

ISG Ltd

**VARLEY STREET SEND SCHOOL,
MANCHESTER**

**LANDSCAPE MANAGEMENT AND
MAINTENANCE PLAN**

6th June 2024





Varley Street SEND School, Manchester

Landscape Management and Maintenance Plan

6th June 2024

Notice

This report was produced by Eamonn Byrne Landscape Architects (EBLA) for ISG Ltd for the specific purpose of the above Landscape Management and Maintenance Plan.

This report may not be used by any person other than ISG Ltd without express permission. In any event, EBLA accepts no liability for any costs, liabilities or losses arising as a result of the use of or reliance upon the contents of this report by any person other than ISG Ltd.

Document Revisions

Job Number: 24004		Document Ref.: VAR-EBL-XX-XX-SP-L-00011			
0	LMMP	EK	EB	EB	06.06.2024
Revision Number	Revision Description	Originated	Checked	Authorised	Date

Contents

Section	Page
1.0 Introduction	3
2.0 Landscape Management and Maintenance Plan Context	4
3.0 Landscape Management Proposals	5
4.0 Monitoring	35
Appendix 1- Planting Plan (Drawing no. VAR-EBL-XX-XX-DR-L-00013 by Eamonn Byrne Landscape Architects Ltd)	

1.0 Introduction

- 1.1 This Landscape Management and Maintenance Plan (LMMP) has been prepared by Eamonn Byrne Landscape Architects (EBLA), Chartered Members of the Landscape Institute, and relates to the proposed Varley Street SEND School at Sawley Road, Miles Platting, Manchester.
- 1.2 This Landscape Management and Maintenance Plan is required to discharge Condition 5 of the grant of planning permission dated 6 July 2023 as follows: *“Before implementation of the hard and soft landscaping treatment scheme, VAR- DEP-XX-XX-DR-L-00001 rev.P07 Proposed Landscape layout, finalised details of tree, hedge and shrub species, together a management and maintenance strategy, shall be submitted to and approved in writing by the City Council as local planning authority”.*

Scope of the Management Plan

The LMMP provides information regarding the long-term management of all landscape elements to be retained and proposed within the site. It covers a period of 5 years. The LMMP is a live document and may therefore be subject to review based on the findings of monitoring and success of initial management.

Site Description

- 1.3 The site is located south of Sawley Road in Miles Platting, Manchester. It is bounded by industrial facilities to the south, a brownfield site of the former school to the west and the A6010 highway to the east. A residential area extends opposite the northern boundary of the site, along Sawley Road.
- 1.4 The site consists of green space and recreational land, adjoining the former school on Nelson Street, which has remained disused for several years and has become overgrown. An area of scrub and broadleaved woodland separates the main part of the site from Vickers Street and the A6010.

Project Description

- 1.5 The proposed development consists of the construction of a new school building, access and internal road layout, drop off zone and car parking, lighting, landscaping (incl. outdoor informal social spaces), and associated works.
- 1.6 The following drawing is included in Appendix 1 of this report:
- Planting Plan (Drawing no. VAR-EBL-XX-XX-DR-L-00013 by Eamonn Byrne Landscape Architects Ltd).

2.0 Landscape Management and Maintenance Plan Context

2.1 Table 2.1 below provides a summary of the landscape elements on the site for which management proposals are provided in this report. The locations of these elements are illustrated on the Planting Plan (Drawing no. VAR-EBL-XX-XX-DR-L-00013 by Eamonn Byrne Landscape Architects Ltd) at Appendix 1.

Table 2.1: Summary of Landscape Elements to be Managed	
Landscape Elements	Description
Existing Woodland (Retained)	Existing broadleaved woodland to the east of the site to be retained.
Existing Scattered Trees (Retained)	Existing trees scattered across the site to be retained.
Proposed Scattered Trees	Trees to be planted within amenity grass, wildflower meadow areas and ornamental planting areas. Including where feasible native/ exotic seed/ fruit bearing species.
Proposed Hedges	Hedges to be planted within the site, along the southern boundary and fence lines.
Proposed Amenity Grassland	Amenity grassland areas will be provided around the site, to car park and outdoor social spaces.
Proposed Wildflower Meadow	Wildflower meadow areas will be created within open areas and verges around the site.
Proposed Ornamental Planting	Areas of exotic species ornamental planting.

3.0 Landscape Management Proposals

Introduction

3.1 This section identifies aims and objectives for landscape management, and outlines the specific management prescriptions for each of the following landscape elements:

- Existing woodland.
- Existing and proposed scattered trees.
- Proposed hedges.
- Proposed amenity grassland.
- Proposed wildflower meadow.
- Proposed ornamental planting.
- General: Landscape maintenance schedules for site.

