



Clyde Court
Manchester

5 YEAR LANDSCAPE MAINTENANCE PLAN

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Introduction

This document has been prepared by Green and Wood Garden Design to define the management and maintenance requirements for the soft landscape areas Clyde Court, Manchester. This plan outlines the management principles and objectives to give a detailed programme for the maintenance of the site.

This document is organised in the following sections:

Specification for the Landscape Maintenance Operations
Annual Maintenance Schedule of Operations

Specification for the maintenance of Landscape areas

Landscape maintenance

GENERALLY

LITTER

Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.

REINSTATEMENT

Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

WATERING

Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn).

Water once a week so that the soil is fully saturated to encourage deep roots to establish & continue this until there is significant rainfall. If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding

DISPOSAL OF ARISING

Generally, unless specified otherwise, dispose of arisings on site, place arisings in heaps to agreed locations.

CHIPPING OR SHREDDING:

On site of materials arising from the work will be permitted.

PROTECT EXISTING GRASS:

During maintenance operations by laying boards or tarpaulins. Do not place excavated material directly on to grass.

CLEANLINESS:

Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

GRASSED AREAS

MAINTENANCE OF GRASSED AREAS

Carry out operations as necessary in order to:

Maintain grass height within the specified range.

Maintain amenity grass areas reasonably free from moss, thatch, weeds, frost heave, worm and mole casts, and with neat well defined edges.

Ensure that soil and grass does not become compacted or waterlogged.

Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scorch or wilt.

Repair grassed areas damaged by trampling, abrasion or scalping during mowing.

Remove litter and fallen leaves regularly to maintain a neat appearance.

Maintain turf in a manner appropriate to the intended use.

GRASS CUTTING GENERALLY

Remove litter, rubbish and debris from grassed areas before mowing.

Cut to a neat even finish, without rutting or compaction of the surface, especially when ground conditions are soft.

Leave edges neat and well defined.

Neatly trim all grass edges round the base of lighting columns, manholes, and the like.

Sweep adjoining hard areas clear of arisings and remove.

Do not cut during periods of drought, or when ground conditions or grass are wet.

TREE STEMS

Do not allow mowing machinery closer than 100 mm to any tree stem. Avoid damage to tree stems by nylon filament rotary cutters or other mechanical tools.

GRASS CUTTING MACHINES:

Must be appropriate to the grass cutting operation required, taking due regard to grass type, mowing specification, ground contour and condition. Machinery is to be well maintained and correctly adjusted to give a clean even cut without damaging the grass.

LEAF REMOVAL

Remove fallen leaves from formal lawns and hard surfaces by sweeping with a motorized vacuum sweeper or rotary brush sweeper.

MOWING GENERAL AREAS

Maintain height of grass between 20 and 50 mm. Cut when necessary using rotary mower and remove arising or place arisings in heaps to agreed locations.

Continue to cut every 6-8 weeks until autumn, or so that the height of growth does not exceed 500mm
Second, Third, Fourth and Fifth Season: Cut to a height of 40 – 70mm in April and September remove all clippings and place arisings in heaps to agreed locations.

At the time of each cut, trim all grass edges, round the base of trees, manholes, etc. remove all clippings and place arisings in heaps to agreed locations.

Sweep all adjoining hard areas clear of cuttings and remove.

Water in accordance with clause(s) Cl. 150

RE-FORMING GRASS EDGES

Re-form edges abutting paths, borders, manhole covers and the like with a suitable edging tool, to clean straight lines or smooth flowing curves. Form a clean edge, sloping slightly back from vertical. Draw back soil from edges to permit the use of edging shears and remove arisings.

REINSTATEMENT OF LAWNS

Reinstate worn areas as follows:

Remove the damaged turf to a depth of 150mm, cultivate to a fine tilth and either:

returf using turf of a quality and appearance to match existing, or:

fill with fine topsoil to BS 3882 general grade, substantially free from stones, debris and weeds, and reseed with a seed mix to match existing grass in quality and appearance.

Provide protection and watering to promote successful germination and/or establishment.

SHRUBS/TREES/HEDGES

ESTABLISHMENT OF NEW PLANTING

During the initial establishment of newly planted trees and shrubs, carry out maintenance of the planted areas as follows:

Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit. Keep planting beds clear of weeds, by application of suitable non-residual herbicide. Fork over beds as necessary to keep soil loose, with gentle cambers and no hollows taking care not to reduce depth or effect of mulch.

Spray crown of trees when in leaf during warm weather. Carry out in the evening.

Water when instructed.

ESTABLISHMENT OF NEW PLANTING - FERTILIZER

In March or April, evenly spread an organic granular fertilizer at supplier's recommended rate, carefully incorporating below mulch materials and water in.

TREE STAKES AND TIES

Inspect every 3 months, and carry out the following:

Replace or re-secure loosened or missing stakes and ties

Adjust tension of tree ties to suit stem growth and to provide correct and uniform tension.

Remove tree ties when instructed by the Contract Administrator.

REFIRMING

Ensure that trees and shrubs remain firmly bedded after strong winds, frost heave and other disturbances.

