

HABITAT & LANDSCAPE MANAGEMENT PLAN

(Condition 29 – Pre-Occupation)

Site: Renshaw House, Hyde Grove, Manchester

Planning Permission Ref: 140060/FO/2024

Applicant: Harvale 2 Ltd

1. Purpose of this Plan

This Habitat and Landscape Management Plan (HLMP) is submitted in discharge of **Condition 29** of the planning permission.

It sets out how the landscaped areas and ecological features of the development will be **established, maintained and managed** following completion of the development, in order to:

- Ensure successful establishment of planting
- Maintain the visual quality of the development
- Support biodiversity where appropriate for an urban site
- Ensure long-term, practical management arrangements are in place

This Plan relates to the **operational phase of the development** and will be implemented following completion of the approved landscaping works.

2. Site Context and Character

The site is located in a **dense urban area of Manchester** and comprises a purpose-built student accommodation development with associated external landscaped areas.

The landscaping strategy is modest and appropriate to the urban context and is intended to:

- Provide visual softening of the development
- Create a pleasant environment for residents
- Deliver biodiversity enhancement proportionate to the site's location

The site does not contain, nor is it immediately adjacent to, any designated ecological sites.

3. Approved Landscaping Scheme

Landscaping will be implemented in accordance with the **approved landscaping drawings and planting schedule** submitted as part of the planning application (or pursuant to any subsequent landscaping condition).

Typical elements include:

- Soft landscaping areas at ground level
- Shrub and ornamental planting
- Areas of hard landscaping with incidental planting
- Boundary treatments incorporating planting where appropriate

All planting will be carried out using suitable species appropriate to an urban environment.

4. Biodiversity Measures

The landscaping scheme incorporates measures intended to provide a modest biodiversity benefit, appropriate to the scale and nature of the site. These may include:

- Use of native or pollinator-friendly planting species where appropriate
- Planting that provides seasonal interest and habitat value
- Avoidance of invasive or unsuitable species

The emphasis is on **robust, low-maintenance planting** capable of thriving in an urban setting.

5. Establishment Period (Years 1–5)

The first five years following planting are recognised as the **establishment period**.

During this time, the following management measures will be undertaken:

- Regular watering during dry periods
- Weeding and general plant care
- Replacement of any failed, damaged or diseased plants on a like-for-like basis
- Pruning and formative maintenance as required

Any plants that fail to establish successfully will be replaced to ensure the landscaping scheme remains intact.

6. Ongoing Management (Beyond Establishment)

Following the establishment period, landscaped areas will continue to be maintained to ensure they remain healthy, safe and visually attractive.

This will include:

- Routine inspection of planting
- Periodic pruning and maintenance
- Replacement planting where necessary
- General upkeep of landscaped areas

Management will be proportionate to the scale of landscaping and consistent with good estate management practice.

7. Responsibility for Management

Responsibility for implementing this Plan will rest with:

- The building owner and/or appointed management company

Landscape maintenance may be carried out by:

- An in-house facilities team, or
- An appropriately qualified external landscape maintenance contractor

Clear responsibility will be retained at all times.

8. Monitoring and Review

Landscaped areas will be monitored as part of routine site management.

If any planting consistently fails or proves unsuitable for the location, reasonable adjustments may be made (such as replacement with more suitable species), while maintaining the overall intent of the approved landscaping scheme.

Minor changes will not require formal approval where they do not materially alter the character or function of the landscaping.

9. Ecological Protection During Maintenance

Ongoing maintenance activities will be carried out sensitively and will avoid unnecessary disturbance to planted areas.

Use of pesticides and herbicides will be minimised and undertaken only where necessary.

10. Duration of the Plan

This Habitat and Landscape Management Plan shall be implemented for a minimum period of **30 years** following completion of the development and thereafter for the **lifetime of the development**.

The Plan provides a practical framework for long-term landscape and habitat management that is proportionate to the nature of the site and its urban context.

11. Compliance Statement

This Habitat and Landscape Management Plan is submitted in full discharge of **Condition 29** of the planning permission and will be implemented following completion of the development in accordance with the approved landscaping scheme.