fisheries and Food 'Code of Practice' for the use of herbicides on weeds in watercourses and lakes, and the Environment Agency Guidance Notes 'AqHerb01: Agreement to use herbicides in or near water'. Do not use chemicals in the vicinity of herbaceous / bulb material.

2.10 Damage to Existing Trees / Shrubs

Any damage incurred to existing trees / shrubs by the Maintenance Operator during the works will be the liability of the Maintenance Operator and they shall replace such trees / shrubs at their own expense with material of a size and species to be agreed with the Local Authority.

2.11 Thinning by Removal of Surplus Plants

It should be noted that the objective of thinning is to aid the establishment and overall development of plant material. The main aim of thinning is to provide adequate space for improved growth. Overcrowded trees will become tall and thin with relatively limited root systems. It is important that thinning is carried out before trees become spindly, as some varieties are not able to respond well if they are given additional space in later years.

Selectively thin shrubs using the methods in BS 7370: Part 4, Clause 3.5.17.1. At the discretion of the Maintenance Operator and where necessary following the advice of consultants, begin to thin soon after the foliage of adjacent plants has begun to touch.

It is recommended that the existing woodland within the southern part woodland to the south be selectively thinned to ensure longevity of the woodland. Further proposals for the appropriate thinning would be provided within the Tree Reports (prepared by others) and works should be completed in accordance with the Arboriculturists recommendations.

2.12 Health and Safety

The Maintenance Operator is to take all safety precautions to prevent injury to any persons by effectively covering excavations, and removing topsoil and rubbish from footpaths / roads etc. Pavements are to be swept and washed down before nightfall and the Maintenance Operator is to comply with the requirements of the Health and Safety at Work Act 1974 and current Construction, Design and Management Regulations.

The Maintenance Operator will ensure that all equipment or apparatus brought onto or used on site is safe and without risk to health and has been maintained at a standard that will not constitute an offence under the Health and Safety at Work Act 1974, or any other relevant statutory provision relating to Health and Safety.

Maintenance Operators should be adequately informed, trained and supervised and be sufficiently competent to perform their work without risk to the Health and Safety of themselves, or any other person. All work will be done in accordance with all relevant codes of safety practice currently in force.

All personnel on site shall use PPE (Personal Protective Equipment), or anything else necessary in the interest of the Health and Safety or welfare of themselves or any other persons who may be affected by their work.

2.13 General Watering

Water as necessary to ensure the continued thriving of all planting until restrained from doing so by statutory legislation.

Obtain approval before using a water supply other than portable mains water. Use a fine hose or low-pressure hose where appropriate to avoid damage or loosening plants.

Ensure the full depth of topsoil is thoroughly wetted. Where necessary loosen soil or form depressions around the stem base of plants to ensure that water reaches the root zone instead of dispersing on the surface.

2.14 Notice

Provide 2 days notice of the following operations:

- Use of any equipment during maintenance that may pose a risk to public health and safety;
- Application of herbicide;
- Application of fertiliser;
- Watering;
- Each site maintenance visit.

2.15 Shredding

Chipping or shredding on site of materials arising from work will not be permitted, unless instructed otherwise.

2.16 Replacement Planting Prior to Final Completion

All planting and turfing carried out by the Maintenance Operator shall carry a guarantee for 12 months from the date of Practical Completion. The works as finally handed over shall fully meet the specification in all respects. A plant or area of turf may need replacing more than once if the original plant, as well as its replacement, has failed to establish. Only plants that have been stolen, trampled or vandalised and have been reported in the monthly maintenance reports are excluded from this guarantee.

2.17 Monitoring

This Landscape Management and Maintenance Schedule will be reviewed every 10 years and the Local Planning Authority (LPA) consulted as necessary as part of the review.

It is anticipated that there will be an annual review of the site looking at the following:

- Tree and shrub establishment;
- Pedestrian routes and desire lines;
- Litter; and
- Success of the amenity space planting for visual amenity.

It is anticipated that following the review, any problems or changes that are impacting on the landscape will be accommodated within reason with the prior agreement of the LPA.

2.18 Long Term Objectives

The long term design objectives of this Landscape Management and Maintenance Schedule are as follows:

- To integrate the proposed development sympathetically, to be in keeping with the local landscape character and setting;
- To retain (where possible) the areas of existing woodland to the southern boundary landscape buffer, the trees hedgerows to the northern boundary, existing shrub to the site boundaries and the grassland to these areas where possible;
- To ensure the successful planting operations, initial establishment and continued long term growth through to maturity of the trees, shrubs, ground cover and amenity grass for the benefits of the users and to increase biodiversity, whilst being species appropriate given the risks of an airport location;
- To ensure the continued health and welfare of existing trees, ornamental shrubs and grassland across the site;
- To establish functional and attractive amenity spaces both within the proposed development that contribute to the visual amenity which will aid the health and wellbeing of the residents;
- To ensure the best of horticultural and health and safety practices at all times;
- To maintain and progress standards by thorough management procedures;
- To identify any defects in the landscape and address them promptly;
- To ensure that formal footpath routes around the perimeter of the site are maintained to provide access routes in and around the developments; and
- To provide an attractive and varied streetscape through the use of tree, shrub and ground cover planting and the planting of trees of seasonal contrast or colour surrounding the main access points of the site.

