

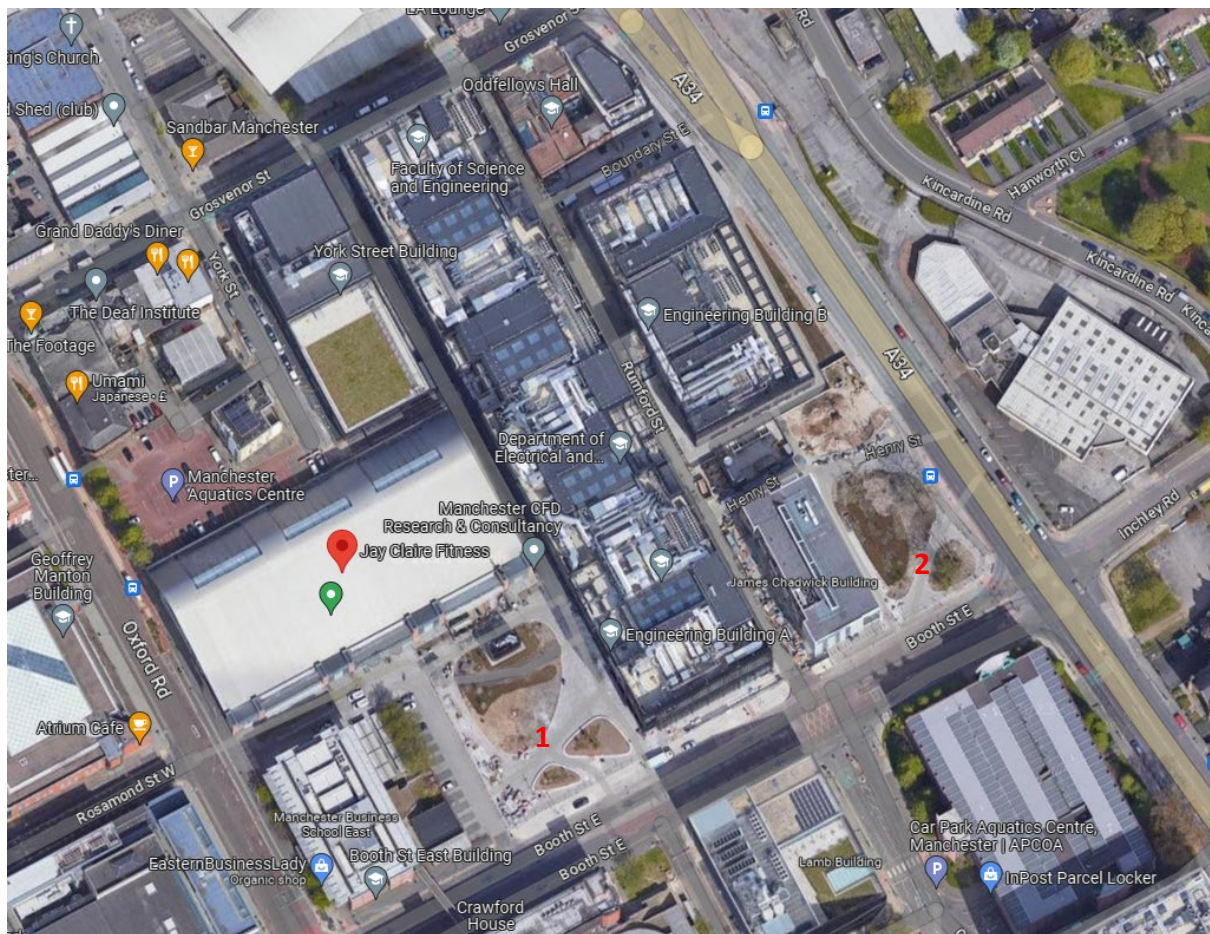
## Public Realm Management Strategy

This Public Realm Management Strategy addresses Planning Condition 23 of this application.

Condition 23 states:

*‘Prior to first use of the public realm full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.’*

### Public Realm



There are 2no. main public realm areas within the site. These are located at the south west

corner of the site, adjacent to the western elevation of Engineering Building A (1), and at the south east corner of the site, adjacent to the eastern elevation of the James Chadwick Building (2), respectively. Other areas of public realm are more incidental in nature.

### **Public Realm Maintenance**

The site-based workforce will provide day-to-day management and maintenance of the public realm, including:

- Undertaking minor estate repairs;
- Cleaning of common areas including surfaces and street furniture;
- Maintenance of communal gardens, including but not limited to: grass cutting, tending to flowers, borders, shrubs, and trees;
- Litter picking, sweeping of parking areas, walkways, bin, and cycle stores;
- Basic maintenance of un-adopted roadways and associated surface water drainage;
- Maintenance of associated lighting, replacement of bulbs;
- Movement of bins to designated collection points;
- Scheduling of planned preventative maintenance and appointment of specialist contractors, where required; and
- Health and safety statutory compliance of the Estate.

As stated above, the University of Manchester (UoM) team will appoint and manage specialist landscape maintenance contractors, as required.