Refirm by treading around the 'Collars' at the base of tree stems created by tree movement to be broken fork, avoiding damage to roots, backfilled with topsoil as necessary, and refirmed.

PRUNING GENERALLY

Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice.

Thin, trim and shape appropriately to each species, location, season, leaving a well balanced natural appearance.

Use clean sharp secateurs, hand saws or other tools approved by the Contract Administrator.

Cut off ragged edges of bark or wood with a sharp knife.
Remove branches without damaging or tearing the stem.
Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled that water will not collect on cut area.
Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
Notify the Contract Administrator of any disease or fungus. Do not apply growth retardants, fungicide or sealant unless instructed by the Contract Administrator.

PRUNING OF EXCESSIVE OVERHANG

Remove annually any growth encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

PRUNING TREES AND SHRUBS

Except where specified otherwise, prune as recommended by BS 7370:Part 4, clauses 3.6.3 to 3.6.5.

PRUNING ORNAMENTAL SHRUBS

Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
Remove all suckers by cutting back level with the source stem or root.

PRUNING FLOWERING SPECIES

Winter flowering shrubs in spring.
Shrubs flowering between March and July immediately after the flowering period.
Shrubs flowering between July and October back to old wood in winter.
Rose bushes in early spring to encourage basal growths and a balanced, compact habit.

TRIMMING RAPIDLY ESTABLISHING HEDGES

Allow to reach planned height as rapidly as possible, trimming back lateral branches moderately to establish the required shape.

REMOVAL OF DEAD PLANT MATERIAL

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

REMOVE DEAD PLANTS

As soon as possible, and replace in the next scheduled round of replacement planting.

REINSTATEMENT OF SHRUBS

Remove dead and damaged plants as identified by the Contract Administrator.
Carefully move any mulch/matting materials to one side and dig over the soil, leaving it fit for replanting. Take care not to disturb roots of adjacent plants.
Replace plants, using pits and plants to the original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.

Dress with Soil Association certified organic granular slow release fertilizer at manufacturer's recommended rate and water in.

Agree details of replacement plants with Contract Administrator before ordering.

WEED CONTROL GENERALLY

Remove and/or prevent plant growth that is not required in the landscape to achieve the following level(s) of weed control: Max. 5% weed cover.

Ensure that the methods used cause the minimum of damage to adjacent plants, trees or grass.

HAND WEEDING

Remove all weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition. Reinstate mulch to original depth.

TREE AND PLANT STEMS

Do not allow nylon filament rotary cutters or other mechanical tools closer than 100 mm to the stem of any tree or plant. Complete operations close to stems using hand tools.

SOIL AERATION

Prick up trodden or otherwise compacted soil surfaces to 200mm to aerate the soil of root areas. Do not damage plants and their roots.

SOIL LEVEL ADJUSTMENT

Reduce the level of the soil/mulch at the edges of beds to 50 mm below the adjacent grass or hard surface. Spread arisings evenly over the bed.

MAINTENANCE OF MULCH

Top up with same kind of mulch to thickness of 50 mm.

Sweep up and replace mulch spilling onto adjacent areas and, if not contaminated with weeds or rubbish, return to planted area.

Remove weeds growing on or in mulch by hand weeding or herbicide.

FERTILIZING ESTABLISHED TREES AND SHRUBS

In Spring spread chicken manure, multipurpose organic plant food and soil improver fertilizer, at a uniform rate of as recommended by supplier.

TREE WORK

TREE WORK GENERALLY

Before starting work verify with Contract Administrator which trees, shrubs and hedges are to be removed or pruned.

Avoid damage to neighbouring trees, plants and property.

Carry out all works affecting trees in accordance with the relevant recommendations of BS 3998, unless otherwise specified or instructed by the Contract Administrator.

Comply with Forestry and Arboriculture Training and Safety Council Safety Guides.

When removing branches, cut as shown in Arboricultural Association Leaflet No 8 'Mature tree maintenance'.

Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.

Leave trees with a well balanced natural appearance.

Work involving chain saws must be carried out by holders of a Certificate of Competence.

Tree work must be carried out by a member of the Arboricultural Association, approved by the Contract Administrator.

ADDITIONAL WORK

Carry out only those works indicated in the Schedule. If defective, diseased, unsafe or weak parts of trees are discovered other than those scheduled for attention, inform the Contract Administrator and await instructions.

PREVENTION OF WOUND BLEEDING

Comply with the recommendations of BS3998, clause 8.

PREVENTION OF DISEASE TRANSMISSION

Comply with the recommendations of BS 3998, clause 9 and Appendix B.

CLEANING OUT AND DEADWOODING Remove:

Dead, dying, or diseased wood, broken branches and stubs.

Fungal growths and fruiting bodies.

Rubbish, wind blown or accumulated in branch forks.

Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.

CUTTING AND PRUNING GENERALLY

Use appropriate well maintained sharp tools.

For final pruning cuts:

Do not use chainsaws on branches of less than 50 mm diameter.

When using handsaws, cut in one continuous operation to form a smooth cut surface.

Do not use anvil type secateurs.

Remove branches without damaging or tearing the stem.

Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.

Cut at a fork or at the main stem to avoid stumps wherever possible.

