

LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

WHITEHOUSE CLUB, CRUMPSALL PHASE 2

Prepared By Saville Landscape Design Ltd on behalf of
Irwell Valley Homes
Version 1

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(Awaiting approval at time of V1 issue)

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1.0 INTRODUCTION AND GENERAL DESCRIPTION

This report has been compiled on behalf of Irwell Valley Homes to provide information for the habitat and landscape maintenance and management requirements for the hard and soft landscaping within the proposed residential development site at Land to The Rear of Whitehouse Club, Middleton Road, Manchester, M8 4JZ.

This report has been prepared to ensure that the landscape is maintained in a manner which protects and enhances existing wildlife habitats and promotes the biodiversity value of the site. The landscape will also play an important role in promoting recreational activities and will contribute to the visual amenity of the local area and successfulness of the development.

The soft landscaped areas comprise amenity grass, areas of native and non-native tree, shrub and herbaceous planting. These have been planted to create a pleasant environment in which to live and contribute to the visual amenity and habitat diversity around the site. Such areas also provide foraging habitat for a variety of wildlife such as birds and bats, therefore to further maximise the sites potential to provide wildlife habitats new bat and bird boxes located on existing trees to provide habitats for species which have been recorded on site during the ecological surveys.

It is essential to note that this management report has been prepared on the basis that all landscape planting and habitat creation specified on the Saville Landscape Design (SLD) plans 274-03 & 274-04 have been satisfactorily carried out or implemented.

The report aims to be a reviewable document that will be informed by approved ecologists appointed by the management company who will monitor the site. The monitoring will seek to inform the management to ensure practices are modified as required.

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2.0 PROPOSALS AND OBJECTIVES

The overall objective of this report is to provide a practicable document that can be referred to by relevant contractors, site managers and residents that will promote a successful landscape to enhance the environment around the development for the benefit of wildlife, species diversity, local landscape character and visual amenity. This management report will look to ensure that the landscaping is implemented, established and maintained as the design intended and will provide 5-year maintenance objectives for all landscaped elements within the scheme as a whole.

The persons or companies responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management report after a 5-year period, to ascertain any changes on site and to provide updated maintenance regimes as the landscape matures.

After this time, it would be appropriate to review this plan every 3-5 years to ensure that the management objectives and maintenance regimes responds to any changes on site and within the environment.

The different areas and habitat types which are included in the landscape management plan can be divided up as follows;

- Proposed trees (native & non-native species)
- Proposed shrubs (native & non-native species)
- Proposed Ornamental Hedge
- Proposed Native Mix Hedgerow
- Proposed Amenity grass
- Proposed Tussock Grass
- Additional Wildlife Considerations
- Proposed hard surfacing
- Proposed boundary treatments

The main objectives for the maintenance of the landscape include the following:

- Maintain existing trees and vegetation around the site to preserve the character of the landscape and local wildlife habitat.
- To promote the successful establishment and management of the new landscape planting and habitat areas by establishing new trees, shrubs and vegetation around the site to reinforce the existing landscape structure, define site boundaries and establish wildlife corridors and foraging habitat.
- Establish additional native and non-native trees and shrubs to promote species and structural diversity, improve visual amenity and contribute to the landscape character to help integrate the site into the local landscape.
- Provide a pleasant and safe environment in which to live to encourage formal and informal recreation and provide a valuable resource for the local community.
- Provide and maintain additional habitat for bird and bats in the form of bat and bird boxes within the new building.

2.1 HEALTH AND SAFETY

The following potential hazards have been identified during the maintenance operations within and around the proposed development;

- Contractors working on the site should make themselves aware of the location of any underground or over ground services and cables.
- Working close to a water course (off-site water bodies on Eastern boundaries) and the risk of drowning.
- Working on an undulating surface, the contractor must be aware of the danger using machinery on uneven surfaces and implement the necessary precautions when carrying out maintenance operations.
- Working in areas close to roads and houses, including local residents and the general public; consideration must be given to vehicular and pedestrian users Working in areas used by the residents who may be disabled or visually impaired, ensuring surrounding roads and paths are kept clear at all times, and ensuring potentially dangerous tools or machinery is not left lying around causing a trip hazard.
- The use of chemicals known to be hazardous to humans and animals; the contractor must also be aware of the limitations using of certain chemicals close to a water course, ensuring they compile with Environment Agency (EA) recommendations.
- Lifting heavy objects and working with heavy machinery
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring clearing i.e. needles, dog faeces and fly tipping
- Works to existing trees, including the use of chainsaws/machinery, climbing heights, falling branches.