### **Surfaces (paving, tarmac, gravel trim to escape tower, tree grilles, manhole covers etc.)**

The UoM will ensure all surfaces are kept in a clean and safe condition, and that any repairs are carried out in accordance with the relevant specification.

In line with the approved Landscape Management Plan (LMP), this will include:

- General cleaning of paving and tree grilles by mechanical scrubbing or scrubbing with a stiff brush using solvent free cleaners;
- Removing litter/chewing gum/graffiti/oil or petrol leaks from vehicles;
- Regularly sweeping and removing debris from paths and paved surfaces to maintain a clean appearance and prevent slip hazards;
- Clearing leaves and other plant material from path surfaces with arisings removed off site or to on-site compost facilities;
- Ensuring the condition of paving is kept at the optimum level, repairing/replacing any damaged stones;
- Protecting paving from vehicle movements;
- Snow and ice clearance;
- Power washing the tarmac path periodically to remove stubborn stains and dirt build-up;
- Inspecting the path for cracks and potholes, and repairing them as needed to prevent further damage and maintain safety;
- Trimming and removing any overhanging vegetation that might obstruct the path or cause damage to its surface;
- Clearing gravel from the grass area;
- Repairing any voids or sunken areas of gravel;
- Resurfacing with new gravel where necessary;
- Installing and replacing damaged manhole covers; and
- Maintaining the levels of stone paving infills around manhole covers.

Please refer to the approved LMP for more details on the above cleaning and maintenance works. This includes the frequency of such works.

## **Lighting**

The UoM will regularly inspect the estate lighting and replace bulbs, with a specialist electrical contractor engaged, where necessary, for any statutory compliance checks and/or specific maintenance/repairs.

As highlighted in the LMP, these inspections and activities will involve:

- The cleaning of lighting columns and bollard lights;
- Installing and replacing damaged elements (access via aerial work platform);
- Checking for water penetration/cracks in glass or breakages in seals;
- Checking the light bulbs regularly and replacing any that are burnt out or broken;
- Keeping areas around bollard lights clean and free of debris or overgrown vegetation;
- Regularly inspecting the bollard lights to ensure they are functioning properly; and
- Ensuring that the wiring and connections are secure and in good condition, and that cables in soft landscape are not exposed.

Please refer to the approved LMP for more details on the above cleaning and maintenance works. This includes the frequency of such works.

### **Street furniture**

The UoM will ensure that any street furniture - including the likes of fixed seating, litter bins, and drop-bollards - is kept in a clean, safe, and operational condition. This includes:

- Cleaning by appropriate means the natural stone seating, bins, cycle stands, cycle shelter, and bollards;
- Regularly sweeping or blowing away debris and dirt from the surface of the stone seating to prevent accumulation of dirt and grime;
- Inspecting the stone seating regularly for any cracks or damage, and addressing any repairs promptly to prevent further damage;
- Applying a sealer to the stone seating annually to protect it from stains and weathering;
- Checking skateboard deterrent studs are fixed in place, if applicable, and repairing or replacing where necessary;
- Installing and replacing damaged bollards;
- Maintaining and repairing the surface finishes of bollards;

- Lubricating bollard hinges/locks using a light grade lubricating oil;
- Removal of chewing gum/graffiti from bins;
- Maintaining the surface finishes of bins;
- Installing and replacing damaged cycle stands and bins;
- Checking cycle stand fixings are secure, and cycle stands are rigid and stable;
- Lubricating the moving parts of the cycle shelter;
- Inspecting the cycle stand for rust or corrosion, and, where necessary, an appropriate rust inhibitor will be applied;
- Tightening of any loose screws or bolts on a regular basis for the cycle stand;
- Inspecting the cycle stand base plates for damage, and repairing as necessary; and
- Keeping the cycle stand shelter free from debris, removing any accumulated snow.

Please refer to the approved LMP for more details on the above cleaning and maintenance works for each of the various elements of street furniture. This includes the frequency of such works.

## **Drainage**

The UoM will carry out regular maintenance of unadopted roadways and associated surface water drainage, particularly to clean and remove obstructions. This includes the following:

- Cleaning gullies and linear drains;
- Maintaining catch basins and storm drains and pipes by cleaning out debris, removing leaves from culverts and gullies to avoid localised flooding;
- Inspection of gulley trays, linear drains, and pipes, replacing any that are damaged;
- Performing emergency street, sewer, storm drain, or other public service maintenance work as required; and
- UoM vehicles will perform sweeping, cleaning, and litter removal where possible, with manual removal of leaves and debris in any locations where sweeping vehicles cannot access.

To confirm, the UoM team will appoint and manage specialists to carry out the above items, where required.

Please refer to the approved LMP for more details on the above cleaning and maintenance works. This includes the frequency of such works.

## Planting

Basic day-to-day maintenance will be carried out by the UoM's on-site team, with a specialist contractor appointed to maintain all planting, soft landscaping, and trees, in accordance with the short and long term maintenance operations contained within the LMP.

The following paragraphs outline the key maintenance operations required to each landscape typology, in order to retain maximum health of the planting or soft landscape feature. Firstly, the maintenance of the grassed areas relating to species rich turf, as set out in the Wildflower Trust Ltd. Specification.