EXISTING WOODLAND

Aims and Objectives

3.2 **Aim:** To create and maintain a valuable habitat mosaic of grassland, understorey and woodland within the northern area of the site for a range of faunal species, to provide screening for the development and offer opportunities for outdoor learning.

3.3 **Objectives:**

1. Create and maintain a diverse mosaic of grassland, understorey and woodland.
2. Provide suitable habitat for a range of invertebrate, bird and bat species: create opportunities for foraging and nesting birds, and potential cover for foraging bats, small mammals and invertebrates.

3.4 Table 3.1 presents management activities to meet the aims and objectives outlined above.



Table 3.1: Management Prescriptions for Existing Woodland

Element	Prescription	Purpose	Timing	Year				
				01	02	03	04	05
Meadow Grassland	Manage section(s) of existing woodland area as open glades with wildflower meadow. Location(s) to be agreed on site based on arboricultural advice. Areas to be seeded to be cultivated (shallow cultivation max.100mm depth) and debris removed. Avoid tree root protection areas during cultivation.	To ensure wildflower areas become established.	Sow seeds in March, April or September.	X				
	Grassland to be cut once in October to a height of 25mm. Arisings to be left for a maximum of 1 week after cutting and then removed off site.	To enhance the floral biodiversity of the grassland habitat. To give a more managed appearance. To allow seed to drop.	Cut once in October	X	X	X	X	X
	Use 'spot' treatments where necessary to control the spread of noxious weed species. Treat species with an approved herbicide.	Maintain the diversity of the grassland sward by reducing competition from vigorous species.	June to September	X	X	X	X	X
Understorey Layer	Manage section(s) of existing woodland area as open glades with wildflower meadow. Location(s) to be agreed on site based on arboricultural advice. Existing understorey to be cleared to allow for wildflower meadow seeding. Remaining understorey to be cut on a rotational basis, with 20% cut each year, in September. Note: Understorey to be checked by an experienced ecologist for nesting birds immediately prior to works commencing. In the unlikely event that birds are found to be nesting at this late point in the season, any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.	Creation of gaps to allow woodland meadow seeding. To maintain a diverse structure of woodland understorey.	October to December, towards the end of the breeding bird season	X	X	X	X	X



Woodland	Tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Reasons of public health and safety.	N/A	X	X	X	X	X
	Monitor tree health and consult qualified arboriculturist with any potential issues.	Maintain tree health and allow habitat to provide important features for nesting birds and insects.	N/A	X	X	X	X	X
	Mature trees to be retained where possible.	Provide valuable habitat for invertebrates, bird and bat species.	N/A	X	X	X	X	X

EXISTING AND PROPOSED SCATTERED TREES

Aims and Objectives

- 3.6 **Aim:** Ensure the protection of existing retained trees and to plant and maintain additional native and exotic trees to integrate the development within its surroundings, to provide screening and filtering of views, and to provide a diverse habitat of value to a range of faunal species.
- 3.7 **Objectives:**
1. Protect and manage existing mature trees at the site.
 2. Establishment maintenance and ongoing management of new planted native and exotic species trees.
 3. Provide suitable habitat for a range of invertebrate, bird and bat species.
- 3.8 This management plan will help to ensure the long-term health of trees on the site, as well as providing suitable habitat for a range of bird and invertebrate species, and potential roosting habitat for bats.
- 3.9 Table 3.2 presents management activities to meet the aims and objectives outlined above.



Table 3.2: Management Prescriptions for Existing and Proposed Scattered Trees

				Year				
Element	Prescription	Purpose	Timing	01	02	03	04	05
Existing Mature Trees	Minimal intervention strategy. Tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Reasons of public health and safety.	N/A	X	X	X	X	X
	Monitor tree health and consult qualified arboriculturist with any potential issues. Note: Should any works be undertaken to existing retained mature trees (which may impact roosting bats), further ecology surveys / inspection will be undertaken to ascertain the level of use by bats and level of impact on roosting bats.	Maintain tree health and allow habitat to provide important features for nesting birds and insects.	N/A	X	X	X	X	X
	If for any reason losses of existing trees occur, then an Arboriculture/ Horticultural assessment may be required to determine reasons for failure and identify appropriate remedial action including replacement planting.	To ensure replacement of removed existing trees.	N/A	X	X	X	X	X
Newly Planted Trees	If required, soils to be cultivated/ decompacted prior to commencement of tree planting. Trees to be delivered to site immediately prior to planting being undertaken. Trees to be protected by storage bags when delivered to the site. Trees will be planted when soils are in a suitable condition, not waterlogged or frozen. If soils are compacted loosening will be undertaken. Fertilizer and compost to be added to trees pits at planting.	Ensure that planted trees have the best possible chance of establishing at the site.	November to February	X				
	The trees should be planted with suitable underground guying/ ties/ stakes. Tree support should be removed after minimum two years if no longer required.	To ensure trees become successfully established.	As soon as trees are planted	X	X	X	X	X