3.0 Appendix A : Maintenance Schedule Year 1

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓	✓		
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 14 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (1)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (1)		
	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders and seek appropriate permission prior to carrying out any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be carried out by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

Appendix A : Maintenance Schedule Year 1 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General (continued)	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Generally, make good all ridges, ruts, depressions and dead areas.			✓	✓	✓	✓	✓	✓	✓	✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Where gaps are present, supplementary planting of native species to match those already present should be undertaken and managed accordingly. Use of herbicides, pesticides and fertilisers to be avoided.										✓		
Shrub and Groundcover planting	Monitor initial establishment of planting to ensure shrubs remain upright, stable and in good condition. Where necessary, cut back or spot treat excessive bramble or other invasive / ruderal weeds to allow planted species to establish, taking care not to damage new planting. Use of herbicides or other pesticides to be avoided where possible.				✓					✓			

Appendix A : Maintenance Schedule Year 1 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing / Bollards	Report any damage; provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

4.0 Appendix B : Maintenance Schedule Year 2

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓	✓		
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 8 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓ (2)		✓ (2)		✓ (2)		✓ (2)			
	Re-firm all plants affected by frost heave / wind rock / vandalism by treading around the base. Re-stake trees if necessary. Collars at the base of tree stems created by tree movement to be broken up by fork, avoiding damage to roots, backfilled with topsoil as necessary, and re-firmed.			✓						✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to carrying out any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be carried out by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	

Appendix B : Maintenance Schedule Year 2 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planting: General (continued)	Ensure 50mm of 50-75mm grade bark mulch is maintained to all planted areas and to base of individual trees set into grass.												✓
	Apply Enmag CRF granular fertilizer, or equal approved, at ~140g per individual tree pits and 70g / sqm to planted areas (quantities to be confirmed by manufacturer).			✓									
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Existing Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Where gaps are present, supplementary planting of native species to match those already present should be undertaken and managed accordingly. Use of herbicides, pesticides and fertilisers to be avoided.										✓		
Shrub and Groundcover planting	Monitor initial establishment of planting to ensure shrubs remain upright, stable and in good condition. Where necessary, cut back or spot treat excessive bramble or other invasive / ruderal weeds to allow planted species to establish, taking care not to damage new planting. Use of herbicides or other pesticides to be avoided where possible.				✓					✓			

Appendix B : Maintenance Schedule Year 2 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using handheld trimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing / Bollards	Report any damage; provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5.0 Appendix C : Maintenance Schedule Year 3

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).			✓	✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓			
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to carrying out any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be carried out by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Appendix C : Maintenance Schedule Year 3 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Existing Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Use of herbicides and fertilisers to be avoided.										✓		
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using hand held strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing / Bollards	Timber post and 3 rail fence; timber trip rail; bollards – report any damage; provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

6.0 Appendix D : Maintenance Schedule Year 4

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees to be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to carrying out any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be carried out by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances.	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Appendix D : Maintenance Schedule Year 4 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Existing Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Use of herbicides and fertilisers to be avoided.										✓		
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using hand held strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn (and Mown Paths)	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									

Appendix D : Maintenance Schedule Year 4 (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing / Bollards	Timber post and 3 rail fence; timber trip rail; bollards – report any damage; provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

