LANDSCAPE MANAGEMENT PLAN

MCFC Women's First Team Facility

Prepared By Saville Landscape Design Ltd
on behalf of
City Football Group Limited
Version 1

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1.0 INTRODUCTION AND GENERAL DESCRIPTION

This report has been compiled on behalf of Manchester City Football Club to provide information for the habitat, landscape maintenance and management requirements for the hard and soft landscaping within the proposed Women's First Team Facilities development site at the Etihad Campus, 550 Ashton New Road, Manchester, M11 4AA.

This report has been prepared to ensure that the landscape is maintained in a manner which protects and enhances existing wildlife habitats and promotes the biodiversity value of the site. The landscape will also play an important role in contributing to the visual amenity of the local area and successfulness of the development.

SITE DESCRIPTION

Located on the north-eastern edge of the Etihad Campus, the site fronts on to Ashton New Road to the north, the Ashton Canal to the east, the MCFC North Car Park to the west and the existing training pitches to the south. The existing bank building is to be repurposed and linked to a new two storey building that will be the club's Women's First Team Facility.

An access road is located from a straight section of road on the existing north carpark which culminates in a mini-roundabout' arrangement to allow for pickup/drop off and exit via the same route as entry. A turning head is indicated to allow deliveries into the building for regular kit drops and supplies for the catering element as well as waste collection. A footpath lies on the south elevation of the access road to provide pedestrian access to the new facilities. Maintenance access to the training pitches is provided by a DDA compliant ramp along the access road.

Hard surfacing is located around the perimeter of the building for maintenance that is predominantly hot rolled asphalt, except for the area at the main entrance that is a decorative concrete used elsewhere on the campus. Level access is provided at all access points to the building to facilitate accessibility with concrete steps and artificial grass surfacing leading from the south elevation of the new building as a way for the players and staff to access the training pitches.

Automated vehicular and pedestrian gates are located at the car park entrance with welded mesh fencing to the public perimeters of the new development matching the existing security fencing located on the campus.

The soft landscaped areas comprise of new linear belts of tree planting, amenity grass and shade tolerant wildflower planting beneath the new tree line within the POS area located on Ashton New Road.

To provide screening and privacy between the new development and Ashton New Road new earthworks are situated on the northern areas between the turning circle, new building, and Ashton New Road.

Ornamental hedging and linear belts of trees are proposed around the site perimeter to provide further screening and continue the linear theme of woodland planting found across the campus.

New ornamental shrub planting is proposed to the front of the new building that provides nectar sources for insects and berries/fruits for invertebrates and birds.

On the top of the newly formed earthworks a species-rich native hedge consisting of Hawthorn (Crataegus monogyna), Hazel (Corylus avellana), Holly (Ilex aquifolium), Blackthorn (Prunus spinosa) and Guelder Rose (Viburnum opulus) will be planted that offers numerous benefits, including supporting a wide variety of wildlife, providing food and shelter, enhancing biodiversity, and creating a visually appealing and natural boundary.

To further enhance the biodiversity of the site new areas of wildflower meadow grassland are proposed on the top of the newly formed earthworks and to the rear of the new building to replace the existing ecological area that was removed due to the development. The wildflower meadows provide vital habitats, food sources, breeding grounds for a diverse range of wildlife from bees and butterflies to birds and small mammals.

The proposed tree species follow the existing planting matrix already found on the Etihad Campus which was created following consultation with the Grounds Maintenance Team. A total of thirteen different species of deciduous and coniferous native and non-native tree species are proposed around the perimeter of the site continuing the woodland belt that is already established around the wider site boundary and sports pitches. Within the ecological areas four different types of fruit tree species are proposed which match the current species located in other areas of the Campus. The proposed species will provide vital habitats supporting insects and other wildlife and supporting the balance of the local ecosystem.

Within the ecological areas on the top of the earthwork's bee posts sourced from sustainable materials are proposed and habitat letters are located on the roundabout to provide nesting sites for the local bee population and other pollinators. These can be found in other location within the Etihad Campus.

