# Landscape Management Report
# Plot 9B First Street

Prepared on behalf of Vita Meadow LTD

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# 1.0 Introduction

## 1.1 General

TPM Landscape, Chartered Landscape Architects, have undertaken the planning submission relating to the landscape design for the public areas of the Plot 9B First Street development. The landscape management report has been produced to ensure that future management objectives are achieved. This document will form part of the planning application for the proposed development and once approved will provide guidance for the establishment, maintenance and future management of all external landscaped areas and planting around the site.

## 1.2 Aims of the report

This report has been developed to establish long term management objectives and practices for all of the external areas associated with the Plot 9B First Street development.

The report presumes that all of the external areas have been built in accordance with the approved planning drawings. A clear understanding of the design aims and intentions will help to ensure that the landscape reaches maturity in the form in which it has been designed.

## 1.3 Site Maintenance and Responsibility

The company responsible for maintaining the landscape will be responsible for inspecting the site and for keeping a logged record of inspections, faults and rectified works. The managing agent is required to appoint a Landscape Maintenance Contractor, whether that be the original installation contractor or a separate party. All contractors should be registered with BALI (British Association of Landscape Industries).

## 1.4 Objectives

The overall objectives for the maintenance include the following;

- Allow shrubs and flowers to reach their species potential to ensure that they produce flowers and seed heads, growing to their natural shape and form to provide texture and interest;
- Keep trees within the site in a safe condition to promote longevity of the tree and reduce the risk of failure. Ensure that any works on trees or and shrubs considers the local wildlife (foraging opportunities, bird nesting season etc.);
- Keep all hard-surfaced areas, paths and squares in a good state of repair and free from any potentially dangerous arisings that could cause a slip or trip hazard; and
- Ensure that all structures, furniture and features are looked after and maintained in a good state of repair and safe condition so that they do not fail or have the potential to cause harm to the residents.

The report shows operation objectives for a five-year period to ensure that the establishment of the scheme is achieved. It is assumed that the management company will continue to maintain the landscape beyond the five-year period and will be broadly in line with the operations described at year 5.

# 2.0 General Description

## 2.1 Existing Context

With the site being situated within the First Street Development Framework (FSDF) (2020), the landscape approach for Plot 9B follows the framework's established approach to public realm, accessibility, movement and circulation in the area.

Plot 9B sits at the centre of the FSDF masterplan area between First Street North and First Street South, which means that the delivery of the Plot 9b public realm works will knit together a number of completed and consented developments that are under construction to create a series of connected streets and spaces.

The site is located to the south of the First Street Central Area, bound by Hulme Street in the south, Medlock Street in the west, and extension to First Street in the East and an informal service route between Plot 9A and Plot 9B to the north.

## 2.2 Site Proposals

**First Street:**

The public realm improvements for Plot 9B include linear soft landscape planting beds, street trees, and ornamental planting, all of which will help to enhance the sites biodiversity and create visually cohesive pedestrian-friendly areas.

Latest proposals include the planting of an additional tree in between Plot 9B and Plot 10, which will improve the attractiveness of this key north-south route and continue the green corridor. A series of architectural baffles are also proposed to help with localised wind issues.

**Hulme Street:**

The planting area at the southwest corner of the site has been amended to include an evergreen hedge set within an ornamental planting instead of trees. An additional hedgerow is proposed along the building line on Hulme Street. A series of plinth type planters with integrated architectural metalwork will assist with wind flow along the façade.

The materials palette on Hulme Street has changed from the initial consultation as a result of wider masterplan dialogue with Manchester City Council. The material was previously York stone flags and is now proposed as the same silver concrete block pavers used between Medlock Street and Plot 9A.

**Medlock Street and the Routeway between Plot 9A and Plot 9B:**

The service route between Plot 9A and Plot 9B will use a silver-tone narrow concrete block paver, consistent with the Plot 9A design. Soft landscape planting and formal raised granite kerbs with evergreen hedges will soften the western part of Plot 9B. As the design has evolved there are now a series of architectural baffles located within the planting beds.

