



Gorton Community Hub – Landscape Maintenance & Management Plan

GCH-IBI-XX-XX-SP-L-700-0003



Defining the cities of tomorrow

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Document to be read in conjunction with documents;

GCH-IBI-XX-XX-DR-L-700-0001: External Works General Arrangement Plan

GCH-IBI-XX-XX-DR-L-700-0004 : Planting Details

GCH-IBI-XX-XX-DR-L-700-0012: Planting Plan & Schedule

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This report has been developed in conjunction with BS 42020:2013 Section 11.1

Overall Objectives

- To secure the long-term health and retention of the trees and planting to the site.
- To secure the implementation and establishment of the proposed landscaping scheme for public use and enjoyment, and to secure wildlife and ecological benefits wherever possible.
- To establish a functional and attractive public open space network that contributes to the visual amenity of the site and enjoyment by users.
- To secure a successful sustainable drainage network with associated landscape and wildlife value.
- To ensure best horticultural and health and safety practices at all times;
- To maintain high standards of landscape development thorough considered management procedures.
- To ensure that methods employed respect and encourage wildlife, wherever possible; and
- Defects in the landscape are identified early and addressed promptly.

Insurances and Certification

The appointed Contractor must provide details of all necessary insurances and certification to carry-out the works specified in this management plan. It is the responsibility of the appointing authority to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the specified works.



Landscape Operations

The following sets out the landscape components that are considered in detail in this management plan

- Litter and debris removal;
- Management of trees and planting;
- Amenity grass;
- Sustainable drainage facilities.

Environmental Considerations

- All chemical weed control must be carried out by suitable trained staff in accordance with the manufacturers recommendations and the legislation set out below:
- The Food and Environment Protection Act (1985);
- The Control of Pesticides Regulations 1986 (COPR) (as amended 1997);
- The Control of Substances Hazardous to Health Regulations (2002);
- The Environment Protection Act (1990)
- It is the Contractor's responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The Contractor will make any notifications as are required under the terms of The Food and Environment Protection Act (1985) and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.
- Horticultural peat is not to be used as mulch on any beds or as a soil conditioner.
- Where appropriate arisings from the site should be recycled. In the case of fallen or lopped tree material this can be located within areas of undergrowth, away from key public spaces, to form eco-stacks. The creation of such features must be done so in consultation with the appointing authority and should not be used as a measure to dump arisings on the site.
- All arisings (unless otherwise specified) will be removed from site and deposited at an approved tip or registered green compost facility.



- Watering operations will be carried out as specified in this management plan. A water source will be identified by the appointing authority. If no water source is available, then watering will be carried out using a bowser.

Litter Removal

- For the purpose of this management plan, litter shall be termed as any item of debris or deleterious material i.e. paper, plastic, cardboard, polythene, glass, wood, stones, and metal.
- The Contractor will ensure that the entire site is kept free of litter and other debris through a regular programme of monitoring, collection and disposal, coinciding with visits to maintain grassed areas and planting.
- Particular care will be taken to remove all broken bottles, glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- The Contractor will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner.
- The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and wear, adequate protective gloves and footwear to protect against penetration of needles and other sharp objects.
- All litter and debris shall be removed off site to an authorised tip specified by the Contractor.
- This shall be carried out in accordance with the Code of Practice on Litter and Refuse (2006) issued under Section 89 of the Environment Protection Act (1990). Leaf litter will be collected on up to three occasions from all grass areas and footpaths during the main autumn leaf-fall period between November and December.

Management of Trees

- Following the completion of the construction phase and commencement of the landscape management phase all levels and surface finishes will be checked around all trees. Where levels and/or surfaces are considered unsatisfactory these will be rectified to a satisfactory condition.



- A visual inspection of individual trees and vegetated areas shall be carried out at every visit. Any damaged, diseased, or dangerous timber shall be reported to the operations manager, for an application to be made to the Local Planning Authority under the Town & Country Planning (Trees) Regulations 1999 if it is considered hazardous to public use of the area.
- All works to trees and hedgerows will be carried out in to avoid the Birds Nesting Season (minimum of March to mid-August although dates may change subject to weather fluctuations etc). Any works to retained trees must be approved by a qualified Ecologist to safeguard potential Bat habitat. All works to be in accordance with recommendations set out in BS 3998 'Tree work recommendations.
- Where appropriate felled branches will be placed deep within the undergrowth and away from watercourses, to create 'eco stacks' to encourage wildlife. No more than 3 'stacks' to be create each year with dimensions not exceeding 450mm tall by 1000m wide. Unwanted material will be removed from site and either chipped for mulch or taken to the Contractor's approved tip.