Felled timbers from the trees that have been removed as part of the development will be used to make log piles around the site creating valuable natural habitats for wildlife. Timbers that are not used as part of this development will be retained by the Grounds Maintenance Team and re-used elsewhere on the Etihad Campus.

It is essential to note that this management report has been prepared on the basis that all landscape planting and habitat creation specified on the Saville Landscape Design (SLD) plans 407-71 and 407-75 have been satisfactorily carried out or implemented.

The report aims to be a reviewable document that will be informed by approved ecologists appointed by the grounds maintenance team who will monitor the site. The monitoring will seek to inform the management to ensure practices are modified as required.

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2.0 PROPOSALS AND OBJECTIVES

The overall objective of this report is to provide a practicable document that can be referred to by relevant contractors, site managers and staff that will promote a successful landscape to enhance the environment around the development for the benefit of wildlife, species diversity, local landscape character and visual amenity. This management report will look to ensure that the landscaping is implemented, established and maintained as the design intended and will provide 5-year maintenance objectives for all landscaped elements within the scheme as a whole.

The persons or companies responsible for maintaining the landscape will also be responsible for carrying out a review of the landscape management report after a 5-year period, to ascertain any changes on site and to provide updated maintenance regimes as the landscape matures.

After this time, it would be appropriate to review this plan every 3-5 years to ensure that the management objectives and maintenance regimes responds to any changes on site and within the environment.

The different areas and habitat types which are included in the landscape management plan can be divided up as follows;

- Existing Vegetation
- Proposed Trees
- Proposed Ornamental Shrub Planting
- Proposed Ornamental Hedge
- Proposed Native Mix Hedgerow
- Proposed Grass Mixes
- Proposed Wildflower Meadows
- Wildlife Habitats
- Additional Wildlife Considerations
- Proposed Hardstanding Surfaces
- Proposed Boundaries
- Proposed Furniture

The main objectives for the maintenance of the landscape include the following:

- Maintain existing trees and vegetation around the site to preserve the character of the landscape and local wildlife habitat.
- To promote the successful establishment and management of the new landscape planting and habitat areas by establishing new trees, shrubs and vegetation around the site to reinforce the existing landscape structure, define site boundaries and establish wildlife corridors and foraging habitat.
- Establish additional native and non-native trees and shrubs to promote species and structural diversity, improve visual amenity and contribute to the landscape character to help integrate the site into the local landscape.
- Provide a pleasant and safe environment for the end users.
- Provide and maintain additional habitats for bird and bats in the form of bat and bird boxes located the existing building.

2.1 HEALTH AND SAFETY

The following potential hazards have been identified during the maintenance operations within and around the proposed development;

- Contractors working on the site should make themselves aware of the location of any underground or over ground services and cables.
- Working close to a water course (off-site water bodies on Eastern boundaries) and the risk of drowning.
- Working on an undulating surface, the contractor must be aware of the danger using machinery on uneven surfaces and implement the necessary precautions when carrying out maintenance operations.
- Working in areas close to roads and houses, including local residents and the general public; consideration must be given to vehicular and pedestrian users Working in areas used by the residents who may be disabled or visually impaired, ensuring surrounding roads and paths are kept clear at all times, and ensuring potentially dangerous tools or machinery is not left lying around causing a trip hazard.
- The use of chemicals known to be hazardous to humans and animals; the contractor must also be aware of the limitations using of certain chemicals close to a water course, ensuring they compile with Environment Agency (EA) recommendations.
- Lifting heavy objects and working with heavy machinery
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring clearing i.e. needles, dog faeces and fly tipping
- Works to existing trees, including the use of chainsaws/machinery, climbing heights, falling branches.

Methods for reducing the potential site risks are well established and are common practice for competent contractors. The contractor is expected to identify all hazards associated with any maintenance operations proposed, together with an assessment of the risks involved and methods for reducing the risks.

A copy of the Risk Assessment should be recorded and retained at the back of this report for reference by all contractors working on site. This assessment should be reviewed annually to respond to any changes on site.

2.2 SITE OPERATIONS

All operations described within this document relate to the landscaped areas that fall under the responsibility of the Grounds Maintenance Team.