	Underground guying, stakes and ties to be checked regularly during establishment phase and loosened, tightened, or replaced as necessary.	To ensure trees become successfully established.	N/A	X	X	X	X	X
	If for any reason large-scale losses of trees occur, then an Arboriculture/ Horticultural assessment may be required to determine reasons for failure and identify appropriate remedial action including replacement planting.	To ensure trees become successfully established.	N/A		X	X	X	X
	Within areas that have public access, tree condition to be reviewed annually to ensure no risk to public from damaged / dead trees.	Reasons of public health and safety.	N/A		X	X	X	X

PROPOSED HEDGES

Aims and Objectives

- 3.10 **Aim:** Maintain and enhance the screening potential and biodiversity value of proposed native hedges.
- 3.11 **Objectives:**
1. Hedge management techniques at the site to encourage screening.
 2. Hedge management techniques at the site to encourage species diversity.
 3. Reduce disturbance to nesting species from management practices.
 4. Provide connectivity between habitats.
- 3.12 Species-rich hedges provide wildlife corridors and connectivity through a landscape and subsequently their management is important for nature conservation.
- 3.13 Table 3.3 presents management activities to meet the aims and objectives outlined above.



Table 3.3: Management Prescriptions for Proposed Hedges

				Year				
Element	Prescription	Purpose	Timing	01	02	03	04	05
Proposed Hedges	If required, soils to be cultivated/ decompacted prior to commencement of hedge planting. Plants to be delivered to site immediately prior to planting being undertaken. Bare Root plants to be protected by storage bags when delivered to the site. Hedging will be planted when soils are in a suitable condition, not waterlogged or frozen. If soils are compacted loosening will be undertaken. Fertilizer and compost to be added to planting pits at planting.	Ensure that planted hedges have the best possible chance of establishing at the site.	November to February	X				
	If for any reason large-scale losses of hedging occur, then a horticultural assessment may be required to determine reasons for failure and identify appropriate remedial action.	To ensure hedging become successfully established.	N/A		X	X	X	X
	Hedges should be trimmed to maintain the following dimensions at maturity: Mixed Native Hedge: Trim to 1m wide x 1.2m tall	To enhance the screening and aesthetic value of the hedges.	October to January		X	X	X	X
	Should they develop gaps or become poorly structured, gaps should be in filled with replacement plants.	To maintain the integrity of the hedgerows.	November to February		X	X	X	X

PROPOSED AMENITY GRASSLAND

Aims and Objectives

3.14 **Aim:** To provide mown grass verges and open space areas.

3.15 **Objectives:**

1. Maintain grassland for amenity use.
2. Encourage species richness.

3.16 Table 3.4 presents management activities to meet the aims and objectives outlined above.



Table 3.4: Management Prescriptions for Amenity Grassland

				Year				
Element	Prescription	Purpose	Timing	01	02	03	04	05
Short grass turf	Cut at least 12 times per annum. Can be cut on a weekly basis during the spring/ summer months when growth is fastest. Cut as and when necessary, during the remainder of the year. Do not apply selective herbicide to mown grass areas, so native species flowering plants which can be close mown can establish.	Maintain close sward.	N/A	X	X	X	X	X

PROPOSED WILDFLOWER GRASSLAND

Aims and Objectives

- 3.17 **Aim:** Creation and maintenance of diverse floral species grasslands, accounting for soil properties and environmental factors.
- 3.18 **Objectives:**
1. Manage areas of wildflower grassland meadow at the site.
 2. Increase the botanical diversity within the wildflower grassland sward.
- 3.19 Table 3.5 presents management activities to meet the aims and objectives.



Table 3.5: Management Prescriptions for Meadow Grassland

				Year				
Element	Prescription	Purpose	Timing	01	02	03	04	05
Meadow	Areas to be seeded cultivated, levelled and debris removed.	To ensure wildflower areas become established.	Sow seeds in March, April or September.	X				
	Grassland to be cut once in October to a height of 25mm. Arisings to be left for a maximum of 1 week after cutting and then removed off site.	To enhance the floral biodiversity of the grassland habitat. To give a more managed appearance. To allow seed to drop.	Cut once in October	X	X	X	X	X
	Use 'spot' treatments where necessary to control the spread of noxious weed species. Treat species with an approved herbicide.	Maintain the diversity of the grassland sward by reducing competition from vigorous species.	June to September	X	X	X	X	X

PROPOSED ORNAMENTAL PLANTING

Aims and Objectives

3.20 **Aim:** Maintenance of ornamental shrubs, herbaceous perennials and groundcover.