Amenity Grass

- Prior to cutting all areas will be cleared of litter and debris in accordance with the section detailed above.
- All operations will be carried out using machinery appropriate to the task, cylinder, rotary or mulch mowers. Mowing operation will only be carried out during appropriate weather conditions avoiding sustained periods of rain, or heavy frost, snow, and waterlogging. Operations will be suspended where ground conditions prevent the use of machinery without damage to the ground surface. Where operations are suspended due to unsuitable conditions additional maintenance visits will be agreed in order to maintain the sward within acceptable growth limits.
- During each maintenance visit the Contractor will cut adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles using equipment suitable to the task. Strimmers will not be used around the base of trees. Strimming will be restricted leaving an un-cut sward at the base of each trees of a radius of not less than 500mm from the outside edge of the trunk. Cuts shall remain flexible in order to accommodate growth rates and weather conditions. As a general guide cutting is likely to be required every two weeks in high maintenance areas, ensuring that the sward height does not exceed 50mm and that the presence of flowering weed species is suppressed. The height of cut shall be 30mm. The Contractor is required to assess growing conditions and adjust maintenance schedules as necessary. All cuttings are to be evenly dispersed over the ground.
- Following cutting, all grass clippings and other debris shall be swept from adjacent areas of hard standing and removed from site to an authorised tip or dispersed over the plot.



Planting

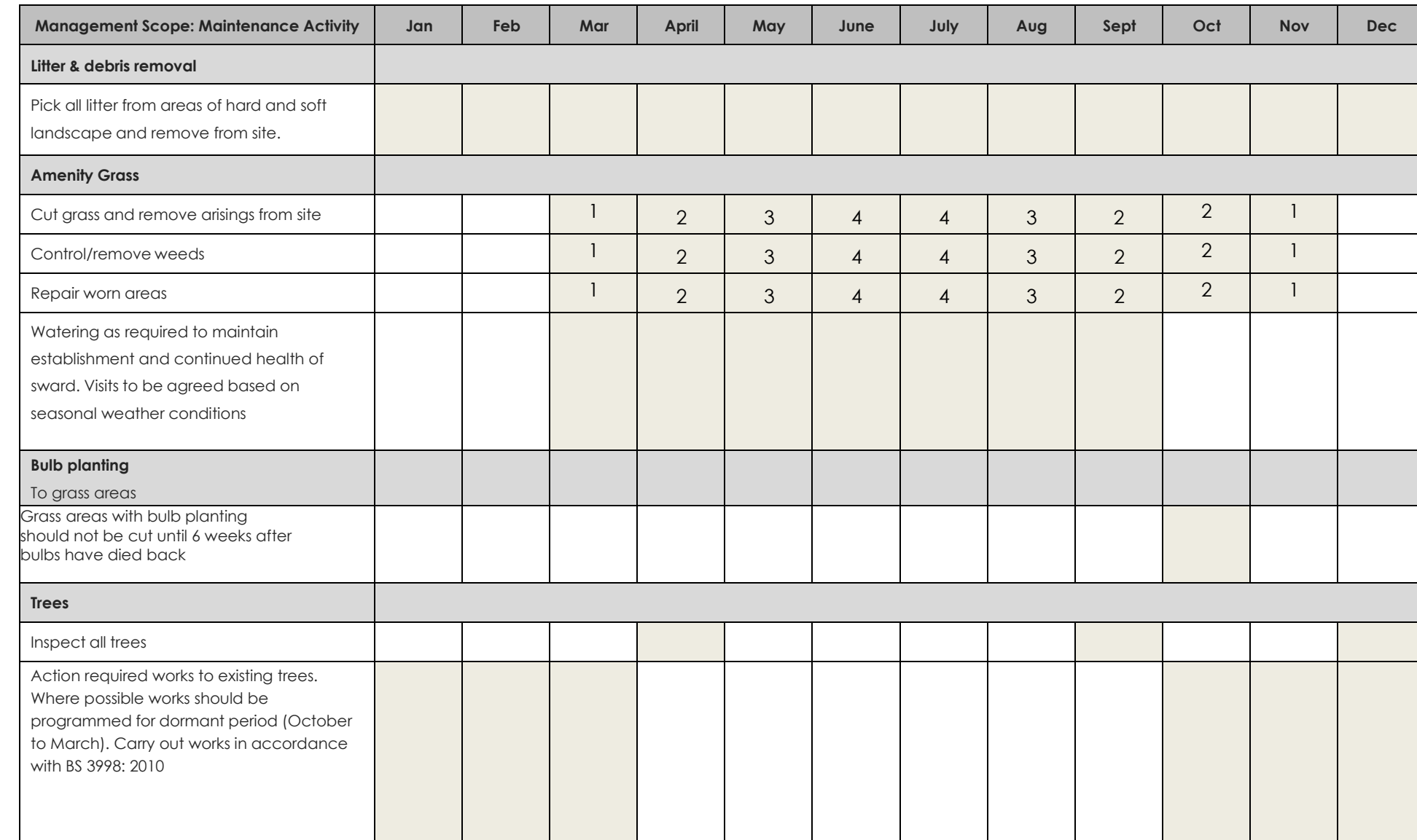
- Tree and shrub planting will be attended to three times during the growing season (April- September) and once during the dormant season (October-March inclusive) as a minimum. Problematic areas with perennial weed problems will/may require additional visits. All planting areas will receive bark mulch. At each visit the following operations are to be carried out.
- Before work commences, all areas shall be inspected, and all debris removed in accordance with the litter removal section detailed above.
- All plants shall be checked and firmed up in the ground as necessary.
- Any damaged shoots or branches shall be pruned off plants using secateurs, cutting back to above a live, outward facing bud or shoot.
- Weed growth within planting areas shall be eliminated during the summer visits with a suitable translocated herbicide such as “Round-up” glyphosate herbicide, in line with the manufacturer’s instructions and in compliance with the Pesticides Acts (1998). Tree and/or shrub shelters, if fitted, shall be lifted as necessary to achieve weed control, and re-firmed in the ground after completion of the work. Dead weed material shall be removed during the following visit to site.
- Grass growth within planting beds shall be treated during the winter visit with a suitable residual herbicide such as “Kerb” (pbi), in line with the manufacturer’s instructions and in compliance with the Pesticides Acts (1998).
- Planting shelters (if fitted) shall be checked at each visit, stakes firmed up as necessary, and ties adjusted. Any missing or vandalised shelters or ties shall be replaced, and lopsided shelters straightened.
- Any dead trees and shrubs shall be removed and the resulting hole to be filled. Replacement planting to be carried out during the winter visit.
- All plants to be re-firmed after frost to ensure they are not leaning and that the soil level around the plants remains at the level they grew at the nursery.
- Grass with Bulb Planting – Grass areas with bulb planting should not be cut until 6 weeks after bulbs have finished flowering depending on the species.