The Grounds Maintenance Team is responsible for employing suitably qualified Landscape Maintenance Contractors to carry out all operations as listed in this report and obtaining advice from a suitably qualified ecologist, if necessary, in matters relating to ecology/wildlife/habitats.

All operations on site are to be carried out by qualified operatives with appropriate safety clothing. The appointed Landscape Maintenance Contractor and any sub-contractors are to adhere to the latest guidance on safe working practice, including information from the recognised industry body, the Local Authority and the government Health and Safety Executive.

The maintenance contractor is to carry out all operations with regards the safety and welfare of the general public, private and public property, domestic and native flora and fauna and statutory services including the Environment Agency.

2.3 IMPLEMENTATION OF THE MANAGEMENT PLAN

This report sets out a framework for the management of the areas of hard and soft landscaping around the new Women's First Team Facilities at the Etihad Campus. It includes detailed prescriptions of all maintenance requirements over the next 5 years with annual work schedules which look to quantify the frequencies and timings of these works. It also provides important information on the protection of wildlife and provides a structure in place for the proactive management and preservation of the landscape and wildlife habitats.

For the first year defects liability period a Sub-Contracted Landscape Contractor will take on maintenance responsibilities and monitoring responsibilities for the development. Following this The Grounds Maintenance Team will take on all maintenance and monitoring responsibilities once the site has been handed over.

After 5 years the plan would be reviewed by The Grounds Maintenance Team, a Landscape Architect and Ecologist and the maintenance requirements / work schedules would be updated to respond to any changes on site. Following this the plan should be reviewed every 3-5 years to ensure the long-term success of the landscape.

In addition, at the end of each year The Grounds Maintenance Team shall produce an annual Landscape Strategy following a review of the weekly, monthly and annual inspections and with consultation with a Landscape Architect and Ecologist. This would ensure that the site is actively maintained and retained as a safe and pleasant environment. These works would be paid for by Manchester City Football Club and would be subject to the availability of these funds on an annual basis.

As an example, works may include; Provision of new planting if shrub beds become old and tired, creation of new paths where desire lines have been created or installing new fences and gates, creation of more habitat areas for local wildlife.
With regards to the ecological interest at the site the following monitoring activities have been recommended and included in the maintenance schedules:

The bat and bird boxes onsite should be checked in year three by a suitably qualified ecologist. Should the boxes be found to be un-used then consideration should be given to re-locating them within other suitable habitats on site.

The habitats onsite will continue to be managed in order to maximise wildlife interest for the duration of the management plan, for example through the maintenance of the grassland mowing regimes to encourage species diversity and through careful timing of pruning and scrub management works to avoid nesting bird season.

2.4 DISPOSAL OF MATERIALS FROM SITE

All, rubbish, leaves, grass and general arisings removed from the site are to be deposited at a licensed tip in the relevant waste area or to be retained within the The Grounds Maintenance Team's compound. Rubbish or arising that have stood for a period of time must be shook before being removed from site to ensure animals are not taking refuge and inadvertently removed from site.

In some cases, arisings and materials from tree maintenance works can be used to create habitat for wildlife for example creating log piles within the grassed areas on the boundaries of the site.

3.0 LANDSCAPE MAINTENANCE SOFTWORKS

3.1 EXISTING TREES, HEDGES & GRASS

A linear belt of trees that runs along POS on Ashton New Rd with an established hedge to the north of the car park will be retained providing natural screening between the site and adjacent public areas. A group of trees in the north eat corner will also be retained along with two other groups of trees on the south east and south west corners of the site. The existing trees and boundary hedges will be retained and enhanced where necessary to provide natural, soft boundaries to the site whilst also providing habitats for local wildlife. The existing grassed areas will be maintained consistent with prior grounds maintenance practices.

Objectives

Promote the longevity of the existing trees and hedgerows so that they continue to provide habitat connectivity around the residential site and ensure that they are maintained in a safe condition.

Inspections

The existing trees and hedgerows should be inspected annually by a suitably qualified Arboricultural consultant to ensure that they do not pose a health and safety risk. Further inspections may also be required following severe winds and storms, or following report of damage by the Grounds Maintenance Team or the public.