Remove large branches only if unavoidable and then with approval of Contract Administrator. Remove in small sections and lower to ground with ropes and slings.

Do not cut into live wood when removing dead branches and stubs.

Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions where instructed by the Contract Administrator.

Notify the Contract Administrator of any disease or fungus. Do not apply fungicide or sealant unless instructed by the Contract Administrator.

CROWN REDUCTION/SHAPING

Cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps.

CROWN LIFTING

Remove branch systems to give clearance(s) as instructed by the CA

Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches without leaving stumps.

BARK DAMAGE

Do not attempt to stop sap bleeding from wounds.

Inform CA if liquid or flux is observed oozing from apparently healthy bark.

Gently remove ragged edges and remove splintered wood from deep wounds, but keep wounds as small as possible.

SELECTIVE THINNING

As the planting matures; the shrubs should be selectively thinned at 5 and 10 years to achieve a canopy and under storey. This cannot be definitive, as good canopy development will ultimately be more important than the spacings indicated by the management document.

Thinning work should take place during the dormant months, November to January and out of the wildlife nesting and breeding seasons.

Schedule 1: List of Operations, Timing and Frequency: Repeat Each year for duration of maintenance period. The schedule below lists the timing of key annual operations and should be read in conjunction with Specification for Maintenance (Section 3) and BS7370:Part 4 for required standard

	OPERATION	FREQUENCY	TIMING (MONTH)												Clyde Court, Manchester
		NO/YR	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
A	Existing Trees General														
A1	Annual Inspection	1	-	-	-	-	-	-	-	-	-	-	-	-	Check and report on structural/health condition.
A2	Random Inspection	As necessary	-	-	-	-	-	-	-	-	-	-	-	-	As above following storms/severe weather.
B	Hedges														
B1	Remove Litter	As necessary													Maintain litter free
B2	Pruning: young hedge	1	-	1	Bird breeding season: No cutting during this period.						-	-	-	-	5 year cycle. Leave arisings as log piles to agreed locations.
B3	Pruning: established hedge	2	-	1	Bird breeding season: No cutting during this period.						-	-	1	-	Leave arisings as log piles to agreed locations.
B4	Mechanical clipping -Established hedges	1	-	1	Bird breeding season:						-	-	-	-	To no more than 33% of length per annum, outside of bird breeding season.

	OPERATION	FREQUENCY	TIMING (MONTH)												Clyde Court, Manchester
		NO/YR	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
C	Shrubs														
C1	Combined hand-weed & contact herbicide:														Total treatment
	Establishment	4	-	-	1	-	1	-	1	-	1	-	-	-	
	Ongoing Maintenance	2	-	-	-	-	1	-	1	-	-	-	-	-	
C2	Systemic herbicide	1	-	-	-	-	1	-	-	-	-	-	-	-	Spot treat noxious weeds
C3	Fertiliser 15:15:15 NPK	1	-	-	-	-	1	-	-	-	-	-	-	-	
C4	Prune	1	-	-	-	-	-	-	-	-	-	-	-	-	Timing as appropriate to species
C5	Top up mulch	2	-	1	-	-	-	-	1	-	-	-	-	-	To all shrub beds as required.
C6	Thinning	N/A	-	-	-	-	-	-	-	-	-	-	-	-	As required and when foliage of plants begins to touch.
C7	Replacement	1	-	-	-	-	-	-	-	-	-	-	-	-	As required.
C8	Relieve compaction	2	-	-	1	-	-	-	-	-	-	1	-	-	

	OPERATION	FREQUENCY	TIMING (MONTH)												Clyde Court, Manchester
		NO/YR	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
D	General Amenity Grass														
D1	Cutting: rotary mower	16	-	1	1	2	2	2	2	2	2	1	1	-	1 st cut – remove cuttings
															Subsequent cuts - disperse
D2	Strimmer	10	-	-	1	1	1	2	2	1	1	1	-	-	To margins and tree/fence post bases
D3	Selective herbicide	1	-	-	-	-	1	-	-	-	-	-	-	-	Total Spray
D4	Selective herbicide: Clover/moss control	1	-	-	-	-	1	-	-	-	-	-	-	-	As required
D5	Fertiliser 15:15:15 NPK	-	-	-	-	1	-	-	-	-	-	-	-	-	To areas of poor growth only
D6	Over-seeding	N/A	-	-	-	-	-	-	-	-	-	-	-	-	As required to bare patches with original seed mixture
D7	Scarification	1	-	-	-	-	1	-	-	-	-	-	-	-	As required

	OPERATION	FREQUENCY	TIMING (MONTH)												Clyde Court, Manchester
		NO/YR	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
E	General														
E1	Litter Pick	Monthly	1	1	1	1	1	1	1	1	1	1	1	1	
E2	Inspect for disease/infestation	Monthly	1	1	1	1	1	1	1	1	1	1	1	1	Report and seek instructions if identified
E3	Watering of Trees, Shrubs and Plants	As necessary				1	1	1	1	1	1				More frequently during dry spells
E4	Health & Safety Inspection	As necessary	1	1	1	1	1	1	1	1	1	1	1	1	