Methods for reducing the potential site risks are well established and are common practice for competent contractors. The contractor is expected to identify all hazards associated with any maintenance operations proposed, together with an assessment of the risks involved and methods for reducing the risks.

A copy of the Risk Assessment should be recorded and retained at the back of this report for reference by all contractors working on site. This assessment should be reviewed annually to respond to any changes on site.

2.2 SITE OPERATIONS

All operations described within this document relate to the landscaped areas (outside of private curtilage and highways) that fall under the responsibility of the Landscape Management Company which will be set up as part of the approved development. This includes the areas of landscaped surrounding the apartment block.

All areas within private curtilage will be the responsibility of the individual landowner.

The Landscape Management Company is responsible for employing suitably qualified Landscape Maintenance Contractors to carry out all operations as listed in this report and obtaining advice from a suitably qualified ecologist, if necessary, in matters relating to ecology/wildlife/habitats.

All operations on site are to be carried out by qualified operatives with appropriate safety clothing. The appointed Landscape Maintenance Contractor and any sub-contractors are 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 regards the safety and welfare of the general public, private and public property, domestic and native flora and fauna and statutory services including the Environment Agency.

2.3 IMPLEMENTATION OF THE MANAGEMENT PLAN

This report sets out a framework for the management of the areas of hard and soft landscaping around the development. It includes detailed prescriptions of all maintenance requirements over the next 5 years with annual work schedules which look to quantify the frequencies and timings of these works. It also provides important information on the protection of wildlife and provides a structure in place for the proactive management and preservation of the landscape and wildlife habitats.

A management company will be appointed by the site's end user, this company will take on all maintenance and monitoring responsibilities once the site has been handed over at the end of the development.

After 5 years the plan would be reviewed by the management company, a Landscape Architect and Ecologist and the maintenance requirements / work schedules would be updated to respond to any changes on site. Following this the plan should be reviewed every 3-5 years to ensure the long-term success of the landscape.

In addition, at the end of each year the management company shall produce an annual Landscape Strategy following a review of the weekly, monthly and annual inspections and with consultation with a Landscape Architect and Ecologist. This would ensure that the site is actively maintained and retained as a safe and pleasant environment in which to live. These works would be paid for through the accumulation of fees left over from the general maintenance works and would be subject to the availability of these funds on an annual basis.

As an example, works may include; Provision of new planting if shrub beds become old and tired, creation of new paths where desire lines have been created or installing new fences and gates, creation of more habitat areas for local wildlife.

With regards to the ecological interest at the site the following monitoring activities have been recommended and included in the maintenance schedules:

The bat and bird boxes onsite should be checked in year three by a suitably qualified ecologist. Should the boxes be found to be un-used then consideration should be given to re-locating them within other suitable habitats on site.

The habitats onsite will continue to be managed in order to maximise wildlife interest for the duration of the management plan, for example through the maintenance of the grassland mowing regimes to encourage species diversity and through careful timing of pruning and scrub management works to avoid nesting bird season.

2.4 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 relevant waste area. Rubbish or arising that have stood for a period of time must be shook before being removed from site to ensure animals are not taking refuge and inadvertently removed from site.

In some cases, arisings and materials from tree maintenance works can be used to create habitat for wildlife for example creating log piles within the grassed areas on the boundaries of the site.

3.0 LANDSCAPE MAINTENANCE SOFTWARES

3.1 PROPOSED TREES

A mix of native and non-native trees are proposed around the site boundary and internally within the private garden and car park.

Objectives

Promote the establishment of healthy specimen trees which will be allowed to grow to maturity and provide valuable wildlife habitat and increase species and structural diversity around the site.

Inspections

Inspect the trees annually when they 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. To reduce competition, around the trunk of each tree an area should be maintained weed free by using either a mulch mat or a non-residual-based herbicide during the first 3 years to create a clear 50cm diameter circle around the base of each tree.

If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, if appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Trees should be watered if there has been a period of dry weather for 2 weeks or more between June to September.

Tree ties should be inspected and adjusted accordingly. Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 2 to 5 years dependant on establishment rates, stability and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseases 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.

3.2 PROPOSED ORNAMENTAL PLANTING

Objectives

The shrub beds look to have total vegetation cover with no gaps. The plants should be maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form and flower, to provide visual interest and a pleasant setting for the new development.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, pruning or splitting of plants to encourage new growth to fill gaps.