**Public Realm: Service area**

A soft landscape zone is located to the west of the development to provide vegetation screening to the Mancunian Way and mitigation tree planting. A wide lawn and tree planting area is located to the south of the development to provide a buffer to the Mancunian Way slip lane. Between the landscape zone and the building will be a single direction service route with resident access to the below ground car parking. Over 90 trees will be provided within the public park and around the perimeter of the site.

## 3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface;
- Working in areas used by resident's, public whether on foot, in wheelchairs or vehicles;
- Working in areas used by people; ensuring paths are kept clear at all times and potentially dangerous tools or machinery is not left lying around,
- The use of chemicals known to be hazardous to humans and animals;
- Working at elevated positions or on slopes;
- Lifting heavy objects and working with heavy machinery;
- The use of chainsaws, working at height and with heavy objects during tree works.
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring cleaning (needles, medication etc).

Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor is expected to identify the hazards associated with any maintenance operations they proposed, together with an assessment of the risks involved and methods for reducing the risks. The Risk Assessment should be recorded and retained for reference in the future if necessary.

### 3.1 Site Operations

All operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing. The maintenance contractor is to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the local authority and the government Health and Safety Executive. The maintenance contractor is to carry out all operations with regard to the safety and welfare of the general public, private and public property, native flora and fauna and Statutory Services.

### 3.2 Disposal of materials from site

All, rubbish, leaves, grass and general arisings removed from the site are to be deposited at a licensed tip in the appropriate section.

# 4.0 Hard Elements

Maintenance operations are to be carried out in order to provide a clean, inviting and safe environment for all users of the site. For the purposes of this report it is assumed that all the works required by the planning approval have been carried out in accordance with the approved drawings.

All paving edges, walls and street furniture should be safe, robust and in good condition. Any damage arising from the management and maintenance works must be reinstated to the original condition and in accordance with the relevant specification of the client.

All hard works to be installed under the recommendations of the manufacturer's instructions. Hard works should not be carried out in undesirable weather conditions.

## 4.1 Hard Surfacing (footways and roads)

Maintenance objective
Footways and roadways are to be maintained in a safe and clean condition free from any defects or debris which could potentially cause a trip hazard. Surfaces are to be level and free from trip or slip hazards.

Inspections
A formal visual inspection is to be carried out by the maintenance contractor at 6 monthly intervals or following reports from the client that surfaces require repairing. A report of the inspections and rectified works should always be logged.

An annual inspection of the paving grouting should be carried out to ensure the stability of the footways and roadways are maintained.

Contractors Maintenance Operations
Surfaces are to be kept free of litter, mud, arisings, deleterious material, algae and hazardous obstructions. Surfaces are to be uniform in appearance, a level surface and constructed from a homogenous material, free from ruts, grooves, cracks, hollows and pot-holes (holes greater than 75mm in diameter and 10mm depth).

Paved areas are to be repaired within 1 week of a reported fault, unless the potential hazard is severe (trip hazard) in which case the area is to be cordoned off and repaired at the earliest available opportunity.

All surfaces and foundations are to be repaired to the original specification, unless otherwise agreed with the Local Planning Authority of Statutory Authority.

One operation per year (annually) - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No. | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **1** | Visual inspection of footways and roadways | 2 | 2 | 2 | 2 | 2 |
| **2** | Cleaning of Paving – sweep pathways and remove litter and debris | 12 | 12 | 12 | 12 | 12 |
| **3** | Clean paved areas annually by relevant washing techniques for granite paving and concrete block paving (acid and bleach should not be used) | 1 | 1 | 1 | 1 | 1 |
| **4** | Apply sealant to paving (as required after cleaning) | a/r | a/r | a/r | a/r | a/r |
| **5** | Apply herbicide to weeds if appear between paving joints, when weeds have been suppressed hand how out and refill mortar joints | 2 | 2 | 2 | 2 | 2 |
| **6** | Check grouting and reinstate where necessary | 1 | 1 | 1 | 1 | 1 |
| **7** | Ensure water is draining from footway to avoid pooling | 2 | 2 | 2 | 2 | 2 |
| **8** | Clear snow of pathways after adverse weather (as required) | a/r | a/r | a/r | a/r | a/r |

## 4.2 Metalwork

Maintenance objective
All metalwork to be maintained in a safe and clean condition.