Maintenance schedule

MANAGEMENT PLAN REVIEW & MAINTENANCE SCHEDULES

- The sequence of agreement, monitoring and review is set out below. It is envisaged that at each stage agreement will be reached between the Contractor and appointing authority. It is the responsibility of the Contractor to bring to the attention of the appointing authority any issues that require immediate attention. Any such issues left unchecked that result in permanent damage or degradation of the landscape and associated environment will be put right at the Contractors expense. The stages of agreement, monitoring and review are set out below:
- Management plan and annual maintenance schedules to be agreed by all parties involved in the on-going management of the landscape and features specific to this plan.
- At the end of year 1 the Contractor and appointing authority are meet on site and review all open spaces.
- Following this monitoring stage appropriate adjustments to the management objectives, operations and frequencies of visits are to be agreed and the plan amended. Minor amendments may be necessary, but no major changes should be made without agreement with the appointing authority and Local Planning Authority; Monitoring visits and amendments to the plan are to be continued between years 1 to years 5;
- The following tables set out the Year 1 - 5 maintenance schedule with reference to longer ongoing maintenance works.





Hard Landscape Inspection												
Paths: Remove litter, grass clippings and general debris												
Paths: Annual inspection for wear and tear												
Street Furniture (including all railings and boundary treatments) Biannual Inspection for wear and tear.												



Long Term Management year 6 onwards

The grid details long-term maintenance operations aimed at ensuring the longevity of the landscape setting and enhancing ecological value of infrastructure planting.

At the end of year 5 there will be a wholesale review of this plan and any changes to it (including the removal/insertion of operations and/or the change in frequency of operations) will be agreed between the Contractor and appointing authority and if substantial changes made the council.



Trees	
Condition and safety inspection by arboriculturist	Annually
Phased programme of felling and replanting based on arboriculturist recommendations	Once every five years (if required)
Selected Trees	
Coppicing of appropriate species on a rotational basis	One coppice cycle every 10 years
Stockpile cuts on site for conservation value	As above
Ornamental Planting Areas	
Inspection and remedial prune where necessary to specimen shrubs	Annually
Replacement of plants that have exceeded their aesthetic life spans. 5-7% stock on rotational basis	Once every 5 years
Grass Areas	
Mowing	Minimum of 14 cuts between April and October



Scarify, feed, and reseed as required	Annually between March and September
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Replacement of poor quality areas	Annually
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Paths

Wear and tear inspection	Annually
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Furniture/Security Fencing and Gates

Wear and tear inspection	Annually
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