

Godfrey Ermen

Landscape Management Plan

P21374-00-001-710

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Gillespies

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To be read in conjunction with the Godfrey Ermen Planting Enhancement Plan (P21374-00-001-DR-0001)

1 PREFACE

The Landscape Management Plan has been written for Godfrey Ermen Field, Gorton to help:

- Preserve new trees.
- Protect and enhance the site's ecological value
- Ensure that the quality of the implemented soft landscape is maintained and managed to the highest standards

1.1 History and Background

- The land between the Fallowfield Loop and the Ackroyd Avenue Allotments serves as an offset site for the Mount Road, Gorton development, maintaining and improving its biodiversity. The existing planting consists of scrub, shrubs and trees.
- Existing trees and vegetation will be retained, along with two areas of grassland enhancement at the centre of the site. Across these, fruiting trees and other native species will be planted.
- The landscape proposal consists of additional areas of native shrub planting, generally located along the edges of existing vegetation, strengthening the existing habitats.

1.2 Design Concept

- For planting plan and schedule, refer to the landscape enhancement plan ((P21374-00-001-DR-0001)
- The planting palette has been selected to comprise of UK native species, with appropriate typologies that may integrate in and expand the existing habitats.
- The grassland enhancement areas will contribute to a more resilient landscape that benefits wildlife, while maintaining a visually appealing functional open space.

1.3 Development Brief

This document has been produced as a Landscape Management Plan for the site management company to adopt. It provides a resource/guide for management of the soft landscape including planting numbers, layout, and protection measures.

The detailed soft general arrangement drawing is listed below:

- **P21374-00-001-DR-L-0001 Godfrey Ermen Planting Enhancement Plan**

The detailed soft general arrangement drawing includes the following **4** proposed **soft landscape** types:

1. Proposed fruit-bearing Trees and Native Trees
2. Native Shrub Planting
3. Mowed Grass Paths

4. Wildflowers Meadow

Detailed descriptions of management and maintenance works are provided for each of the proposed and existing landscape types. In order to maximise the use of this document a detailed programme is included which sets out the times and frequencies for all the required maintenance operations over the 5 year maintenance plan period, with subsequent 6-15 year requirements. Each year's management and maintenance works will be monitored and reviewed and the findings of this will be used to inform each succeeding year's work, to ensure that it is accurately targeted to the developing and existing landscape's needs

Before the end of the 5 year landscape management and maintenance plan period the operators will develop a longer term maintenance regime. This will ensure that the objectives of the landscape design continue to be achieved for years to come.

2 LANDSCAPE MANAGEMENT AND MAINTENANCE – SOFT LANDSCAPE

GENERAL

The proposed management and maintenance works detailed in this document will be carried out initially by the Landscape Contractor responsible for the soft landscape implementation works, for a period of 12 months from the date of practical completion (running concurrently with the 12 months Rectification Period). The contractor will provide a guarantee for tree and shrub establishment for **24** months. Any failures within these periods will be replaced to match the original specification. Thereafter, following a handover period of one month, the landscape maintenance will revert to the client and subsequently to the newly appointed maintenance contractor. The site will then be managed in accordance with the Biodiversity Net Gain Policy requirements for 30+ years.

The contractor shall visit site as necessary to carry out the operations described and allow sufficient resourcing. Before the end of the landscape management period by the installation contractor liaison with the management company's maintenance team should be programmed to ensure a seamless handover of operations.

All plants at the end of the 24 months establishment period shall be well established, healthy and in good condition, free from pests and diseases and any visible signs of dieback. Any damage arising from the management and maintenance works must be reinstated to the original condition and in accordance with the relevant specification and to the satisfaction of the client.

2.1 Watering

Watering of the planting areas is vital during the early months to aid establishment. Planted areas are to be watered as necessary to promote successful establishment. Clearly as a weather dependant operation watering frequencies cannot be accurately specified, and it is a non-exact science reliant on the expertise and experience of the contractor and grounds person. Put simply, if planted areas start to go brown/ yellow / thirsty then the watering frequency is to be intensified.

