Ref: 07-200 Date: May 2008

Proposed primary school - Maine Road, Manchester

Schedule of Landscape Management Works

To be read in conjunction with Landscape Management Guide and Specification based on NBS

Grass and Wildflower mix (within wildlfie garden)

Notes:
1. It is important to keep fertility down, both to reduce maintenance requirement and to encourage biodiversity/ wildflowers.
   Therefore; Do not add fertilizers.
   Always remove mowings
2. Only cut grass when necessary: more frequent cutting will encourage grass to regrow, and the resultant vigorous regrowth will tend to swamp wildflowers and finer grasses.
3. The following is for wildflower grassland within tree/shrub planted areas along the green loop (for close mown grass management within planted areas, see "Tree, structure and ornamental planting" below.)

NBS Spec ref.No	Operation	Year 1	Year 2	Year 3	Years 4&5	Years 6-10	Years 11-15	Years 16-20
220A 230	General grass cutting	First topping cut at 100mm down to 50 mm to encourage 'tillering' and reduce competition. Then cut approximately bi-monthly during growing season or at 150mm down to 50mm, (to reduce competion from grasses and allow wildflowers to establish even at the expense of flowering.)	Cut down to 50-70mm at approx 150mm height either x1 in spring and x1 in autumn, (after main flower/seed dropping,) or if not sufficiently vigorous growth, x1 in autumn (after main flowering/seed drop)	Cut down to 100mm and otherwise as year 2. Review maintenance regime annually, and adjust frequency/timing/ heights of cuts, depending on season, mix of wildflower species, and fertility of ground.	As year 3	As year 3	As year 3	As year 3
272A	Wildflower mix located within wildlife garden	Cut once in June and second cut in September if required, or so that the height of growth does not exceed 150mm at any time. Cut to height of 100mm and remove all arisings. Include cutting between trees/shrubs.	Cut either once in early autumn, or twice in late spring and early autumn, as necessary depending on growth and season, to approx. 100mm. Remove arisings. Do not cut within tree/shrub planted areas.	Review annually	Review annually	Review annually	Review annually	Review annually
340A	Spot treatment to pernicious perennial weeds by herbicide (permitted areas only)	As necessary to maintain weed free and at least bi-monthly in growing season.	As necessary to maintain weed free.	Should not be necessary. Review annually and only treat if necessary.	Should not be necessary. Review annually and only treat if necessary.	Should not be necessary. Review annually and only treat if necessary.	Should not be necessary. Review annually and only treat if necessary.	Should not be necessary. Review annually and only treat if necessary.
190, 220A	Litter removal	12x throughout year and prior to each mowing.	As year 1	As year 1	As year 1	As year 1	As year 1	As year 1

Tree, structure and ornamental planting (along boundaries and school frontage)

Notes:
1. It is important to promote and retain a mixture of species, and a mixture of heights/densities of planting, to achieve the desired landscape effect and wildlife/biodiversity value.
2. For plant species see drawing.
3. For named boundaries, hedges, and other key features, see drawing.

NBS Spec ref.No	Operation	Year 1	Year 2	Year 3	Years 4&5	Years 6-10	Years 11-15	Years 16-20
500A 645A 670A 710A	Vegetation control to individual planting 'stations' for all trees, shrubs and hedging, (to reduce competition to newly planted trees& shrubs.) 600mm diameter 'station' to be treated by herbicide .	Maintain weed-free: assume 3 applications (depending on season and ground conditions, 2-4 no. applications.)	Maintain weed-free: assume 2 applications, (depending on season, ground conditions and rate of establishment of planting, 1-2 applications.)	Should not be necessary. Review and if necessary one application.	Not necessary as canopy of trees and shrubs closes and competition is reduced.			
340A	Spot treatment to pernicious perennial weeds by herbicide within planting blocks.	As necessary to maintain weed free and at least bi-monthly in growing season.	Should not be necessary. Review and if necessary one application.					