Inspections
A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the client that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations
Railings and street furniture is to be kept free of litter, deleterious material and hazardous protuberances. Surfaces are to be maintained uniform in appearance and coated in a homogenous paint, stain, enamel, or plastic coating in accordance with the original specification.

All metalwork is to be repaired within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off and the boundary made secure, the fault should be repaired at the earliest available opportunity.

Repaint railings as required if the paint starts to flake off and look unsightly to the same specification as the original ensuring that any rust is removed and the surface prepared and primed before the paint is applied.

These works will be the sole responsibility of the maintenance contactor and at all times the site boundaries should be maintained in sound condition and the site secure.

One operation per year - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No. | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **9** | Visual inspection of metalwork – repair if required | 2 | 2 | 2 | 2 | 2 |
| **10** | Clean metalwork | 1 | 1 | 1 | 1 | 1 |
| **11** | Repaint (as required) | a/r | a/r | a/r | a/r | 1 |
| **12** | Strip back and repaint metalwork to match existing (every 5years) | | | | | 1 |

## 4.3 Edges - Planters, Kerbs and Raised Seats

Maintenance objective
All 'edges' should be maintained in a safe and clean condition. All cladding, copings and steps should be secure.

Inspections
A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the client that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations

All 'Edges' are to be kept free of litter, deleterious material and hazardous protuberances. Surfaces are to be maintained uniform in appearance and with seamless levels vertically and horizontally for copings and cladding. All steps to be level across the tread length to avoid trip hazard. Grout mortar between steps, cladding and copings to be inspected and topped up where necessary with matching colour.

Faults are to be repaired within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off, the fault should be repaired at the earliest available opportunity.

Re affix cladding, copings and steps as required and any failures to be replaced to the same specification as the original.

One operation per year - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No. | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **13** | Visual inspection of edges and repair, regrout as necessary to original specification | 2 | 2 | 2 | 2 | 2 |
| **14** | Clean edges areas annually and remove detritus / chewing gum- stiff brush and soapy water | 1 | 1 | 1 | 1 | 1 |
| **15** | Apply anti-graffiti coating to raised edges if misuse becomes apparent | a/r | a/r | a/r | a/r | a/r |
| **16** | Apply non residual herbicide to spot treat weed problems. Hand removal after herbicide has taken effect | 2 | 2 | 2 | 2 | 2 |

## 4.4 Lighting elements / Bollards

Maintenance objective
All lighting elements / Bollards should be maintained in a safe and clean condition.

Inspections
A formal visual inspection is to be carried out at 6 monthly intervals or following reports that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations
Lighting columns should be cleaned regularly to retain a clean appearance (to manufacturer's instructions). The management company should monitor the lights to ensure that they are working as intended.

Electrical compartments should remain locked at all times, unless being inspected and/ or repaired by a lighting technician.

The lighting columns should be repaired within 1 month of a reported fault, where the fault may cause a risk to the user of the site the item should be cornered off until the fault is repaired by a qualified lighting technician from the manufacturing company.

These works will be the sole responsibility of the management company and at all times the lighting columns should be maintained in sound condition.

One operation per year - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **25** | Formal visual inspection of lighting elements – repair if required | 2 | 2 | 2 | 2 | 2 |
| **26** | Clean lighting elements (to manufacturer's instructions) | a/r | a/r | a/r | a/r | a/r |
| **27** | Bulb replacement to ensure lux levels are retained | a/r | a/r | a/r | a/r | a/r |

## 5.0 Soft Elements

For the purposes of this report it is assumed that all planting has been carried out inline with the approved planning drawings and any failed plants or trees replaced by the original contractor at the end of the 12 months Rectification Period, the contractor should refer to the associated local authority planning conditions regarding the replacement period for any dead/dying trees;

### 5.1 Proposed Trees

Objectives
Trees will play an important role in providing structure to the landscape proposals and will provide a valuable asset to the site, provide screening, wind mitigation and contribute to the visual amenity of the local area. Therefore, it is important that they are given the best chance of successful establishment.

Inspections
Inspect on an annual basis when the trees are in full leaf to ensure that the trees are thriving, and record defects requiring remedial works.