Lack of water is the predominant cause of failure and poor establishment within softworks contracts, and it is imperative that sufficient resources are allocated to this maintenance task. The amount of watering and the condition of the planting areas should be closely monitored and adapted to suit requirements.

It is recommended that:

- Planting beds are to be watered [until the full depth of topsoil is wet; evenly sprayed over entire area] weekly throughout the first 2 months, and monthly for the following 10 months.
- During of prolonged drought, all planting beds should be watered daily.
- The Contractor (or landscape sub-contractor) is to maintain a written log recording the implemented watering regime, to document both the quantified routine and any additional or moderated activities in response to local weather conditions. Records of watering should be maintained on an as performed basis, to enable operatives to provide evidence if required to.

Post establishment, the landscape scheme will generally rely on hand watering or precipitation for water.

2.2 Landscape Management and Maintenance – Trees

All trees planted by the landscape contractor shall be maintained for a period to be agreed upon at a later date with the site owner. Any tree that fails in this period shall be replaced. Replacement trees shall be approved for size and appearance by the owners authorised representative prior to planting.

The following table sets out the desired objective and the necessary activities to establish and manage the landscape type in order to fulfil the stated objective.

Soft Landscape Type	Objective	Required Operations
Fruiting Single-Stem Trees	Fruiting trees are located within the grassland enhancement areas, central on site. The are placed in groups of 3 and 2, respectively.	- Inspect planting after strong winds, frost heave and other disturbances. Tread around base of trees to re-firm. Break up collars at base of tree formed by tree movement. Backfill with topsoil and re-firm. Inspect tree guying/tree stakes and adjust/reaffix or replace to original specification. - Staked trees of varying sizes have been proposed. The stakes and ties should be verified and adjusted twice a year to ensure that the stakes are firm and that the ties are not cutting into the trunk of the tree. Stakes to be removed approx. 5 years after planting. - Replace dead or dying trees to the original specification during next planting season and in accordance with Planning Conditions. - Trees to be assessed annually by an appropriate arboricultural consultant. - Prune trees to BS 7370-4. Timing/type of pruning to suit species and overall height. - Trees – remove duplicated branches and potentially weak or tight forks. Cut back to live wood. Ensure single strong leader on non multi stemmed trees. - For new trees in grassed areas mulch around base of tree, ensuring that it is weed-free. Diameter of clear areas to be: 0.5m - Remove and dispose of accumulations of winter leaves to a composting facility. - Provide protection and watering as necessary to promote successful establishment. - Fallen fruit will be monitored and cleared as needed, with some being relocated to designated areas for wildlife if appropriate. Otherwise, these are to be disposed of to a composting facility.

Single-Stem Native Trees	Single-Stem Native Trees located central on site, within the grassland enhancement areas.	▪ Inspect planting after strong winds, frost heave and other disturbances. Tread around base of trees to re-firm. Break up collars at base of tree formed by tree movement. Backfill with topsoil and re-firm. Inspect tree guying/tree stakes and adjust/reaffix or replace to original specification. ▪ The stakes and ties should be verified and adjusted twice a year to ensure that the stakes are firm and that the ties are not cutting into the trunk of the tree. Stakes to be removed approx. 5 years after planting. ▪ Replace dead or dying trees to original specification during next planting season and in accordance with Planning Conditions. ▪ Trees to be assessed annually by an appropriate arboricultural consultant. ▪ Prune trees to BS 7370-4. Timing/type of pruning to suit species and overall height. ▪ Trees – remove duplicated branches and potentially weak or tight forks. Cut back to live wood. Ensure single strong leader on non multi stemmed trees. ▪ For new trees in grassed areas, mulch around base of tree ensuring that it is weed-free. The diameter of clear areas to be 0.5m. ▪ Remove and dispose of accumulations of winter leaves to a composting facility. ▪ Provide protection and watering as necessary to promote successful establishment.
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2.3 Landscape Management and Maintenance – Shrub Planting

The following table sets out the desired objective and the necessary activities to establish and manage the landscape type in order to fulfil the stated objective.