Maintenance Operations

Remove any litter which has collected in the shrub beds.

Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds. Please refer to the individual notes for the different maintenance required for shrubs, grasses and herbaceous plants.

Cut back or remove any dead, diseased or dying plants to encourage new growth. Allow the surrounding vegetation to fill the gap or replant any significant gaps in line with the original planting plan or following advice from someone horticulturally trained.

Lightly dig over the surface of the shrubs beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove once it has died back.

In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

During the establishment in the first growing season ensure that the shrub beds are kept well-watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the shrub bed then identify the problem and carry out the appropriate treatment.

Routine annual pruning of new woody shrubs should generally not be required within the first 3 years (other than the works described above), although some of the herbaceous plants and grasses should be maintained in accordance with the list below to encourage new growth and a longer flowering period:

Herbaceous Plants

Allow the seed heads to remain on these plants throughout the autumn and early winter as they provide winter interest and insect habitats. Any stems which start to rot, become detached or look scruffy can be cut from the plant and removed if in a visible location.

In early spring when the threat of frost has gone all the old dead vegetation should be removed using secateurs to allow new growth to push through.

Grasses

Seed heads should be allowed to remain on the plants throughout the autumn and winter for visual interest, however any stems which become snapped or detached should be removed.

For the evergreen grasses remove the dead growth and seed heads in early spring, mid-March to April, this can be done by pulling out the dead growth gently by hand or carefully using secateurs.

Cornus

Cornus should be allowed to establish without being cut for the first 2-3 years. The stem colour in the winter is the characteristic feature of this shrub, therefore do not cut the stems until early spring before the leaves begin to appear.

Every 2-3 years once the shrubs have established reduce the height of the stems to 300mm above ground level to encourage strong stem colour and vigour. Pruning and cutting should be undertaken outside of the breeding bird season (March – August).

Specimen Shrubs

Large specimen shrubs in the planting beds should be allowed to establish as individual specimens with a shrub/ herbaceous layer underneath.

3.3 PROPOSED ORNAMENTAL HEDGE

A ligustrum hedge is proposed to define the boundary between public and private areas along the main access road.

Objectives

Ornamental hedges around the development are intended to define public and private spaces. They should look neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

Remove any litter which has collected at the base of the hedge.

Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, look to uproot and remove all weeds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove.

Do not trim the top of the hedge until they have achieved the desired height of 1800-2000mm high. Lightly trim the sides of the hedges annually in June or cut back any individual leggy branches using secateurs to promote dense bushy growth. Allow the plants to grow into each other to create a dense continuous hedge.

Ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly under the base of the hedge. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

During the establishment of the hedge during the first growing season ensure they are kept well-watered particularly during prolonged dry periods. Ensure that the soil is fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the hedge then identify the problem and carry out the appropriate treatment.

Once the hedges have reached the desired height of 2000mm they should be lightly trimmed twice annually and the arising removed from site. Trimming should be undertaken outside of the breeding bird season (March – August).

3.4 PROPOSED NATIVE MIX HEDGEROW

A new native species rich hedgerow is proposed on the northern boundary consisting of 7 plants per linear metre, set out in a double staggered row, 500mm apart. The species used in the hedge are *Crataegus monogyna*, *Corylus avellana*, *Prunus spinosa*, *Rosa canina* and *Viburnum opulus*.

Objectives

To provide a significant habitat and wildlife corridor, create visual interest and seasonal variety that creates a structure to the landscape.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

Establishment Period – Years 1-5:

The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.

Until the plants are established, they will be watered to ground capacity during dry periods. Weeding around planted areas will be carried out by hand until the plants are well established.

Pruning will be required to ensure the growth of strong, dense hedging and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.

Any losses should be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.

Mixed native hedging is to be maintained between 2-2.50m in height at maturity.

Guards and stakes will be removed once the plants are well established.

Where hedgerow repair is necessary, planting will be undertaken as described above, using a native hedge species mix as per the proposed planting. Any gaps smaller than 1 metre are to be gapped up with hawthorn (*Crataegus monogyna*).

Hedgerow management will take place between late December and late February. This will avoid the bird-nesting season and will also allow berries to be used for foraging wildlife and avoid hard frosts.

3.5 PROPOSED AMENITY GRASS

Areas indicated to be grass will be either sown with hard wearing amenity seed mix or turf which responds well to regular short mowing.

Objectives

Regularly mown grassland will provide opportunities for informal recreation and a transition between the more formal landscape and the naturalistic habitats around the site. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

The grass sward should be kept well-watered until it has established particularly during prolonged dry periods if the seed has been sown in the spring/ summer months.