### 3. Wildflower Species Rich Turf Maintenance

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 3.1 | Generally no fertilizer is needed due to the capacity of a number of the species in this turf fixing nitrogen. However in some circumstances, for example where the turf is on very low fertility soil such as sand or gravel, the addition of a light dose of fertilizer before or soon after laying can be beneficial. If this is the case, a light dose every spring, may improve plant development. Please refer to Wildflower Turf Ltd. | Fertilizer      |
| 3.2 | Once established Wildflower Species Rich Turf requires regular mowing through the growing season to ensure the area can be used as a lawn. The mowing interval should not exceed 2 weeks during the growing season. Cutting the plants back to 2 to 4 inches (50 to 100mm) in length ensures species diversity within the lawn area. All cuttings should be removed.                                                                         | Cutting regime  |
| 3.3 | Mowing should take place from early spring through to late autumn to coincide with the plants seasonal growth. After the autumn it is important to remove any leaf litter that falls on the area. If the areas are shaded by trees, ensure that fallen twigs and leaves are removed throughout the autumn period.                                                                                                                            | Timing the cuts |

The following activities are highlighted on the below/overleaf, taken from the LMP:

(NB: plant maintenance will be as per species and seasonal pruning)

### 3.04 Ornamental shrubs, perennials grasses

#### General Maintenance:

To be maintained to promote weed suppressing ground cover, with high ornamental value and seasonal interest. Each species group is to be pruned or tended to promote natural form and development, maintaining healthy growth. Dead heading, removal of seasonal foliage and formative pruning to be carried out as required. In early spring clear away dead foliage and mulch with compost / composted bark as necessary to suppress weeds.

#### Specific maintenance requirements:

- Semi-evergreen Ornamental grasses – cut down to base in early spring before new foliage appears.
- Evergreen ornamental grasses – in early spring, wearing gloves, comb through grass to remove dead foliage.
- Herbaceous perennials and deciduous shrubs – during summer, deadhead spent flowers and fading flower spikes as they fade and carry out formative pruning to maintain vigour. Shrubs growing from a central crown should be lightly pruned to a central framework in early spring to maintain the plants symmetry. Shrubs with stems growing from the base should be pruned hard back to the base in spring. Leave ornamental seedheads in place during winter to add structure and interest to the border.
- Evergreen perennials and shrubs – In late autumn (October / November) remove any dead flower or seed heads which are not required for interest during winter. In spring tidy foliage by removing any damaged winter stems and lightly trim foliage of dense shrubs.

### 3.05 Bulbs

- Lift and divide congested colonies in spring, re-planting at a suitable spacing according to the individual species.

### 3.06 Existing and new Trees

#### General Maintenance:

To be managed according to the arboriculture assessment and recommendations. Newly planted trees and specimen shrubs to be monitored year round to ensure canopy form (with central leader or as a multi-stemmed) is healthy and typical of species and remains free from pest and diseases. Where necessary formative pruning to be carried out by a qualified arboriculturist. All aspects of installation, including moisture content in rootballs, underground guys or stakes where used and aeration tube caps where used to be inspected on a regular basis.

#### Specific maintenance requirements:

- Tree inspections once per year Jan-Dec
- Tree Irrigation - watering in hot weather as necessary, approx. 3 visits March – Oct
- Mulching around the base of the tree to retain moisture and suppress weeds
- Remove and replace dead or damaged trees once per year October – March. Replace losses to original specification or to match nearby plants of same specification, whichever is the greatest.
- Check and adjust/replace stakes, ties, shelters to trees and shrubs as required and firm in smaller plants.
- Monitoring for pest and disease issues and treating as necessary
- Regular inspection for structural issues or damage

Remove temporary tree guards, if used, when trees are established and robust enough to withstand damage.

## Litter collection

In accordance with the Refuse Strategy submitted pursuant to Condition 29, 16 external waste/recycling stations/bins are located around the public realm areas of the site to allow for the disposal of waste/litter by students and staff, as well as by general passers-by (see Photos 1 and 2 below for examples).

These each have a capacity of 360L and are emptied on a daily (M-F) basis by the UoM's in-house Campus Cleansing Unit (CCU), who collect the various wastes and bulk them up elsewhere on campus, prior to disposal/recycling.

These provide receptacles for the following waste streams:

- General/non-recyclable waste;
- Paper;
- Cans and;
- Plastic bottles.

Each recycling station has a cigarette disposal post at the side of it. These are emptied a minimum of twice a week.



Photos 1 and 2: External waste/recycling stations/bins

## **Maintenance Vehicle Parking**

Allocated spaces have been created on Rumford Street for maintenance vehicle parking. The University has a booking system in place for these spaces. Access to Rumford Street is via an intercom and remote-operated vehicle bollards at the junction entrance from Booth Street East.

In general, vehicles will not be allowed to part within the public realm, unless pre-agreed with the UoM and only in suitable locations.

## **Conclusion**

In line with the measures discussed above, it is understood that this Public Realm Management Strategy meets the requirements as set out in Condition 23.