Soft Landscape Type	Objective	Required Operations
Native Shrub Planting	To create a uniform cover within planting beds to provide biodiversity benefits. Free from invading species and with a consistent and close cover throughout the area.	- During the establishment of the planting and before the canopy closes, some weed control will be necessary. Ensure that the whole of the bed areas are maintained weed free by hand. Lightly hoe soil in planting beds. Hand weed only. - Undertake sufficient watering in accordance with Section 2. - Remove dead foliage and old flowered stems and heads. - Replace dead or dying plants to original specification during spring / early summer of the following year. Where planting fails they should be replaced by the same species unless it is felt the original species was inappropriate. - Monitor health and vigour over plants life and replace when plant is deemed unsuitable. Where plants exhibit poor growth, organic fertiliser should be added. - Remove and dispose of accumulations of winter leaves to a licenced composting facility. - Apply top dressing over whole of planting beds during the spring of each year within the car park. Composted bark mulch or composted green waste to a depth of 50mm. - Where possible replanting of any one bed should be phased so that less than a third of the bed is newly planted at any one time.

2.4 Landscape Management and Maintenance – Mowed Grass Paths

The following table sets out the desired objective and the necessary activities to establish and manage the landscape type in order to fulfil the stated objective.

Soft Landscape Type	Objective	Required Operations
Mowed Grass	Maintain a healthy, low maintenance and dense grass sward free from disease, fungal growth, discolouration, scorch, wilt, moss and excessive thatch.	- Remove fallen leaves from grass prior to mowing. - Maintenance to be carried out in accordance with BS 7370-3, tables 3, 6 and 11. - Litter, debris, stones larger than 25mm. in any dimension and rubbish to be removed before mowing. Grass cuts shall produce a neat and even finish. Arisings to be removed from all hard surfaced areas. - Edges to be left neat and well defined. - Reinstate all damaged and worn areas to original specification, with soil levels being tied to existing levels and then re-turfed/seeded - Provide protection and watering as necessary to promote successful establishment. - Where damage or wear occurs regularly, consideration should be given to replacing the grass with a more appropriate element such as planting. - Ensure the seed supplier's instructions on sowing and aftercare are followed for the A9 General Outfield seed mix. Seed should be sown on a weed-free seed bed and any waste material such as bricks or rubble should be removed from site to a licenced facility. - Water during dry periods to ensure successful establishment. - For seeded areas the first cut should be assessed on the height of the seedlings rather than a fixed length of time. Ensure seedlings have a firm anchorage before mowing and set the mower to two thirds of the height. Gradually reduce the height of the cut down over a number of weeks to the desired height of 20-25mm. - Remove arising off site to a licenced compost facility. - Remove all litter and debris before cutting.

2.5 Landscape Management and Maintenance – Wildflowers Meadow

The following table sets out the desired objective and the necessary activities to establish and manage the landscape type in order to fulfil the stated objective.

Soft Landscape Type	Objective	Required Operations
Wildflowers Meadow	Enhance the ecological value, visual diversity, and seasonal interest of existing grasslands by introducing site-appropriate native and naturalised wildflower seed mixes.	- Water during dry periods to ensure successful establishment. - Remove arising off site to a licenced compost facility. - Ensure weed control and produce a good quality seed bed before sowing. - Ensure the seed supplier's instructions on sowing and aftercare are followed for the MG5 seed mixes. - Spot treatment only of invasive weeds during wildflower establishment. - In the first year of establishment, remove invasive weeds though spot treatment and cut once in August – the 'hay' cut as below. - In the second and subsequent years wildflower meadows should be cut twice- - After flowering in late summer take a 'hay cut': cut back with a scythe, strimmer or mower to circa 30cm height. Leave the cut material /'hay' to dry and shed seed for 1-7 days then remove from site. - The second and final annual cut should take place in late autumn/winter to circa 20cm and again in early spring if grass is overpowering the wildflowers/ or if a warm winter.

