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LANDSCAPE & GARDEN DESIGN

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Landscape Maintenance Plan

March 2026

1.0 INTRODUCTION

This document has been produced for the new planting beds due to be planted Winter/Spring 2026, and includes all establishment and maintenance procedures for the planting. The maintenance plan follows the completion of the planting and is not time limited.

These documents are issued for the site owners and in reference to Manchester City Council Planning 143731/FO/2025, Conditions 2 and 3.

2.0 OBJECTIVES

The objective of this maintenance plan is to enhance and maintain the tree planting, to provide guidance for the on-going maintenance of the tree planting and a programme to follow over the course of the first 5 years of their establishment and then onto 15 year following establishment.

3.0 TREE MANAGEMENT PLAN

The table below sets out the maintenance tasks and management required:

Area	Task	Yr1	Yr2	Yr3	Yr4	Yr5-15yrs
Trees	Formative pruning	•	•	•		
	Cut away damaged limbs	•	•	•	•	•

	Fertilise	•	•		•	
	Water	•	•	•		
	Replace failed stock	•	•	•	•	•
	Mulch	•	•	•	•	•
Pest & Disease	Check for P&D & act when necessary	•	•	•	•	•
Tree Anchors	Check fixings remain tight & in place	•	•	•	•	•
Leaf & Weed Clearance	Clearance of blown in leafs, removal of any weeds	•	•	•	•	•
Watering	Check tree rings regularly	•	•	•	•	•

4.0 SPECIFIC TREE MAINTENANCE TASKS

To ensure the successful establishment of the new trees the following maintenance tasks should be carried out:

- Following any particularly strong winds check for any damaged limbs, carefully remove with sharp secateurs and treat wounds as necessary.
- Also check that the Platypus anchors are holding fast and do not require tightening.
- Formative pruning of the trees should take place as necessary removing any co-dominant stems and crossing branches.
- New growth to be cut back to maintain the 'tear drop' shape with a single prune to take place in early September.

- Apply a top dressing of a balanced N.P.K. fertiliser in early spring following manufacturer's instructions.
- Ensure that the trees receive sufficient watering at regular intervals in the establishment period.
- Ensure mulch levels remain at minimum 50mm depth; replenish at regular intervals according to site conditions.

Pests & Diseases

- Inspect the trees bi-monthly to identify any pests and diseases.
- Where possible the Integrated Pest Management approach (using cultural, physical and mechanical methods before using chemical control as a last resort) to pest and disease control should be applied.
- Any severe case of a pest or disease should result in the removal of the tree to avoid any further spread.
- Where chemical control is required treatments should be carried out twice a year.

Leaf & Weed Clearance

- Ensure that the planting beds are kept clear of leaves and that leaves are not left to sit on the plant beds for an extended period.
- This also applies to the paved/hard landscaping areas where leaves should be collected and removed from the hard surfaced areas.
- As a minimum leaf clearances should be undertaken six times per year, in October, November and January.
- Check for weeds on each maintenance visit and remove each time.

Watering & Irrigation

- Regularly check that the tree rings are releasing water along the entire length of the ring; calcium build up can sometimes block a ‘dripper’ and this can easily be washed off with warm water and a sponge

Additional Planting

- It is noted that the planning condition makes reference to the opportunity for the City Council, as Local Planning Authority, to require additional planting measures, if the planting provided does not provide an adequate level of site screening. On receipt of a request from the Council that the consented screening is not sufficient, the applicant will review in conjunction with the Council if further screening is necessary, the extent of additional screening and the timing for installation.