7.0 Appendix E : Maintenance Schedule Year 5+

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting	Remove litter, leaf litter, rubbish and debris from all planted areas (including grassed areas). Dispose of arisings from all specified operations off site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Watering of all planted areas sufficient to maintain healthy growth, irrespective of season or weather conditions*, until restrained from doing so by statutory legislation. Specimen trees be irrigated by means of dedicated irrigation tubes where provided. (*Do not water when ground is frozen / likely to freeze).				✓	✓	✓	✓	✓	✓			
	Treat diseased plants with an appropriate insecticide / fungicide as necessary to maintain healthy growth.			✓	✓	✓	✓	✓	✓	✓	✓		
	Maintain a weed free environment. Remove unwanted weed growth within planted areas manually or by treatment with glyphosate-based herbicide to maintain weed free environment as required. Remove all weed growth from site. 4 Visits total. Fork over beds as necessary to keep soil loose, taking care not to reduce depth or effect of mulch. Herbicide to be of a type approved by the Environment Agency where impact is likely upon any nearby watercourse and in any case in accordance with current legislation. Spray out grass / weeds in a 300mm diameter area around any tree set into grassed areas. Adjacent paths and surfaces to be swept clean as the work proceeds, and the site left tidy.			✓		✓		✓		✓			
	Check all existing trees and hedging with regard to public safety. Report any trees that appear to pose a risk to public safety and carry out remedial work as necessary in accordance with good arboricultural practice.			✓							✓		
	Prune trees / shrubs only to remove vandalised, dead / dangerous branches or to promote healthy growth / natural shape. Remove all cuttings from site. Except where specified otherwise, prune trees and shrubs as recommended by BS:7370 Part 4 clause 3.6.3 to 3.6.5. Confirm which trees are covered by Tree Preservation Orders, and seek appropriate permission, prior to carrying out any arboricultural work. All trees to be checked for safety by a suitably trained arboricultural specialist. Pruning shall be carried out by skilled labour only. Do not apply growth retardants, fungicide or sealant unless instructed otherwise. Herbaceous plants to be trimmed according to their growth habit.			✓						✓			
	Check / replace / adjust tree stakes, ties and rabbit / strimmer guards as required. Remove redundant tapes, tags, ties, labels and other encumbrances. Where trees have successfully established, untie and remove stakes / ties from site. (Acceptable tree establishment to be ascertained by the presence of a full, balanced canopy of healthy foliage and evidence of strong, annual growth. This should be supported by a healthy trunk and root plate, firmly anchored into the ground).	✓		✓		✓		✓		✓		✓	
	Replace any diseased, damaged or dead plants with plant stock of the same size / species (unless otherwise directed by the Landscape Architect or LPA). A schedule of all dead plant material removed is to be kept by the Maintenance Operator.										✓		
	Treat pernicious weeds (e.g. Japanese Knotweed), with an appropriate herbicide immediately after identification on site, and continue treating as necessary to achieve complete eradication.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Appendix E : Maintenance Schedule Year 5+ (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
General Planting (continued)	Carefully, (with a clean cut), crown-lift standard specimen trees to one-quarter of their overall height, up to a maximum of 2.5m height for small ornamental trees and 4.0m height for larger forest scale / avenue trees. The leader shoot(s) must not be cut. Feathered trees and multi-stems should not be crown lifted.												✓
Existing Woodland	Where possible and where it is safe to do so, standing dead wood to be retained to provide opportunities for wildlife. Where dead wood must be thinned, this should be retained within habitat areas and stacked into piles to provide wildlife habitats. Additional wood resulting from pruning or other tree works to be similarly retained within discrete piles where possible. Surplus / additional prunings / clippings to be removed. Selective thinning of trees and shrubs to be undertaken as required (outside of spring / summer to avoid detrimental effects on nesting birds), to ensure successful development of an open canopy and understorey vegetation. Use of herbicides and fertilisers to be avoided.										✓		
Grassland: General	Mowing: Remove litter, rubbish and debris from grassed areas before mowing. Do not allow mowing machinery closer than 500mm to any plant stems. Avoid damage to stems by nylon filament rotary cutters or other mechanical tools. Complete operations close to stems, corners and edges using hand held strimmer with special care taken not to cause whipping / damage to the base of tree trunks.			✓	✓	✓	✓	✓	✓	✓	✓		
	All grassed areas to be watered so as to maintain healthy growth / establishment.			✓	✓	✓	✓	✓	✓	✓	✓		
	Re-seed any gaps / hollows in lawns with a seed mix selected to match existing grass in quality and appearance. Top dress where necessary with fine topsoil to BS 3882.			✓	✓	✓	✓	✓	✓	✓	✓		
	Weed material within sward to be eradicated manually or spot treated with suitable herbicide.				✓					✓			
Mown Lawn	Areas to be cut to 25mm height on 2 weekly basis during growing season and cuttings removed from site. Use edging equipment to maintain neat / tidy edge as necessary. 16 No. cuts total.			✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)		
	Apply ICI Summer & Spring Feed (14:4:4) or equal approved at 30g / sqm to all lawn areas.			✓									

Appendix E : Maintenance Schedule Year 5+ (continued)

	MAINTENANCE ITEM	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Hard Surfacing	Clear soil, mulch, litter or other debris from hard surfaced areas and remove from site.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Hard surfaces in communal areas to be treated with glyphosate-based non-residual herbicide (Roundup or equal approved), in full accordance with manufacturer's recommendations & COSHH regulations.			✓				✓					
Fencing / Bollards	Timber post and 3 rail fence; timber trip rail; bollards – report any damage; provide temporary barriers to secure fence line where damage poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General	Collect fallen leaf litter and remove from site (do not blow away). Allow for 2 weekly visits.	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)	✓ (2)
	Report any remaining element that through failure, fatigue or vandalism poses a risk to public safety.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

8.0

Appendix F :

British Standards in relation to Maintenance Operations (British Standards Institution BSI)

BS 3882	Specification for Topsoil
BS 3998	Recommendations for Tree Work
BS 4428	Code of Practice for General Landscape Operations (excluding hard surfaces)
BS 5837	Guide for Trees in Relation to Construction
BS 7370	Grounds Maintenance
Part 1	Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance
Part 2	Recommendations for maintenance of hard areas (excluding sports surfaces)
Part 3	Recommendations for maintenance of amenity and functional turf (other than sports turf)
Part 4	Recommendations for maintenance of soft landscape (other than amenity turf)
Part 5	Recommendations for the maintenance of water areas