3 LANDSCAPE SCHEDULE OF MANAGEMENT AND MAINTENANCE WORKS – YEARS 1 – 5 – SOFT LANDSCAPE

This table to be read in conjunction with information supplied in Section 2 (LANDSCAPE MANAGEMENT AND MAINTENANCE – SOFT LANDSCAPE).

Q1 – Spring (March/April/May)

Q2 – Summer (June/July/Aug)

Q3 – Autumn (Sept/Oct/Nov)

Q4 – Winter (Dec/Jan/Feb)

*** One operation per year in yrs. 6-15**

Trees

Maintenance	Timing (Quarters)	Number of operations (per year)	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-15*	Years 16-25*
Inspection of works to ensure successful establishment, identify defects, and prepare a programme of remedial action and maintenance	Q1 & Q2	2	✓	✓	✓	✓	✓		
Exclude aggressively competitive plants from 500mm dia. around the base of each Tree	Q1 & Q2	2	✓	✓	✓	✓	✓	✓*	✓*
Signs of disturbance to be rectified and erroneous material removed and disposed of offsite.	Q1-Q4	as needed	✓	✓	✓	✓	✓	✓	✓
Remove litter, rubbish, rubble etc.	Q1-Q4	12	✓	✓	✓	✓	✓	✓	✓
Check tree conditions; dead, dying, damaged and diseased. Replace as appropriate.	Q1-Q4	1	✓	✓	✓	✓	✓		
Remove Fallen Leaves	Q3 & Q4	2	✓	✓	✓	✓	✓	✓*	✓*
Inspect Stakes, Ties and Supports. Adjust, reaffix, remove where necessary	Q2 & Q4	2	✓	✓	✓	✓	✓		
Check trees after adverse weather conditions	Q1-Q4	as needed	✓	✓	✓	✓	✓	✓	✓

Shrub Planting (Native)

Maintenance	Timing (Quarters)	Number of operations (per year)	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-15*	Years 16- 25*
Inspection of works to ensure successful establishment, identify defects, and prepare a programme of remedial action and maintenance	Q1 & Q2	2	✓						
Undertake watering as required	Q1 & Q2	unknown	✓	✓	✓	✓	✓	✓	✓
Remove weed growth by hand and lightly hoe soil in planting bed	Q1 & Q2	4	✓	✓	✓	✓	✓	✓*	✓*
Prune / Cut / Dead head back as appropriate to species for shape, form and desired features (flowers, fruit, foliage)	Q1 - Q4 (species dependent)	1	✓	✓	✓	✓	✓	✓*	✓*
Plant die back shall be removed at the end of winter	Q4	1	✓	✓	✓	✓	✓		
Check plants condition; dead, dying, damaged and diseased (replace where necessary and plant at next growing season)	Q1	1	✓	✓	✓	✓	✓	✓*	✓*
Application of a slow release organic fertilizer in accordance with manufacturer's instructions.	Q1	1	✓	✓	✓	✓	✓		

Signs of disturbance to be rectified and erroneous material removed and disposed of offsite.	Q1-Q4	As needed	✓	✓	✓	✓	✓	✓	✓
Apply top dressing over whole planting bed	Q3	1	✓	✓	✓	✓	✓		
Remove litter, rubbish, rubble etc.	Q1-Q4	12	✓	✓	✓	✓	✓	✓	✓
Remove Fallen Leaves	Q3 & Q4	2	✓	✓	✓	✓	✓	✓*	✓*
Thinning or coppicing (up to 30%) operations should be carried out during dormant season, outside of bird nesting season and prior to new growth.	Q4	1					✓	✓	✓