Maintenance Operations

Routine pruning should only be carried out on the trees which are close to publicly accessible areas (i.e. could fall or drop branches on surrounding paths, roads or properties) or impeding the maintenance of fencing, buildings or street lighting. General pruning works should include the following operations;

The removal of dead, diseased, damaged or dying branches only where they pose a risk to the safety of the users of the site. Dead wood is an important habitat for wildlife within a healthy ecosystem, therefore, allow deadwood to remain on trees where they don't pose a risk to the general public, otherwise, if necessary, remove branches to retain a safe main trunk to provide habitat opportunities for wildlife. Any deadwood which has to be felled should be removed from site.

Remove young natural colonisation, poorly formed or young low value trees where they are impeding the growth of the more desirable individual trees.

Branches or vegetation growing onto or impeding the maintenance of fencing, buildings, surrounding footpaths, lighting and any other location where it presents a hazard to the users of the site should be removed.

Once a month carry out removal of any litter or fly tipping which has collected around the existing trees and hedgerows, vegetation and leaf litter underneath trees and hedgerows should be retained as this will provide valuable habitat for wildlife.

Report and or treat any incidence of pests and diseases where they pose a risk to the users of the site, or other trees within the vicinity.

If any specialist pruning such as crown thinning and reduction is required this work must be undertaken by an approved Arboriculturalist. Any pruning or surgery to existing trees must maintain the natural shape of the tree, and if trees are to be felled this operation should be done in a safe manner complying with all current regulations.

All works are to be carried out by suitably qualified arboriculturist to the best Arboricultural standards, considering all safety implications (working within areas accessible by the public) and working in accordance with BS 3998 2010 and in accordance with good practice for the protection of bats or nesting birds which could potentially be using the site (avoid carrying out tree works in the bird nest season).

3.2 PROPOSED TREES

A new linear belt of trees is proposed within the POS along Ashton New Road accounting for the retained trees in these areas with a further tree line proposed in front of the retained hedge to the north of the car park. New tree planting is located at the front of the new earthworks facing Ashton New Road and a linear belt of trees located at the top of the new earthworks. New trees are also located to the rear of the new building either side of the new gas easement facing the canal to continue the linear woodland belt that runs around the perimeter of the campus. To continue the linear belt of trees between the car park and the training pitches a new line of trees is in the soft landscaped area between the access road and training pitches to provide natural filtered screening and privacy found elsewhere on the campus. Fruit trees are located on the top of the new earthworks facing Ashton New Road and to the rear of the new building.

The proposed tree species follow the existing planting matrix already found on the Etihad Campus. A total of thirteen different species of deciduous and coniferous native and non-native tree species are used within the development and four different types of fruit tree species in the ecological zones. The proposed species will provide vital habitats supporting insects and other wildlife and supporting the balance of the local ecosystem.

Objectives

Promote the establishment of healthy specimen trees which will be allowed to grow to maturity and provide valuable wildlife habitat and increase species and structural diversity around the site.

Inspections

Inspect the trees annually when they are in full leaf to ensure that the trees are thriving and record defects requiring remedial works.

Maintenance Operations

Newly planted trees take some time to establish, and until this occurs, they are subject to competition from weeds. To reduce competition, around the trunk of each tree an area should be maintained weed free by using either a mulch mat or a non-residual-based herbicide during the first 3 years to create a clear 50cm diameter circle around the base of each tree.

If the trees show signs of poor growth or reduced vigour an application of an appropriate fertiliser can be carried out. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, if appropriate remediate any problems. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment larger trees will require regular watering particularly during prolonged dry periods during the summer months. Trees should be watered if there has been a period of dry weather for 2 weeks or more between June to September.

Tree ties should be inspected and adjusted accordingly. Damaged ties or stakes should be replaced. When the trees are established and can support themselves the ties should be carefully removed and the stakes cut down to ground level. This operation is likely to be required after 2 to 5 years dependant on establishment rates, stability and growing conditions.