Carry out a litter pick before each cut.

The sward should be cut to maintain the grass between 25mm and 50mm high. The grass should be cut using a hand push or ride on mower.

The grass should look to be cut min 12 times a year but maybe required up to once a week along grass verges close to the development in the height of the summer.

Grass cuttings should be removed from site and deposited in a licensed tip.

The edges should be cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas. Avoid using strimmer's around the base of trees and close to shrubs.

A fertiliser application should be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.

An application of selective herbicide should be made in the spring to prevent any weed species from having a detrimental effect to the appearance of the sward and to prevent any infestation becoming severe.

Other maintenance applications which will be required from time to time include: topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment and worn areas. These items should be identified and addressed in the annual check.

3.6 PROPOSED TUSSOCK GRASS

A low maintenance grass mix is proposed on the bank to the rear of the retaining wall and the north west section of public landscaping adjacent to the access road.

Objectives

Create areas of tussocky grassland that, once established, require little or no maintenance. This grassland type can form a good habitat for insects, small mammals, birds, amphibians, and reptiles, providing nesting sites during spring, food during summer and autumn, and shelter during winter

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

The grass sward should be kept well-watered until it has established particularly during prolonged dry periods if the seed has been sown in the spring/ summer months.

Carry out a litter pick before each cut.

The sward should be cut to maintain the grass between 50mm and 75mm high. The grass should be cut using a hand push or ride on mower.

The grass should look to be cut max 3 times a year until established.

Grass cuttings should be removed from site and deposited in a licensed tip.

The edges should be cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas. Avoid using strimmer's around the base of trees and close to shrubs.

Once established tussocky grassland requires minimal maintenance.

Unwanted perennial weeds (docks, thistles) may need control by selective hand weeding before seeding.

To control scrub and bramble development, tussocky areas may need cutting every 2-3 years between October and February.

Other maintenance applications which will be required from time to time include: topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment and worn areas. These items should be identified and addressed in the annual check.

3.7 ADDITIONAL WILDLIFE CONSIDERATIONS

The site provides habitat for a number of species including bats, birds and invertebrates. Bat roost and bird nesting boxes will be installed on the south and east elevations of the new building. This will increase roosting and nesting opportunities for bats and birds associated within the local area.

Objectives

This plan seeks to maintain and enhance this habitat and increase the provision for wildlife on site.

Inspections & Maintenance Operations

Bats

The bat roost boxes should only be monitored yearly by a suitably experienced and licensed bat worker/ecologist and the boxes re-located if they remain un-used after 3 years. Consideration should be given to the possibility of bats being present prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary.

Birds

Management of the bird nesting boxes will involve annual monitoring to check for occupation and/or damage. If a nest box is not used for two consecutive seasons (March to September) consideration will be given to repositioning the box.

Maintenance works to trees, hedges and scrub should not be carried out within the breeding bird season (March - August).

Removal of old nests from nesting boxes that are un-used and any required repair/cleaning works should be undertaken with care during the winter months prior to the commencement of the bird nesting season (March to September).

4.0 LANDSCAPE MAINTENANCE HARD WORKS

4.1 PROPOSED PATHS, PARKING & CARRIAGEWAYS

Objectives

Maintain the footpaths in a good state of repair and maintain the permeable block paving to protect the long-term health of the trees.

Inspections/ Monitoring

A visual inspection is to be carried out by the maintenance contractor at 6 monthly intervals or following reports from the general public that surfaces require repairing. A report of the inspection should be logged.

Management

Surfaces are to be kept free of litter, mud, arisings, deleterious material and hazardous obstructions. Surfaces are to be uniform in appearance, a level surface and constructed from a homogenous material, free from large ruts, hollows and pot-holes (holes greater than 75mm in diameter and 20mm depth).

Paths to be repaired within 1 month of a reported fault, unless the potential hazard is severe in which case the area is to be cordoned off and repaired at the earliest available opportunity. Foundations and surfaces are to be repaired to the original specification.

Clear paths of weeds by spot treating prolific weeds or the application of a non-residual herbicide (to be approved the ecologist).

Removed litter and any other detritus material and arising from the footpaths to maintain them in a safe and clean state free from any obstructions.

