TOXTETH STREET, MANCHESTER

LOVELL

MANAGEMENT PLAN

tba
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Ref: JW/5834/ManagementPlan

1.0 INTRODUCTION

1.1 This Management Plan relates to all landscape areas within the proposed development at Toxteth Street, Manchester. It sets out the management intentions and the necessary operations required to be undertaken.

1.2 The Management Plan has been prepared to inform the local authority of the intentions for the site once the landscape works are implemented.

2.0 LANDSCAPE ELEMENTS

2.1 The following landscape elements will be present on the site:

- Close mown grass
- Hedges
- Tree planting
- Ornamental planting
- Litter picking

3.0 DRAWINGS AND REPORTS

3.1 The works shall be carried out in accordance with the drawings as listed below:

- 5834.01 rev B Landscape Proposals
- 5834.02 rev B Landscape Proposals

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.

4.2 All grass areas, including both close mown and wildflower meadow, will be maintained to give a neat and tidy appearance

4.3 Once established, the hedgerows will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance..

4.4 The management of the ornamental shrub areas will focus on weed control and pruning.

4.5 Individual trees, once established, will have their stakes and ties checked.

4.6 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

5.0 MANAGEMENT OPERATIONS

5.1 CLOSE MOWN GRASS

5.1.1 Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a fortnightly cut will be aimed for. The initial and subsequent cuts should be to a height of approximately 40mm with the cuttings dispersed. If the fortnightly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.

5.1.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

6.0 HEDGES

6.1 From Completion of Planting to Year Three

6.1.1 From completion of planting to year three immediately following completion of planting the whole of the length of new hedges shall be kept weed free by removal of the weeds by hand. During the first year, a minimum of four visits shall be undertaken followed by a minimum of two visits per year for the second and third year.

6.2 First Year Following Completion of Planting

6.2.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

6.2.2 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.0 metre high adjacent to the shared access drives and garden frontage by means of pruning. Pruning is to be carried out to the highest horticultural standard. 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, cutting back to outward growing pointing bud. 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.

6.2.3 Beds shall be litter picked as described at section 9.0.

7.0 INDIVIDUAL TREES

7.1 Individual trees, whether specimens or within groups, will be inspected twice annually.

7.2 The individual trees in grass should be surrounded by a vegetation-free circle of 0.30m radius to improve the rate of establishment by removing competition at the root-zone. This may be achieved by the use of hand-weeding, mulch, mulch-mats or a combination of these methods.

7.3 The individual trees on site will be staked as per the drawings with hessian ties. These should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.

7.4 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.

7.5 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

8.0 ORNAMENTAL SHRUBS

8.1 The existing ornamental shrub beds are already well established and need minimal maintenance.

8.2 Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. Any major losses should be reported so that gapping up may take place if necessary.

8.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded twice a year.

8.4 Beds shall be litter picked as described at section 9.0.

9.0 LITTER PICKING AND DEBRIS REMOVAL

9.1 Notwithstanding specific litter, debris and flytip removal described previously, the whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or flytipping must be carried out as soon as practically possible.

9.2 Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.

10.0 MAINTENANCE SCHEDULE

ITEM	FREQUENCY	COMMENTS	COST	
			QUANTIES	£/100m² per visit
Grass	Fortnightly	Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on the weather conditions The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.	m²	
Hedges	1 per year	All hedges are to be maintained in a neat and tidy condition. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. 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, cutting back to outward growing pointing bud. All hedges shall be reviewed on a 10 year cycle and their suitability for laying assessed.	lin m	
Shrub beds	1 per year	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.	m²	
Shrub beds	2 per year	All beds shall be checked and any weeds removed by hand. Shrubs shall be pruned if they are overhanging footways and roads	m²	
New trees	2 per year	Individual trees will be inspected twice annually, until the trees are established and then the stakes and ties can be removed. If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches	no.	

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