Maintenance Operations
Newly planted trees take some time to establish, and until this occurs, they are subject to competition from weeds. Any weeds should be removed by hand from the base of each tree and 75mm deep mulch maintained around the trunk.

If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser can be applied. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, including the ground conditions for signs of compaction, contamination, poor quality topsoil. Remediate any problems uncovered with the soil. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment trees will require regular watering particularly during prolonged dry period, mulch should also assist in retaining moisture within the soil. Water the trees minimum once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Ensure all irrigation pipes are free from debris. Water shall be applied at 40litres per individual tree. Where water restrictions apply (hosepipe bans, drought orders) an alternative supply of water shall be used if possible. As many of the trees are planted within a podium landscape, they may be more prone to being dry. The contractor should monitor the trees throughout the year.

Underground tree guys should be inspected twice annually as part of the general maintenance visits and adjusted accordingly. Damaged guys should be replaced. Guys will require adjusting as it is likely to take 3 to 5 years for the trees to establish dependant on stability, wind conditions and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseased branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

These works will be the sole responsibility of the contractor and at all times trees should be maintained in good health and in a safe condition.

One operation per year - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No. | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **28** | Visual inspection of trees – replant if necessary | 2 | 2 | 2 | 2 | 2 |
| **29** | Inspect trees after strong winds (as required) | a/r | a/r | a/r | a/r | a/r |
| **30** | Water in periods of dry weather / or extreme microclimate areas | a/r | a/r | a/r | a/r | a/r |
| **31** | Replace dead and dying trees to original specification during the next planting season | 1 | 1 | 1 | 1 | 1 |
| **32** | Remove and dispose of accumulations of winter leaves | 1 | 1 | 1 | 1 | 1 |
| **33** | Weed control and tidying at base of tree | 2 | 2 | 2 | 2 | 2 |
| **34** | Pruning | 1 | 1 | 1 | 1 | 1 |
| **35** | Inspect tree guying, repair and adjustment | 2 | 2 | 2 | 2 | 2 |
| **36** | Apply low release fertiliser | 1 | 1 | 1 | 1 | 1 |

## 5.2 Proposed Ornamental Planting

Objectives

The shrub beds should have total vegetation cover with no gaps in order to minimise maintenance requirements, and to provide a neat and tidy appearance to the public. The pruning operations should be carried out under guidance of a horticulturally qualified manager, with a view to allowing the shrubs and herbaceous plants to achieve their species potential in terms of form, flower and structure.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, areas thinned, or pruning operations to encourage growth to fill gaps. Where there has been a significant failure of plants to thrive, carry out investigations to locate the source of the problem and consult the landscape architect prior to replacement planting.

Maintenance Operations

Newly planted areas take some time to establish. Until this occurs, young plants are subject to competition in their root zone from any weeds. During this time weeds should be removed by hand and the bark mulch should be maintained to the original specified depth (70mm) until the canopies meet. After which weed growth should be more suppressed and only localised weeding should be required.

During establishment all the plants will require regular watering particularly during prolonged dry periods. Water the shrub beds min once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Watering should be undertaken by low pressure hose sprinkler or evenly sprayed over the whole area at a rate of 25litres/m2. Ensuring watering is not undertaken during the heat of the day to avoid scorching of the plants.

Shrubs which grow over paths or obscure sight lines should be pruned. Should individual species grow excessively during the first five years, pruning should consist of the removal of individual branches to maintain the natural shape of the plant or selective thinning.

Routine annual pruning of shrubs should not be required within the first three years, although some of the herbaceous plants and flowering shrubs should be maintained in accordance with the list below to encourage new growth and longer flowering periods;

Herbaceous Plants General; these are the plants which generally have soft stems and will die back in the winter months. Any dead stems and leaves should be tidied up in the spring when the threat of frost has gone. Old and dead vegetation can be cut with secateurs back to the base or gently pulled by hand, to encourage the new growth to push through, arisings should be disposed of in the green waste. Allow seed heads to remain on the plants for winter interest and insect habitats. Some herbaceous plants can be spilt and replanted if they start to become open or scruffy.