4.2 PROPOSED BOUNDARIES

A 2.1m high close boarded timber fence is proposed on the northern and western boundary. 1.2m high metal railings define the public and private areas along the access road in front of the new building. Higher 2.1m high railings are proposed along the access road and to the rear of the car park to provide a safe and secure boundary to the private amenity space at the rear of the building. The existing boundary fence on the eastern and southern boundaries is to be retained. 1.2m metal railings are proposed at the top of the gabion retaining wall located in the amenity areas.

Objectives

Maintain all boundaries in a good state of repair ensuring that damaged wood is replaced and gaps in fencing repaired

Objectives

Maintain all boundaries in a good state of repair ensuring that damaged wood is replaced and gaps in fencing repaired

Inspections

A visual inspection is to be carried out at 6 monthly intervals or following reports from the general public that a fault/ damage has occurred. A report of the inspection should be logged.

Maintenance Operations

Inspect the length of the fences/ railings at least twice annually, and respond to reports of damage to the fence/ railings within two weeks following any report by the local residents.

Any gaps in the fence/ railings which compromise the security of the site should be temporarily repaired (immediately) until the appropriate fencing can be sourced to carry out the full repair. All fencing/ railings should be repaired or replaced in line with the original specification. All fencing/ railings should be maintained in a good state of repair free from any sharp or broken edges that could snag or potentially cause harm. For the close boarded fence surfaces are to be maintained uniform in appearance.

5.0 MAINTENANCE SCHEDULES

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED TREES																
Annual inspection to check trees				1						1			2	1-5	Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees.				1						1			2	1-5	Appointed contractor	Mulch to be topped up once annually. Avoid use of herbicides.
General pruning works & removal of dead/damaged/diseased wood										1			1	1-5	Appointed contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements										1			1	1-5	Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Appointed contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from ecologist.
Tree stake and tree tie inspection, repair and adjustment				1									1	2-3	Appointed contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow-release fertiliser				1									1	1-5	Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering (YEAR 1)					2	2	2	2	2				10	1-3	Appointed contractor	If no significant rainfall is received during April start cycle one month early
Watering (YEAR 2)					1	2	2	2	1				8	1-3	Appointed contractor	If no significant rainfall is received during April start cycle one month early
Watering (YEAR 3)						1	2	1					4	1-3	Appointed contractor	
Litter pick				1		1		1		1			4	1-5	Appointed Contractor	Remove litter or debris that has collected around the shrubs and dispose of in a licensed tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
As a general rule provide 50 litres for every 25cm of trunk circumference. Apply half the water via the irrigation pipe and half over the surface of the pit area so that it soaks into the area of root system. Take care to ensure that water does not run off the surface, taking it away from the tree. If necessary, form berms to the edge of the tree pit area, to retain the water as it is applied. Use the table below as a guide for the amount of water to be delivered at each watering:																
Stem Girth (cm)	Height		Litres													
10-12	2.5-3.0		25													
14-16	2.5-3.0		30													
During periods of exceptionally wet weather do NOT water if the ground around the rootball is sodden, delay watering for one week and re- assess. If water is puddled on top of the rootball or tree pit area gently use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase drainage and to stop the soil becoming anaerobic. Remove any water that does not drain away significantly from the surface of the rootball with a bucket.																
During periods of severe drought - before watering use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase permeation of water and deliver 1.5 times the amount of water stated in the above table. After watering cover the entire pit area with bark mulch to a depth of 75mm as described.																