Pruning of young trees should not generally be required unless they have dead or diseases branches. In such cases the tree branch should be pruned back (using a sharp clean knife) to an outward facing bud whilst maintaining the natural shape of the tree.

When the trees have reached middle age or 10-15 years old depending of the successfulness of establishment, they should be managed in line with section 3.1.

3.3 PROPOSED ORNAMENTAL SHRUB PLANTING

Ornamental shrub planting is proposed to the front of the building in a raised planting bed, softening hard standing areas and encouraging wildlife into the area. Further planting is proposed at the main entrance between the native hedge and the hard surfacing.

Objectives

The shrub beds look to have total vegetation cover with no gaps. The plants should be maintained to promote healthy growth and ensure they achieve species potential in terms of texture, form, and flower, to provide visual interest and a pleasant setting for the new development.

Inspections

Inspect the shrub beds annually and record gaps which need filling with additional plants, pruning or splitting of plants to encourage new growth to fill gaps.

Maintenance Operations

Remove any litter which has collected in the shrub beds.

Shrubs which are causing an obstruction by growing over paths, obscuring sight lines or lighting should be pruned back using secateurs. Ensure that the natural shape of the plant is maintained. Unless specifically identified in this report allow each plant species to reach their natural height to allow structural diversity in the beds. Please refer to the individual notes for the different maintenance required for shrubs, grasses, and herbaceous plants.

Cut back or remove any dead, diseased or dying plants to encourage new grow. Allow the surrounding vegetation to fill the gap or replant any significant gaps in line with the original planting plan or following advice from someone horticulturally trained.

Lightly dig over the surface of the shrub's beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep-rooted weeds these should be removed by hand. The application of naturally occurring and bio-degradable herbicides / weedkillers should only be used in severe circumstances and the use of glyphosate herbicides should not be used in any situation.

In the newly established beds look to ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly around the whole of the shrub bed. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

During the establishment in the first growing season ensure that the shrub beds are kept well-watered particularly during prolonged dry periods. Ensure that the soil if fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the shrub bed then identify the problem and carry out the appropriate treatment.

Routine annual pruning of new woody shrubs should generally not be required within the first 3 years (other than the works described above), although some of the herbaceous plants and grasses should be maintained in accordance with the list below to encourage new growth and a longer flowering period:

Herbaceous Plants

Allow the seed heads to remain on these plants throughout the autumn and early winter as they provide winter interest and insect habitats. Any stems which start to rot, become detached or look scruffy can be cut from the plant and removed if in a visible location.

In early spring when the threat of frost has gone all the old dead vegetation should be removed using secateurs to allow new growth to push through.

Grasses

Seed heads should be allowed to remain on the plants throughout the autumn and winter for visual interest, however any stems which become snapped or detached should be removed.

For the evergreen grasses remove the dead growth and seed heads in early spring, mid-March to April, this can be done by pulling out the dead growth gently by hand or carefully using secateurs.

Specimen Shrubs

Large specimen shrubs in the planting beds should be allowed to establish as individual specimens with a shrub/ herbaceous layer underneath.

3.4 PROPOSED ORNAMENTAL HEDGE

A new Wild Privet (Ligustrum vulgare) is proposed to delineate the site boundary of the car park, POS, Ashton New Road to the rear of the new building facing the canal to continue the liner theme of hedges found across the site. The same species hedge is also located around the bin store for screening purposes.

Objectives

Ornamental hedges around the development are intended to define public and private spaces. They should look neat and tidy and have dense, healthy vegetative growth.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

Remove any litter which has collected at the base of the hedge.

Maintain the area underneath the hedge weed free, lightly dig over the surface using a hoe, look to uproot and remove all weeds. For the more prolific or deep rooted weeds these should be removed by hand. The application of naturally occurring and bio-degradable herbicides / weedkillers should only be used in severe circumstances and the use of glyphosate herbicides should not be used in any situation.

Do not trim the top of the hedge until they have achieved the desired height of 2-2.5m high. Lightly trim the sides of the hedges annually in June or cut back any individual leggy branches using secateurs to promote dense bushy growth. Allow the plants to grow into each other to create a dense continuous hedge.