Mowed Grass

Maintenance	Timing (Quarters)	Number of operations (per year)	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-15*	Years 16- 25*
Inspection of works to ensure successful establishment, identify defects, and prepare a programme of remedial action and maintenance	Q1 & Q2	4	✓						
First cut after winter/spring using appropriate machinery (approx. fortnightly in main growth seasons and once in September/October)	Q1-Q3	14	✓	✓	✓	✓	✓	✓	✓
Signs of disturbance to be rectified and erroneous material removed and disposed of offsite.	Q1-Q4	as needed	✓	✓	✓	✓	✓	✓	✓
Remove litter, rubbish, rubble etc.	Q1-Q4	12	✓	✓	✓	✓	✓	✓	✓
Remove Fallen Leaves prior to cutting (do not sweep or blow into adjacent planting beds)	Q3 & Q4	2	✓	✓	✓	✓	✓	✓*	✓*

Wildflowers Meadow

Maintenance	Timing (Quarters)	Number of operations (per year)	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6-15*	Years 16- 25*
Inspection of works to ensure successful establishment, identify defects, and prepare a programme of remedial action and maintenance	Q1 & Q2	4	✓						
One late summer 'hay' cut. Cut wildflowers and grass to circa 30cm and leave the cut material on the area for 7 days before gently raking off and removing sustainably	Q2	1	✓						
Cut in spring if grass is overpowering wildflowers. Main 'hay' cut in late summer, then again in late Autumn to Winter.	Q1, Q2 & Q3	3		✓	✓	✓	✓	✓	✓
Inspect for weed growth and remove through spot treatment.	Q1-Q4	4	✓	✓	✓	✓	✓	✓	✓

4.0 SPECIFIC PRUNING & THINNING REQUIREMENTS FOR TREES AND SHRUB PLANTING

This section relates to the following planting types identified in Section 1, 2 and 3

4.1 Pruning Generally

Pruning to be in accordance with good horticultural and arboricultural practice:

- a) Do not tear or damage stem when removing branches.
- b) Cut cleanly back to sound wood.
- c) Keep wounds as small as possible.
- d) Always cut above and sloping away from an outward facing bud.
- e) Leave a well-balanced natural appearance.
- f) Always use clean sharp tools.
- g) On larger branches, prune to the branch bark ridge or collar.

Pruning shall be carried out at a time that is appropriate to the species, location, season and stage of growth. Trees must not be pruned during the late winter/early spring as this can lead to sap bleeding.

Pruning trees and shrubs shall be to BS 7374-4.

The proposed formative pruning is intended to achieve the following objectives:

- a) Ornamental/native shrubs – encourage healthy and bushy growth and desirable ornamental features.

- b) Young trees – maintain a well-balanced head and ensure the development of a strong leader and branch structure. Remove duplicated branches and weak or tight forks.
- c) Eliminate nuisance problems such as excessive branch overhang.

4.2 Pruning Particular Species

4.2.1 Trees

- a) Trees that flower in early spring should be pruned immediately after flowering.
- b) Trees and shrubs that flower in the summer or autumn should be pruned during early winter.

NOTE – dead branches can be removed at any time of the year.

4.2.2 Shrubs

- a) Winter flowering shrubs should be pruned in spring.
- b) Shrubs flowering between March and July should be pruned immediately after the flowering period.
- c) Shrubs flowering between July and October should be cut back to old wood in winter.

4.3 Critical Health and Safety Information

The following hazards should be taken into account during the execution of the works:

- Grass mowing, wood cutting machinery and hand tools

- Presence of students, staff and visitors
- Thorny plants and plants known to be skin irritants
- Steeply sloping ground and planting beds on top of retaining walls
- Tree work including working at height, removal of heavy, damaged branches on semi mature trees and clear felling. Moving the cut/felled timber around the site.
- Pesticides, specifically Glyphosate based herbicides and contractor selected ones for treatment of plant pests and diseases.
- Plant wound sealant and fertilizer products.
- Potentially harmful litter (discarded needle sticks, broken glass, and heavy objects)
- Working at height and from a ladder when pruning.