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED ORNAMENTAL SHRUB PLANTING																
Annual inspection (firm up plants if required)					1								1	1-5	Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	2	2	2	1	1			10	1-5	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-5	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
General pruning											1		1	1-5	Appointed contractor	Shall not be required in the first 1-3 years, however remove any branches that are obstructing paths or taking over other plants in the bed.
Pruning – Herbaceous			1													Retain seed heads in Autumn/ Winter. Remove only damaged/ rotting stems when required.
Pruning Cornus			1													Shall not be required in the first 1-3 years, reduce height once established to 300mm yearly
Selective thinning											1		1	5	Appointed contractor	In year 5 when the plants have established, thin out plants if overcrowded in the bed.
Watering							1	1	1				3	1-5	Appointed contractor	Watering to be carried out if there has been a period of dry weather for 2 weeks or more between June and September.
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to strimming and once a month. Check debris for wildlife then dispose of in a licensed tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED ORNAMENTAL HEDGE																
Annual inspection (firm up plants if required)					1								1	1-5	Appointed contractor	Record defects requiring remedial works
Hand weeding	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-3	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
Trimming	1	1								1	1	1	5	1-5	Appointed contractor	Once hedge has reached desired height trim the top of the hedge, until this time trim sides and however remove any branches that are obstructing paths or taking over other plants in the bed.
Fertiliser				1									1	1-5	Appointed contractor	
Reshaping	1	1								1	1	1	5	1-5	Appointed contractor	Annually if required
Watering				1	1	1	1						3	1-5	Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1)	Responsibility	Comments/Notes/Prerequisites
PROPOSED NATIVE MIX HEDGEROW																
Annual inspection (firm up plants if required)			1							1			2	1	Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	1	1						4	1	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
Trimming										1			1	1	Appointed contractor	Lightly trim top growth to encourage dense low growth.
Fertiliser				1									1	1	Appointed contractor	
Watering				1	1	1	1	1					5	1	Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1	Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED AMENITY GRASS																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass				2	2	2	2	2	2	1			13	1-5	Appointed contractor	Cut areas of well-maintained grass to 25-50mm high and remove arisings from site.
Edge cutting				2	2	2	2	2	2	1			13	1-5	Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Fertiliser application				1					1				2	1-5	Appointed contractor	Apply in Spring & Autumn
Weed Control				1									1	1-5	Appointed contractor	Hand weed or spot treat with suitable herbicide
Watering				2	2	2	2	2	2				13	1	Appointed contractor	As required in periods of drought during the first year of establishment
Top dressing, over seeding, scarifying, spiking applications														1-5	Appointed contractor	As required following annual report

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED TUSSOCK GRASS																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass (until established)		1		1				1					3	1-5	Appointed contractor	Cut areas of well-maintained grass to 50-75mm high and remove arisings from site.
Cut grass (once established)								1					1	5 onwards	Appointed contractor	Cut areas of well-maintained grass to 50-75mm high and remove arisings from site. To be carried out every 2-3 years.
Edge cutting		1		1				1					3	1-5	Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Weed Control				1									1	1-5	Appointed contractor	Hand weed only
Watering				2	2	2	2	2	2				12	1	Appointed contractor	As required in periods of drought during the first year of establishment
Top dressing, over seeding, scarifying, spiking applications														1-5	Appointed contractor	As required following annual report

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
ECOLOGICAL MONITORING																
Annual inspection in June to include: -																
Inspection of bird/ bat boxes for damage/unsuitability						1							1	1-5	Ecologist	Produce annual report and update landscape management plan as required.
Inspection of ecological condition of native trees and shrubs						1							1	1-5	Ecologist	Produce annual report and update landscape management plan as required.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
HARD LANDSCAPING & BOUNDARIES																
A visual inspection of all hard surfaces and boundaries is to be carried out by the maintenance contractor	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Management company/ Appointed contractor	Monthly. Arrange for any remedial work to be done immediately.
Surfaces are to be kept free of litter, mud, arisings, deleterious material and hazardous obstructions	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Management company/ Appointed contractor	Disposal in a licensed tip
Boundary garden fencing are to be maintained uniform in appearance and finished in accordance with the original specifications	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Management company/ Appointed contractor	Repaired as required to original specification.
Boundary metal railings are to be maintained uniform in appearance and finished in accordance with the original specifications. Locking mechanisms of gates to be checked annually	1	1	1	1	1	1	1	1	1	1	1	1	12	Managed indefinitely	Management company/ Appointed contractor	Repaired as required to original specification.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
REVIEW OF MANAGEMENT PLAN																
Management plan to be reviewed and updated/revised as required by management company.	1	1	1	1	1	1	1	1	1	1	1	1	1	5	Management Company	Plan to be reviewed and revised to ensure frequency of visits and management techniques are appropriate.