NBS Spec ref.No	Operation	Year 1	Year 2	Year 3	Years 4&5	Years 6-10	Years 11-15	Years 16-20
272A 500A	Strimming within planting blocks between trees/shrubs; avoid damaging plant stems. Remove arisings.	First topping cut at 100mm down to 50 mm to encourage 'tillering' and reduce competition. Then cut approximately bi-monthly during growing season or at 150mm down to 50mm.	Cut down to 50-70mm at approx 150mm height either x1 in spring and x1 in autumn, (after main flower/seed dropping,)	Review and if necessary, depending on rate of growth of ground cover and establishment of planting, Cut x1 in growing season.	Not necessary as canopy closes and competition is reduced.			
510A 520 525A	Stakes, under ground guying, ties & guards:check and re-firm/adjust; re-firm newly planted trees and shrubs.	6x throughout year and in addition following periods of strong wind.	4x throughout year and in addition following periods of strong wind.	2x throughout year and in addition following periods of strong wind.	Review usefulness of stakes, ties and guards in spring of year 4. Remove if no longer necessary or review annually until removed, in spring.	If necessary, review annually until removed, in spring.		
710A	Watering new planting.	As necessary to ensure establishment and continued thriving of planting.	Water only in exceptional circumstances to prevent plants dying, and after notification to/ instruction from site manager.	Should not be necessary.				
632	Check for failed plants and remove.	x3 in growing season from June onwards until leaf fall; remove failed plants.	As year 1	As year 1	Should not be necessary as planting establishes. Remove any failed plants in September and seek instruction from site manager in the event of significant failures.	Should not be necessary as planting establishes. Remove any failed plants in September and seek instruction from site manager in the event of significant failures.	As year 3.	
	Replace failed plants.	Replace failed plants x1 in replanting season, November-March.	As year 1	As year 1	As year 1	Should not be necessary to replace any failed plants.	As year 3.	
502A	Fertiliser for trees and shrubs during establishment.	Not necessary (controlled release fertiliser with 2-year effectiveness was included at planting time.)	In March-April, x1 application of controlled-release granular tree/shrub fertiliser (15+9+9+3) spread evenly around roots at following rates: 150g per standard tree, 70g per feathered tree, 50g per whip, 30g transplant/shrub/ hedge plant.	Not necessary	Review requirement and only apply following notification to/ instruction from site manager, x1 in Spring as Year 2.	Not necessary		
540 545A 550 556 620A	Pruning trees and shrubs: remove dead, dying & diseased wood; remove crossing, unbalanced and broken branches; remove overhanging branches and excessive height.	x1 in winter (November-Feb) except for any dead, overhanging, or excessively high branches presenting a hazard which should be removed as soon as possible.	As year 1	As year 1	As year 1	As year 1	As year 1	As year 1
	Top up mulch (to reduce weed competition to planting, conserve moisture and promote neat appearance)	x1 in winter (November-Feb) to original specification	Only if necessary to continue weed suppression and maintain appearance - as year 1	Only if necessary to continue weed suppression and maintain appearance - as year 1	Only if necessary to continue weed suppression and maintain appearance - as year 1	Only if necessary to continue weed suppression and maintain appearance - as year 1	Should not be necessary as planting establishes.	
210A 220A	Grass cutting generally	On a fortnightly basis from March - November. Remove arisings.	As year 1	As year 1	As year 1	As year 1	As year 1	As year 1

Other Items

NBS Spec ref.No	Operation	Year 1	Year 2	Year 3	Years 4&5	Years 6-10	Years 11-15	Years 16-20
920A	Fencing - inspection and repair where necessary.	x6 throughout the year	x6 throughout the year	x6 throughout the year	x4 throughout the year	x4 throughout the year	x4 throughout the year	x4 throughout the year
190	Litter removal	Monthly	Monthly	6x throughout year	6x throughout year	6x throughout year	6x throughout year	6x throughout year