3.21 **Objectives:**

1. Manage areas of ornamental planting at the site.

3.22 Table 3.6 presents management activities to meet the aims and objectives.



Table 3.6: Management Prescriptions for Proposed Ornamental Planting

				Year				
Element	Prescription	Purpose	Timing	01	02	03	04	05
Proposed areas of ornamental shrubs, perennials and ground-cover.	If required, soils to be cultivated/ decompacted prior to commencement of planting. Plants to be delivered to site immediately prior to planting being undertaken. Bare Root plants to be protected by storage bags when delivered to the site. Plants will be planted when soils are in a suitable condition, not waterlogged or frozen. If soils are compacted loosening will be undertaken. Fertilizer and compost to be added to planting pits at planting.	Ensure that ornamental plants have the best possible chance of establishing at the site.	As required	X				
	Ornamental planting areas shall be mulched with bark mulch to 50mm depth and topped up as necessary.	To ensure planting areas become successfully established.	As soon as beds are planted	X	X	X	X	X
	If for any reason large-scale losses of plants occur, then a horticultural assessment may be required to determine reasons for failure and identify appropriate remedial action.	To ensure planting areas become successfully established.	N/A		X	X	X	X
	Specimen shrubs should be pruned to maintain natural shape and form using hand pruning of selective branches. (Specimen shrubs should not be pruned with hedge trimmers as this will lead to the loss of the plants natural form). Herbaceous perennials should be cut back annually in January.	To enhance the aesthetic and groundcover value of ornamental planting.	As required		X	X	X	X
	Should they develop gaps or become poorly structured, gaps should be in filled with replacement plants.	To maintain the integrity of the planting beds.	As required		X	X	X	X

LANDSCAPE MAINTENANCE

Aims and Objectives

- 3.23 **Aim:** To ensure establishment and long-term aftercare of the site landscape.
- 3.24 Table 3.7 details landscape maintenance activities to meet the aim.



Table 3.7: Landscape Maintenance Schedules for Site

				Year				
Item/NBS Clause no.	Prescription	Purpose	Timing	01	02	03	04	05
Generally								
130 Reinstatement	Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.	Landscape maintenance/ to ensure planting areas become successfully established.	As required	X	X	X	X	X
155 Watering	Supply: Potable mains water Quantity: Wet to field capacity Application: Do not damage or loosen plants. Compacted soil: Loosen or scoop out, to direct water to rootzone. Frequency: As necessary for the continued thriving of all planting.	Landscape maintenance/ to ensure planting areas become successfully established.	As necessary for the continued thriving of all planting.	X	X	X	X	X
160 Water restrictions	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. If for any reason large-scale losses of plants occur, then a horticultural assessment may be required to determine reasons for failure and identify appropriate remedial action.	Landscape maintenance/ to ensure planting areas become successfully established.	As required	X	X	X	X	X
170 Disposal of arisings	Unless specified otherwise, dispose of arisings as follows: Biodegradable arisings: Remove to recycling facility. Grass cuttings: Remove to recycling facility. Tree roots and stumps: Remove from site. Shrub and tree prunings: Remove to recycling facility. Litter and nonbiodegradable arisings: Remove from site.	Landscape maintenance	As required	X	X	X	X	X



181 Mechanical equipment	Minimise use of mechanical equipment. Prohibited equipment: Chippers and litter vacuums.	Landscape maintenance	As specified	X	X	X	X	X
190 Litter	Extraneous rubbish not arising from the contract work: Collect and remove from site.	Landscape maintenance	As specified	X	X	X	X	X
195 Protection of existing grass	Protect areas affected by maintenance operations using boards/ tarpaulins. Do not place excavated or imported materials directly on grass.	Landscape maintenance	As specified	X	X	X	X	X
197 Cleanliness	Soil and arisings: Remove from hard surfaces. Leave the works in a clean, tidy condition at completion and after any maintenance operations.	Landscape maintenance	As specified	X	X	X	X	X
Grassed areas								
210/ 211 Maintenance of grassed areas	General: Maintain turf in a manner appropriate to the intended use. Soil and grass Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Waterlogging and compaction: Prevent. Damage: Repair trampling, abrasion or scalping. Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills. Edges: Neat and well defined, in clean straight lines or smooth flowing curves. Litter and fallen leaves: Remove regularly to maintain a neat appearance. Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows: Objectives: To BS 7370-3, table 6. Programme: To BS 7370-3, clause 11. Mowing methods: To BS 7370-3, table 3.	Landscape maintenance	As specified	X	X	X	X	X
220 Grass cutting generally	Before mowing: Remove litter, rubbish and debris. Finish: Neat and even, without surface rutting, compaction or damage to grass. Edges: Leave neat and well defined. Neatly trim around obstructions. Adjoining hard areas: Sweep clear and remove arisings.	Landscape maintenance	As specified	X	X	X	X	X