APPENDICIES

APPENDIX 1: SLD drawings submitted to Trafford Borough Council

274-03 Landscape Phase 2

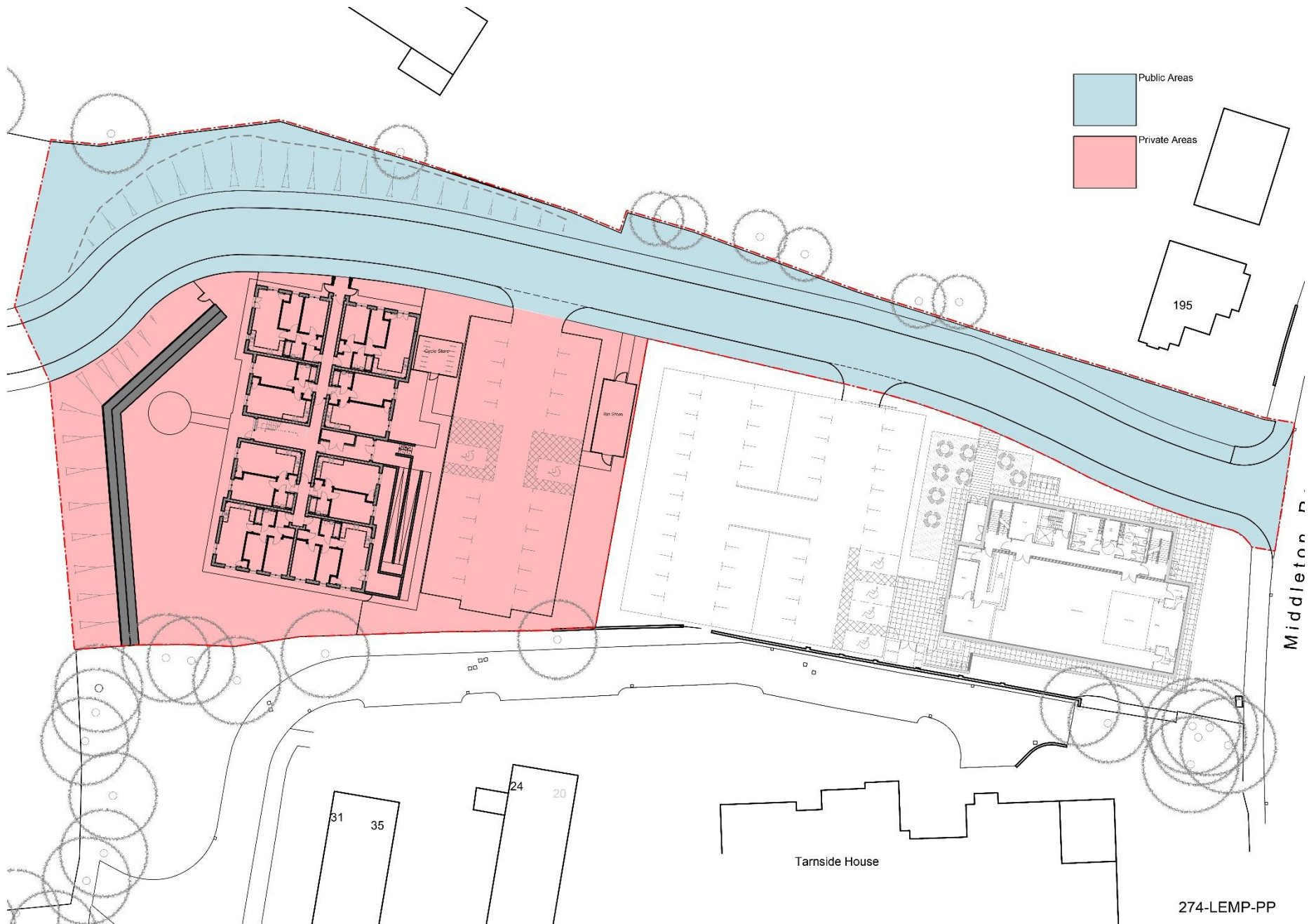
A1 Paper Size 1:200 scale

274-04 Detailed Planting Proposals Phase 2

A1 Paper Size 1:200 scale

APPENDIX 2: Management Plan Location Drawings

274-LEMP-PP	Public Private Ownership Areas	A4 paper size NTS
274-LEMP-T	Proposed Trees	A4 Paper Size NTS
274-LEMP-S	Proposed Ornamental Planting	A4 Paper Size NTS
274-LEMP-H	Proposed Ornamental Hedge	A4 Paper Size NTS
274-LEMP-NH	Proposed Native Hedge	A4 Paper Size NTS
274-LEMP-AG	Amenity Grass	A4 Paper Size NTS
274-LEMP-TG	Tussock Grass	A4 Paper Size NTS
274-LEMP-ECO	Wildlife Considerations	A4 Paper Size NTS
274-LEMP-HS	Hard Landscaping	A4 Paper Size NTS
274-LEMP-B	Boundary Treatment	A4 Paper Size NTS