Grasses; Seed heads on the grasses should be allowed to remain on the plants throughout the winter for visual interest. In the spring for deciduous grasses cut back old seed heads and any dead vegetation to encourage new growth.

One operation per year - **1**
One operation every 6 months – **2**
One operation every month - **12**

| No. | Maintenance Objectives | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 + |
|---|---|---|---|---|---|---|
| **37** | Visual inspection of Shrubs and Perennials – replant if necessary | 2 | 2 | 2 | 2 | 2 |
| **38** | Weed during establishment | 2 | 2 | 2 | 2 | 2 |
| **39** | Water in periods of dry weather (as required) | a/r | a/r | a/r | a/r | a/r |
| **40** | Replace dead and dying plants to original specification during the next planting season | 1 | 1 | 1 | 1 | 1 |
| **41** | Remove dead foliage and old flower stems | 1 | 1 | 1 | 1 | 1 |
| **42** | Cut back old seed heads and dead foliage of ornamental grasses in Spring | 1 | 1 | 1 | 1 | 1 |
| **43** | Where plants exhibit poor growth apply fertiliser | 1 | 1 | 1 | 1 | 1 |
| **44** | Lift and divide congested groups in Spring | / | / | 1 | 1 | 1 |
| **45** | Reapply bark mulch and retain at 70mm depth | 1 | 1 | 1 | 1 | 1 |
| **46** | Clear snow of planting (as required) | a/r | a/r | a/r | a/r | a/r |

## 5.3 Proposed Formal Hedges

Objectives

The proposed formal hedges will help to provide structure and wind mitigation within the development.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps. Record if there are any areas of significant failure to thrive which may require remedial works to the soil.

Maintenance Operations

Until the desired height has been achieved trim the sides of the hedges to promote dense growth. Trim on an annual basis during the spring to promote bushy growth during year 1-4.

After the hedges have established lightly trim annually back to the desired height. To prevent weed growth, maintain a 75mm depth of bark mulch at the base of the hedge until the hedge has established, fertiliser application should be avoided unless there are specific localised areas of poor growth.

During establishment the hedge will require regular watering particularly during prolonged dry periods. Water the hedge min once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated.

These works will be the sole responsibility of the contractor.

One operation per month - **1**
Two operations per month - **2**
Four operations every month – 4
As required – a/r

| **Operation** | **MONTHS** | | | | | | | | | | | | **Notes** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **J** | **F** | **M** | **A** | **M** | **J** | **J** | **A** | **S** | **O** | **N** | **D** | |
| **Proposed Ornamental Hedges** | | | | | | | | | | | | | |
| Watering of newly planted hedges | | | 2 | 2 | 4 | 4 | 4 | 4 | 4 | 2 | | | Water once a week during prolonged dry periods for the first 2 years until the hedge has established |
| Visual Inspection of hedges | | | | 1 | | | 1 | | | 1 | | | Inspect hedges through growing season for signs of disease or damage every 3 months. Replant if necessary. |
| Inspect hedges after strong winds (as required) | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | Inspect hedges for signs of damage as required following adverse weather. Replant if necessary. |
| Replace dead and dying hedge plants to original specification during the next planting season | 1 | 1 | | | | | | | | | 1 | 1 | Any hedge plants that have failed should be replaced to the original specification and planted within the next planting season. |
| Remove and dispose of accumulations of winter leaves. | | | | | | | | | | | 1 | 1 | To be carried out to reduce risk of slipping and to maintain a tidy environment. |
| Weed control and tidying at base of hedge | | | | | 1 | | 1 | | | | | | Remove and dispose of weeds. |
| Hedge trim | | 1 | | | | | | | 1 | | | | Should not be required for the first few years, after which pruning should only include the removal of dead or diseased branches. |
| Fertiliser | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | a/r | Apply an appropriate fertiliser as required to aid establishment if the hedge is showing signs of stress (i.e. defoliation, die back) |

## 6.0 Handover Procedures

The maintenance period will run concurrently with the rectification period so it may be prevalent to have the same contractor for both the Construction Side of the operations and the Maintenance Contractor, to help avoid disputes. After the rectification period the management and maintenance objections need to remain in place for the following operational years of the development site.

To ensure a smooth handover between management contract companies a clear documented record of works will be required.