	Drought or wet conditions: Obtain instructions.							
225 Tree stems	Precautions: Do not allow nylon filament rotary cutters and other mechanical tools closer than 100 mm to the stem of any tree. Complete operations close to stems using hand tools.	Landscape maintenance	As specified	X	X	X	X	X
250 Leaf removal	Operations: Collect fallen leaves. Special requirements: None. Disposal: Remove from site for recycling.	Landscape maintenance	As specified	X	X	X	X	X
260 Mowing lawns	Grass height: Maintain between 25 and 50 mm. Arisings: Remove.	Landscape maintenance	As specified	X	X	X	X	X
272A Maintaining grassed areas with perennial wildflowers	Preparation: Before each cut remove all litter and debris. Height and frequency of cut in first growing season Time of first cut: October only. Height of first cut: 25 mm Frequency of subsequent cutting (minimum): Do not cut. Height and frequency of cut in second growing season Time of cut: October only. Height of cut: 25 mm Trimming: All edges. Arisings: Leave on site for one week then remove.	Landscape maintenance	As specified	X	X	X	X	X
285 Top dressing	Location: Turfed amenity grass areas. Timing: Following scarification and aeration. Material: Compost/ sand/ loam mix. Supplier: Contractor's choice. Product reference: Contractor's choice. Declaration of analysis: Submit. Additional analyses: Not required. Samples: Not required. Application rate: To manufacturer's recommendations.	Landscape maintenance	As specified	X	X	X	X	X



290 Rolling	Location: Turfed amenity grass areas. Timing: February or March, after first mowing. Roller: Contractor's choice. Operations: Consolidate turf and reduce frost heave.	Landscape maintenance	As specified	X	X	X	X	X
295 Spiking	Location: Turfed amenity grass areas. Timing: As necessary to relieve compaction. Operations: Aerate the soil and improve surface water penetration. Depth (minimum): 100 mm into soil.	Landscape maintenance	As specified	X	X	X	X	X
300 Scarifying	Location: Turfed amenity grass areas. Timing: October or November, before top dressing. Operations: Relieve thatch conditions and remove dead grass. Depth (maximum): 25 mm into soil. Arisings: Remove.	Landscape maintenance	As specified	X	X	X	X	X
307 Hollow tining	Location: Turfed amenity grass areas. Timing: October or November, before top dressing. Depth: 75 mm.	Landscape maintenance	As specified	X	X	X	X	X
311 Re-forming grass edges	Location: All unsupported edges. Method: Draw back soil and re-form edges to clean, straight lines or smooth flowing curves, sloping slightly back from vertical. Finishing: Damaged parts of turned turf top dressed with suitable soil and seed mix matching the sward. Support: Not required.	Landscape maintenance	As specified	X	X	X	X	X
320 Levelling hollows and bumps in turf	Standard: To BS 7370-3, clauses 12.4 and 12.5.	Landscape maintenance	As specified	X	X	X	X	X
325 Relieving surface	Standard: To BS 7370-3. Method: Spiking Top dressing: Fine sand. Depth: 2-5 mm.	Landscape maintenance	As specified	X	X	X	X	X



compaction in turf								
330 Selective herbicide	Location: Turfed amenity grass areas. Herbicide: Suitable for suppressing perennial weeds. Areas not to be sprayed: Desirable herbaceous plantings. Wildflower areas.	Landscape maintenance	As specified	X	X	X	X	X
340A Spot weed killing in wildflower meadow grass areas	Herbicide: Suitable for suppressing perennial weeds. Operations: Spot-treat Docks (Rumex spp.) Japanese knotweed (Fallopia spp.) Nettles (Urtica spp.) Ragworts (Senecio spp.) Thistles (Cirsium spp.).	Landscape maintenance	As specified	X	X	X	X	X
350 Fertilizer – spring application	Type: Slow release. Application rate: 60 g/m ² .	Landscape maintenance	As specified	X	X	X	X	X
360 Fertilizer – autumn application	Type: Slow release. Application rate: 60 g/m ² .	Landscape maintenance	As specified	X	X	X	X	X
381 Reinstatement of worn or damaged lawns	Worn or damaged areas: Make good by returfing or reseeding: Returfing standard: To BS 7370-3, Clause 12.2. Reseeding standard: To BS 7370-3, Clause 12.6. Turf or seed: To match existing in appearance and quality. Protection and watering: Provide as necessary to promote successful germination and/ or establishment.	Landscape maintenance	As specified	X	X	X	X	X
Flower beds/ seasonal beddings								
460 Beds of perennials or perennials and shrubs	Gaps in planting: Refill by replanting. Watering New plants: Before and after planting out. Ongoing: As necessary for the continued thriving of all planting. Operations at end of growing season	Landscape maintenance	As specified	X	X	X	X	X