Ensure that the bark mulch is maintained at a minimum depth of 75mm and is spread evenly under the base of the hedge. After the plants have established (2-3 years) and the canopies have met then the mulch will no longer be required and should be allowed to naturally break down into the soil.

During the establishment of the hedge during the first growing season ensure they are kept well-watered particularly during prolonged dry periods. Ensure that the soil if fully saturated and the bark mulch is in place to help retain the moisture in the soil and reduce competition from weeds.

If plants are showing signs of poor growth, disease or die back which is affecting the overall appearance of the hedge then identify the problem and carry out the appropriate treatment.

Once the hedges have reached the desired height of 2-2.5m high they should be lightly trimmed twice annually and the arising removed from site. Trimming should be undertaken outside of the breeding bird season (March – August).

3.5 PROPOSED NATIVE HEDGEROW

A new native species rich hedgerow is proposed on the top of the new earthworks and alongside the footpath leading to the buildings main entrance, consisting of 7 plants per linear metre, set out in a double staggered row, 500mm apart. The species used in the hedge are Crataegus monogyna, Corylus avellana, Ilex aquifolium, Prunus spinosa, Rosa canina and Viburnum opulus.

Objectives

To provide a significant habitat and wildlife corridor, create visual interest and seasonal variety that creates a structure to the landscape.

Inspections

Inspect the hedges annually and record gaps which need filling with additional plants or trimming to encourage growth to fill gaps.

Maintenance Operations

Establishment Period – Years 1-5:
The planting will be checked at regular intervals and any damaged stakes, canes and ties replaced. Plants will be firmed up following planting and, if necessary, until established. Any plants which die, become diseased or damaged will be replaced.

Until the plants are established, they will be watered to ground capacity during dry periods. Weeding around planted areas will be carried out by hand until the plants are well established. The application of naturally occurring and bio-degradable herbicides / weedkillers should only be used in severe circumstances and the use of glyphosate herbicides should not be used in any situation.

Pruning will be required to ensure the growth of strong, dense hedging and will be carried out once the plants are well established, normally in the second year, but dependant on growth rates.

Any losses should be replaced during the following planting season to achieve a stocking rate of at least 95% by the end of the 5-year period.

Mixed native hedging is to be maintained between 2-2.5m in height at maturity.

Guards and stakes will be removed once the plants are well established.

Where hedgerow repair is necessary, planting will be undertaken as described above, using a native hedge species mix as per the proposed planting. Any gaps smaller than 1 metre are to be gapped up with hawthorn (Crataegus monogyna).

Hedgerow management will take place between late December and late February. This will avoid the bird-nesting season and will also allow berries to be used for foraging wildlife and avoid hard frosts.

3.6 PROPOSED GRASS MIXES

Areas indicated to be grass will be sown with Emorsgate Seeds EM10 Tussock Meadow Mixture sown at 4g/m2 which following first year establishment requires minimal mowing or Emorsgate EG22 Strong Lawn grass mixture sown at 25g/m2 which responds well to regular short mowing.

Objectives

Regularly mown grassland will provide a transition between the more formal landscape and the naturalistic habitats around the site. It is therefore important that the grass is well maintained and not patchy or overgrown.

Inspections

The Landscape Contractor should inspect the grassed areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

The grass sward should be kept well-watered until it has established particularly during prolonged dry periods if the seed has been sown in the spring/ summer months.

Carry out a litter pick before each cut.

The EG22 mix sward should be cut to maintain the grass no greater than 25mm high. The grass should be cut with a cylinder mower.

The grass should look to be cut min 12 times a year but maybe required up to once a week along grass verges close to the development in the height of the summer.

Grass cuttings should be removed from site and deposited in a licensed tip.

The EM10 mix sward should be cut to maintain the grass no greater than 75mm high. The grass should be cut with a Rotary, Flail, Strimmer, or reciprocating scythe.

The grass should look to be cut min once a year for the first 3 years and once established will require cutting every 2-3 years between October and February.

The arisings will be distributed back into the sward or by prior agreement collected and removed from site..