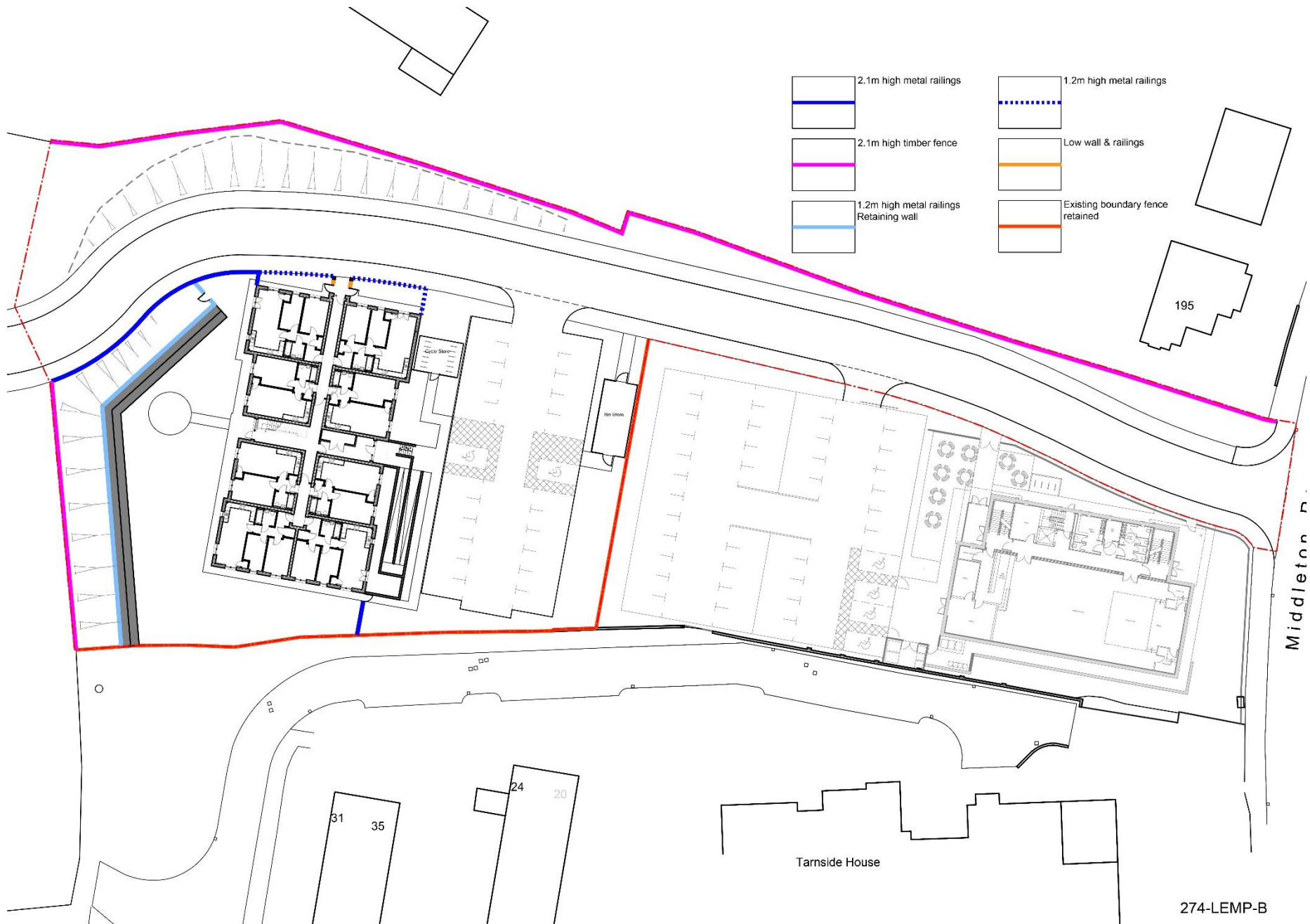












APPENDIX 3: Contractor Risk Assessment

APPENDIX 4: RELEVANT WILDLIFE LEGISLATION

Breeding Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

It is mandatory that management and maintenance actions that involve the pruning or removal of trees, shrubs, Ivy cover, Bramble scrub or other suitable breeding bird habitat are only carried out outside the bird breeding season (March-August inclusive), unless it can be adequately demonstrated by an ecologist that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared.

Where this is not possible, a check for breeding birds should be carried by an appropriately qualified ecologist no more than 48 hours prior to the start of vegetation clearance works. If any nesting birds are found to be present, destruction of the nesting site will need to wait until the ecologist can confirm that all young birds have fledged.

Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals. British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006. Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as "any structure or place, which any wild bat uses for shelter or protection." (Bat Conservation Trust 2016). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1 Bat Conservation Trust (2016) 'Bat Surveys: Good Practice Guidelines 3rd Edition'