	Trim: Older flowering stems of herbaceous perennials. Remove: Redundant plant supports, litter, debris and arisings. Cultivate: Fork over the soil, taking care not to cause undue disturbance to plants. Top dress: Apply sanitised and stabilised compost top dressing.							
Shrubs/trees/hedges								
500 Establishment of new planting	Duration: Five full growing seasons from the date of planting. Weed control Method: Keep planting beds clear of weeds by maintaining full thickness of mulch. Area: 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. Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch. Watering: Contractor's choice.	Landscape maintenance	As specified	X	X	X	X	X
502 Establishment of new planting – fertilizer	Time of year: March or April. Type: Slow release Spreading: Spread evenly. Application rate: As manufacturer's recommendations.	Landscape maintenance	As specified	X	X	X	X	X
510 Tree stakes and ties	Inspection/ Maintenance times: As scheduled and immediately after strong winds. Stakes Replace loose, broken or decayed stakes to original specification. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie. Ties: Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing. Removal of stakes and ties: Minimum two years after planting. During spring when no longer required to support the tree.	Landscape maintenance	As specified	X	X	X	X	X



	Fill stake holes with lightly compacted soil.							
515 Tree guy wires	Inspection/ Maintenance times: Immediately after strong winds. Operations Replace or resecure loose or missing guy wires. Adjust to suit stem growth and to provide correct and uniform tension. Removal: Minimum two years after planting. During spring when no longer required to support the tree.	Landscape maintenance	As specified	X	X	X	X	X
520 Refirming of trees and shrubs	Timing: After strong winds, frost heave and other disturbances. Refirming: Tread around the base until firmly bedded. Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.	Landscape maintenance	As specified	X	X	X	X	X
530A Shrub/ Transplant guards	Loose or defective guards: Adjust, refix or replace to original specification and to prevent chafing. Removal: During spring when no longer required to protect the plants.	Landscape maintenance	As specified	X	X	X	X	X
537 Nesting wild birds	Survey: Before starting hedge or tree work during the period of February to August (inclusive), carry out a survey by a qualified ecologist and submit report. Accidental disturbance: Report immediately.	Landscape maintenance and protection of nesting wild birds	As specified	X	X	X	X	X
540 Pruning generally	Pruning: In accordance with good horticultural and arboricultural practice. Removing branches: Do not damage or tear the stem or bark. Wounds: Keep as small as possible and cut cleanly back to sound wood. Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area. Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide. Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance. Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife. Disease or infection: Give notice if detected.	Landscape maintenance	As specified	X	X	X	X	X



	Growth retardants, fungicide or pruning sealant: Do not use unless instructed.							
545 Pruning of excessive overhang	Timing: As instructed Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines and road lighting luminaires. Special requirements: Allow ground cover plants to partially overlap paths and lawns.	Landscape maintenance	As specified	X	X	X	X	X
555 Pruning trees and shrubs	Standard: To BS 7370-4. Special requirements: Growth retardants not permitted.	Landscape maintenance	As specified	X	X	X	X	X
570 Formative pruning of young trees	Standard: Type and timing of pruning operations to suit the plant species. Time of year: Do not prune during the late winter/ early spring sap flow period. Young trees up to 4 m high Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood. Whips or feathered trees: Do not prune. Operatives: Approved specialist contractor	Landscape maintenance	As specified	X	X	X	X	X
575 Pruning ornamental shrubs	General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour. Suckers: Remove by cutting back level with the source stem or root.	Landscape maintenance	As specified	X	X	X	X	X
580A Pruning flowering species of shrubs and roses	Time of year Winter flowering shrubs: Spring. Shrubs flowering between March and July: Immediately after the flowering period. Shrubs flowering between July and October: Back to old wood in winter. Lavandula varieties: In late summer/ early autumn immediately after flowering.	Landscape maintenance	As specified	X	X	X	X	X
600 Trimming rapidly	General: Allow to reach planned height as rapidly as possible. Form: Trim back lateral branches moderately.	Landscape maintenance	As specified	X	X	X	X	X



establishing hedges								
605 Trimming slowly establishing hedges	Timing: Cut back hard in June and September to encourage bushy growth down to ground level. Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.	Landscape maintenance	As specified	X	X	X	X	X
615 Trimming hedges	Operations: Trim to specified height and profile using suitable mechanical cutters and hand shears.	Landscape maintenance	As specified	X	X	X	X	X
620 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.	Landscape maintenance	As specified	X	X	X	X	X
630 Dead and diseased plants	Removal: Within one week of notification. Replacement: In the next suitable planting season.	Landscape maintenance	As specified	X	X	X	X	X
635 Reinstatement of shrub/ herbaceous areas	Dead and damaged plants: Remove. Mulch/ matting materials Carefully move to one side and dig over the soil, leaving it fit for replanting. Do not disturb roots of adjacent plants. Replacement plants Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Additional requirements: None. Dressing: Slow release fertilizer. Type: Contractor's choice. Application rate: As manufacturer's recommendations.	Landscape maintenance	As specified	X	X	X	X	X
640 Thinning by removal of surplus plants	Plants to be thinned: Herbaceous beds. Standard: BS 7370-4. Timing: As instructed. Roots Disturbance to adjacent plants: Minimise.	Landscape maintenance	As specified	X	X	X	X	X



