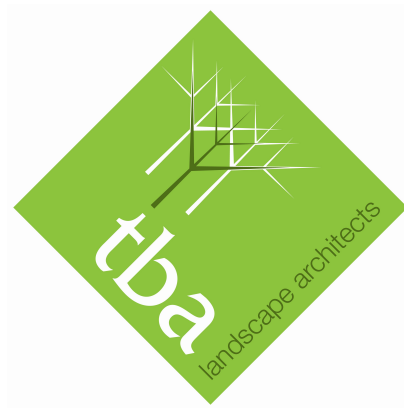


OAKWOOD LODGE, WYTHENSHAW
WYTHENSHAW COMMUNITY HOUSING GROUP

LANDSCAPE MANAGEMENT PLAN



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May 2022

Ref: JW/6923/LMP rev A

1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Oakwood Lodge, Wythenshawe. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management being carried continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

- 2.1.1 The following landscape elements will be present on the site:

- Existing trees
- Tree planting
- Hedge planting
- Ornamental planting
- Grass - Turf

3.0 DRAWINGS AND REPORTS

- 3.1 The works shall be carried out to the landscaped areas in accordance with the following:

6923.01 rev A *Landscape Proposals*

Please refer to attachment in appendix B

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.3 Individual trees, once established, will have their stakes and ties checked.
- 4.4 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.5 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.6 Areas of turf will be maintained to give a neat and tidy appearance.
- 4.7 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS

5.0 EXISTING TREES

- 5.2 Before any tree works are carried out the contractor must confirm with the local planning authority as to whether any trees are protected by a Tree Preservation Order. Works may include the removal of deadwood, or damaged and diseased branches. Other works, in accordance with good arboricultural practice, such as the removal of crossing branches may be carried out. All tree works shall be carried out in accordance with BS3998 2010 *Recommendations for Tree Works*.
- 5.3 Works to trees shall not be carried out during the bird nesting season, that is March to August.
- 5.3 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 TREE PLANTING

- 6.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.
- 6.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.3 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This will be achieved by the use of mulch/mulch mats as described in section 13.0 and hand weeding around the base of the tree as described in 12.0.
- 6.4 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties should be removed.
- 6.5 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:
- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
 - The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
 - The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
 - The removal of vegetation growing over windows and lights where it presents a security hazard
 - Inspection of trees for pests and diseases
 - No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by and Ecologist for any signs of nesting birds.
- 6.6 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall.. Water should be applied to the base of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of

application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

7.0 HEDGE PLANTING

- 7.1 All hedges are to be maintained in a neat and tidy condition. Beech hedge to be maintained to a maximum height of 1.5m to rear garden boundaries, Beech hedge to site frontage to be maintained to a maximum height of 1.2 metres high. Pruning is to be carried out to the highest horticultural standard and by hand using mechanical secateurs, mechanical hedge cutters and hand saws only. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.
- 7.2 All plants shall be firmed in by treading after frost lift or wind rock.
- 7.3 No hedge cutting shall take place during the bird nesting season, that is March to August.
- 7.4 Hedges shall receive sufficient water as described at section 10.0 (6 buckets per linear metre of hedge (1 bucket = 14 litres/3 gallons) every 5 days.
- 7.5 Hedges shall be litter picked as described at section 11.0.
- 7.6 Hedges shall be kept weed free as described at section 12.0.
- 7.7 All hedges to have a layer of mulch that shall be maintained as described in 13.0.

8.0 ORNAMENTAL SHRUBS

- 8.1 The management of the ornamental shrub areas will focus on weed control and pruning.
- 8.2 Replacement of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock, and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.
- 8.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded twice a month during the growing season if weed growth is dense, treated as described in the section 12.0 use of herbicides.
- 8.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 10.0 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.
- 8.4 All beds to have a layer of mulch that shall be maintained as described in 13.0.
- 8.4 Beds shall be litter picked as described at section 11.0.

9.0 CLOSE MOWN GRASS

Turf

- 9.1 Regular maintenance of the turf areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. A minimum of fortnightly cuts will be undertaken unless weather conditions alter the frequency. If weather conditions prevent cutting then an intermediate cut will be undertaken at the earliest opportunity lifting the risings to ensure a neat

appearance. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. Subsequent cuts should be to a height of approximately 40mm, with the cuttings dispersed.

- 9.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'trimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or trimming operations will be removed from site.
- 9.3 Ensure sufficient irrigation during establishment and during dry periods see 10.0.

10.0 WATERING

- 10.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.
- 10.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 10.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.
- 10.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

11.0 LITTER PICKING AND DEBRIS REMOVAL

- 11.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately and repairs arranged within 5 working days.

12.0 WEED CONTROL AND USE OF HERBICIDES

- 12.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. This shall be carried out three times per year and only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to watercourses.
- 12.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 12.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 12.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.
- 12.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

15.0 MULCH

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed/length of the hedge, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be

mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

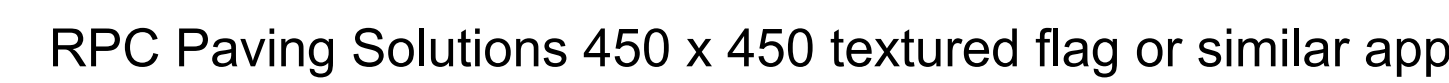
Appendix A – Maintenance Schedule

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Appendix B



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