

Re: 63-65 Upper Chorlton Road, Whalley Range, Manchester – Landscape Management

Introduction

This Management Plan relates to the areas of soft landscape within the proposed development at Upper Chorlton Road. It sets out the management intentions and the necessary operations required to be undertaken by the management company.

The Management Plan has been prepared to inform the Council of the intentions for the site once the landscape works are implemented. It is also intended to enable the management company to satisfactorily look after the site for a period of 5 years.

The following landscape elements will be present on the site:

- Grass
- Bulb mix
- Hedgerows
- Tree planting
- Native shrub planting
- Shrub planting
- Litter picking
- Maintenance schedule

Management Operations

GRASS

- 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.
- 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 should be removed.
- All areas shall be litter picked as described in the table below.

BULB MIX

- New bulb planting and plug planting is all within native tree and shrub mix and great care must be taken not to trim or spray out new herbaceous growth. As the varieties used on this site are spring/early summer flowering, particular care should be taken between February and June.
- Essential weed control should only be carried out as described in the table below.

NATIVE SHRUBS / EASEMENT MIX & ORNAMENTAL SHRUBS

- During the first planting season following the completion of planting, all dead, dying or damaged plants shall be replaced by the same variety and size as that originally planted. Replacement planting shall be carried out for a period of 5 years.
- All beds to be kept in a neat and tidy condition by removing, by hand, entire weeds, including roots, by forking, digging or hoeing, taking great care to cause minimum disturbance to mulched surfaces. Only if weed growth is dense shall beds be treated with a glyphosate based herbicide (refer to Weed Control section). The area shall be left in a neat raked and clean condition upon completion. All shrubs shall be firmed in by treading after frost lift or wind rock.
- Pruning is to be carried out by means of secateurs only and to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed by the landscape architect. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage flower and fruit 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. Allowance is to be made for thinning and shaping according to species, variety, season, stage of growth and required visual effect.
- Invasive works to shrub beds shall only take place outside the bird nesting season between March and August.
- Beds shall be litter picked as described in the table below.

HEDGES

- From Completion of Planting to Year Three
 - Following completion of planting the whole of the length of new hedges shall be kept weed free by handweeding and hoeing as described in the section for ornamental shrubs. 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.
 - Only if noxious weeds become a persistent problem should herbicide treatment take place by spot treatment with glyphosate-based herbicide or by use of weed wipes only.
 - Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.

- The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, amended 1997, drawn up under the Food and Environment Protection Act 1985.
- Any plants or grass areas damaged during spraying operations shall be made good as directed by the contract administrator to his entire satisfaction.
- First Year Following Completion of Planting
 - Invasive works to the hedgerow shall only take place outside the bird nesting season that is March to August.
 - 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.
 - 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 road, and 2 metres high adjacent to the boundaries 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.
 - Hedge bases shall be litter picked as described in the table below.

INDIVIDUAL TREES

- Individual trees, whether specimens or within groups, will be inspected twice annually.
- The individual trees on site will be staked as per the drawings with ties. All ties will be adjusted as they become too tight so as not to cause damage to trees and replaced as necessary twice per year until the trees are established and 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. Arboricultural inspection and work should not be required until beyond the period of this management plan.
- During the first planting season following completion of planting, all dead, dying, damaged or diseased trees shall be replaced by the same variety and size as that originally planted.

LITTER PICKING AND DEBRIS REMOVAL

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

ITEM	FREQUENCY	COMMENTS	COST	
			QUANTITIES	£/100m ² 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.		
Bulbs mix	1 per year	After the bulbs have finished flowering, let their leaves die down completely before cutting them down to ground level.		
Hedges	1 per year	All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high. 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.		
Existing Trees	1 per year	It is recommended that all mature tree stock is re-surveyed on an annual basis, to ensure that trees remain in a safe condition. This is particularly the case with trees in publicly accessible areas or where trees are close to buildings.		
New trees	2 per year	Individual trees will be inspected twice annually, until the trees are established and 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		

ITEM	FREQUENCY	COMMENTS	COST	
			QUANTITIES	£/100m ² per visit
Native & ornamental 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.		
Weed control	2 per year	All shrubs and hedges should be monitored for any signs of pests or disease, and appropriate control measures taken. All shrub beds will require pruning and shall be maintained in a weed free condition. Beds are to be hand weeded twice a year. If weed growth is dense, treat with recommended herbicides. If herbicides are to be non-residual herbicides. 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. Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.		
Litter picking	1 per month	Notwithstanding specific litter, debris and fly tip removal described previously, the whole site must be inspected regularly and at the very least monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible. Vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.		