	Soil: Refill holes with topsoil to leave an even-graded surface. Mulch: Maintain mulch as original specification. Adjacent plants: Make good any minor damage immediately. Plants for retention: Select plants with a strong healthy habit. Mature planting density: As planting schedule.							
645 Weed control generally	Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 100 mm high. Adjacent plants, trees and grass: Do not damage.	Landscape maintenance	As specified	X	X	X	X	X
650 Hand weeding	General: Remove weeds entirely, including roots. Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible. Completion: Rake area to a neat, clean condition. Mulch: Reinstate to original depth.	Landscape maintenance	As specified	X	X	X	X	X
655 Weed cutting by hand or machine	Undesirable grass, brambles and herbaceous growth: Cut down cleanly to a maximum height of 25 mm. Herbicides: Remove arisings before application.	Landscape maintenance	As specified	X	X	X	X	X
657 Herbicide to kill regrowth	Type: Suitable foliar-acting herbicide to kill regrowth. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.	Landscape maintenance	As specified	X	X	X	X	X
665 Weed control with winter herbicide	Type: Suitable residual soil-acting herbicide. Time of year: Unless otherwise agreed, complete before end of March. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.	Landscape maintenance	As specified	X	X	X	X	X
670 Weed control with summer herbicide	Type: Suitable foliar acting herbicide. Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.	Landscape maintenance	As specified	X	X	X	X	X



680 Soil aeration	Compacted soil surfaces Prick up: To aerate the soil of root areas and break surface crust. Size of lumps: Reduce to crumb and level off. Damage: Do not damage plants and their roots.	Landscape maintenance	As specified	X	X	X	X	X
685 Soil level adjustment	Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface. Arisings (if any): Spread evenly over the bed.	Landscape maintenance	As specified	X	X	X	X	X
690 Maintenance of loose mulch	Thickness (minimum): 50 mm. Top up: Annually. Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area. Weeding: Remove weeds growing on or in mulch by hand weeding.	Landscape maintenance	As specified	X	X	X	X	X
695 Fertilizing established trees and shrubs	Time of year: During February or March. Type of fertilizer: Slow release. Application: Spread evenly. Rate: As manufacturer's recommendations.	Landscape maintenance	As specified	X	X	X	X	X
705 Winter leaf removal	Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds. Arisings: Remove to recycling facility.	Landscape maintenance	As specified	X	X	X	X	X
Tree work								
810 Tree work generally	Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned. Protection: Avoid damage to neighbouring trees, plants and property Standards: To BS 3998. Removing branches: Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater. Appearance: Leave trees with a well-balanced natural appearance. Chain saw work: Operatives must hold a Certificate of Competence.	Landscape maintenance	As specified	X	X	X	X	X



	Tree work: To be carried out by an approved member of the Arboricultural Association.							
815 Additional work	Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.	Landscape maintenance	As specified	X	X	X	X	X
820 Prevention of wound bleeding	Standard: To BS 3998 clause 8.	Landscape maintenance	As specified	X	X	X	X	X
825 Prevention of disease transmission	Standard: To BS 3998 clause 9 and Appendix B.	Landscape maintenance	As specified	X	X	X	X	X
830 Cleaning out and deadwooding	Remove: Dead, dying, or diseased wood, broken branches and stubs. Fungal growths and fruiting bodies. Rubbish, windblown 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. Other unwanted objects, e.g. tree houses, swings. Climbing plants: Remove ivy.	Landscape maintenance	As specified	X	X	X	X	X
835 Cutting and pruning generally	Tools: Appropriate, well maintained and sharp. Final pruning cuts Chainsaws: Do not use on branches of less than 50 mm diameter. Hand saws: Form a smooth cut surface. Anvil type secateurs: Do not use. Removing branches: Do not damage or tear the stem. Wounds: Keep 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. Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible. Large branches: Remove only if unavoidable. Remove in small sections and lower to ground with ropes and slings. Dead branches and stubs: When removing, do not cut into live wood.	Landscape maintenance	As specified	X	X	X	X	X



	Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions. Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.							
840 Crown reduction/shaping	General: When instructed only. Cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps. Operations: Reduce crown by 15%.	Landscape maintenance	As specified	X	X	X	X	X
845 Crown lifting	Clearances: Remove branch systems to give clearance. Height: 2.5m above footpaths. Removing branches: Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.	Landscape maintenance	As specified	X	X	X	X	X
850 Crown thinning	Removing branches: Remove inward growing, crossing, rubbing, dead and damaged branches. Thinning: Selectively remove secondary and small live branch growth evenly throughout the crown. Quantity: 15 % Cutting: Make no cuts of more than 50 mm diameter. Branches: Cut back to lateral or sublateral buds or branches without leaving stumps. Appearance: Leave a uniform and well balanced structure of branches and foliage.	Landscape maintenance	As specified	X	X	X	X	X
855 Cutting tree roots	Excavating: Use hand tools only. Protected area: Do not cut roots within an area which is the larger of: The branch spread of the tree. An area with a radius of half the tree's height, measured from the trunk. Outside protected area: Give notice of roots exceeding 50 mm in diameter. Do not cut without approval. Cutting Cutting: Make clean smooth cuts with a hand saw. Wounds: Minimize. Avoid ragged edges.	Landscape maintenance	As specified	X	X	X	X	X



	Finishing: Pare cut surfaces smooth with a sharp knife. Backfilling Protection: Cover cut roots with clean sharp sand. Material: Backfill with original topsoil.							
860 Removing trees, shrubs and hedges	Standards: To BS 3998. Existing services: Check for below and above ground services. Give notice if they may be affected. Shrubs and smaller trees: Cut down and grub up roots. Tree stumps Treatment: Remove mechanically to a minimum depth of 300 mm below ground level. Removal by winching: Give notice. Do not use other trees as supports or anchors. Protection: Avoid damage to neighbouring trees, plants and property. Work near retained trees: Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained. Filling holes Material: Use as-dug material and/ or imported soil as required. Finishing: Consolidate and grade to marry in with surrounding ground level.	Landscape maintenance	As specified	X	X	X	X	X
865 Bark damage	Wounds Do not attempt to stop sap bleeding. Bark: Remove ragged edges using a sharp knife. Wood: Remove splintered wood from deep wounds. Size: Keep wounds as small as possible. Liquid or flux oozing from apparently healthy bark: Give notice.	Landscape maintenance	As specified	X	X	X	X	X
870 Cavities in trees	Investigation: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay, and give notice. Water filled cavities: Do not drain. Sound wood inside cavities: Do not remove. Cavity openings: Do not cover.	Landscape maintenance	As specified	X	X	X	X	X



Hard landscape areas/ fencing									
910 Hard surfaces and gravel areas	Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings. Hard surfaces: Remove litter, leaves and other debris. Surface gutters and channels: Remove mud, silt and debris. Drainage gullies: Empty traps and flush clean. Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off. Repairs to all pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12. Stain removal: In accordance with BS 7370-2, table 4.	Landscape maintenance	As specified	X	X	X	X	X	X
920 Fencing	Fences: Inspect and repair to maintain protection against intruders.	Landscape maintenance	As specified	X	X	X	X	X	X

4.0 Monitoring

4.1 Monitoring is required to check areas of planting are establishing correctly and to provide input into future amendments to site management. Table 4.1 outlines the recommended monitoring for the next 5 years:

Table 4.1: Monitoring								
			Year-Post Development					
Element	Monitoring	Timing	01	02	03	04	05	
Existing and Proposed Trees	To be monitored on an annual basis to check tree health and identify any potentially dangerous trees to be felled.	N/A	X	X	X	X	X	
All areas of planting	To be monitored on an annual basis to check all planting is establishing and being maintained to meet objectives.	N/A	X	X	X	X	X	

Appendix 1- Planting Plan (Drawing no. VAR-EBL-XX-XX-DR-L-00013 by Eamonn Byrne Landscape Architects Ltd)

SCALE @ A1:	DATE:	DRAWN:	CHECKED:	APPROVED:
1:500	30.05.2024	XW	EK	EB
PROJECT NO.:	DRAWING NO.:			REVISION:
24004	VAR-EBL-XX-XX-DR-L-00013			P01

Eamonn Byrne Landscape Architects (EBLA) is a consultancy providing services in landscape architecture, urban design and landscape planning. We are a registered practice with the Landscape Institute.

Our approach is collaborative, responsive and creative. Through our approach and quality service we aim to create valuable places for our clients.

Landscape Architecture

We undertake the design, documentation and implementation of public and private external spaces across a wide range of project types and scales.

Urban Design

Through our urban design services we aim to integrate projects into their urban context and create valuable places for people.

Landscape Planning

Our landscape planning principles and practices consider the integration of topography, infrastructure and natural systems to achieve the optimum balance between the built and natural environment.

5-6 King's Court,
Shambles,
York,
YO1 7LD, UK

T: 01904 623 144

mail@eb-la.com

www.eb-la.com