The edges should be cut at the same time as the main cut along paths, kerb edges and soft landscaped areas to create a neat edge removing any turf which has encroached onto hard standing areas and reforming a straight edge to the soft landscaped areas. Avoid using strimmer's around the base of trees and close to shrubs.

A fertiliser application should to be applied as required, either as a spring feed for shoot growth or as an autumn feed for root growth using the appropriate feed application to compensate for any signs of poor growth or excessive wear.

An application of selective bio-degradable herbicide should be made in the spring to prevent any weed species from having a detrimental effect to the appearance of the sward and to prevent any infestation becoming severe. The application of glyphosate herbicides should not be used in any situation.

Other maintenance applications which will be required from time to time include: topdressing, over seeding, scarifying, spiking etc. to alleviate common problems such as thatch, compaction, poor drainage, malnourishment and worn areas. These items should be identified and addressed in the annual check.

3.7 PROPOSED WILDFLOWER MEADOWS

The wildflower meadows are located on top of the new earthworks and to the rear of the new building.

Objectives

To establish and maintain species-rich planting of differing character, which will support a range of invertebrates and flowers that attract pollinators at different times of year. To provide a visually interesting component to the landscape while establishing and maintaining a species rich swards of differing character, including plants that support invertebrate larvae and flowers that attract pollinators at different times of year. Provide suitable habitat for breeding birds and foraging for pollinating insects. Provide a relatively low maintenance and attractive setting for the new building.

Inspections

The Landscape Contractor should inspect the wildflower areas during general maintenance operations and carry out remedial works within the scope of the maintenance operations as listed below.

Maintenance Operations

To maintain as a colourful and species rich meadow by allowing the more desirable species to flourish and reducing the vigour of the more extensive species.

First Year Management

Remove any annual weeds at the end of the 1st summer (August) following sowing of the seed mix. Cut, remove and compost. The young meadow can then be kept short by mowing through to the end of March of the following year. Any areas of residual perennial weeds such as docks should be retained and managed in low populations, removal should be by hand. No herbicides or weedkillers should be applied within the wildflower meadow.

Management Once Established

The best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing. Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a ‘hay cut’: cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the ‘hay’ to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

3.8 WILDLIFE HABITATS

Bat roost and bird nesting boxes will be installed on elevation of the existing building that is retained facing the canal. This will increase roosting and nesting opportunities for bats and birds associated within the local area.

Bee posts located in the ecological zones at the top of new and existing earthworks provide habitat for cavity nesting solitary bees and the wider ecological community of invertebrates that are associated with these organisms.

Habitat letters located in the new roundabout enhance biodiversity and connect people with nature. The letters include nest block for solitary bees and other invertebrates. The product offers users an opportunity to observe a range of solitary bee species during the nesting season between March and August.

Log piles created from felled timbers are located along the site boundaries in the POS and in the ecological areas.

Objectives

This plan seeks to maintain and enhance this habitat and increase the provision for wildlife on site.

Inspections & Maintenance Operations

Bats

The bat roost boxes should only be monitored yearly by a suitably experienced and licensed bat worker/ecologist and the boxes re-located if they remain un-used after 3 years. Consideration should be given to the possibility of bats being present within mature and semi – mature trees prior to maintenance works being carried out. A suitably qualified ecologist should be consulted if necessary.

Bat Box Specification: Beaumaris Maxi Bat Box fixed to building.

Birds

Management of the bird nesting boxes will involve annual monitoring to check for occupation and/or damage. If a nest box is not used for two consecutive seasons (March to September) consideration will be given to repositioning the box.

Maintenance works to trees, hedges and scrub should not be carried out within the breeding bird season (March - August).

Removal of old nests from nesting boxes that are un-used and any required repair/cleaning works should be undertaken with care during the winter months prior to the commencement of the bird nesting season (March to September).

Bird Box Specification: Vivara Pro Woodstone House Sparrow Nest Box fixed to building.

Bee Posts

Periodic wipe down to remove dirt and detritus including bird faeces. Further application of natural oil after year 3 will prolong the life of the product.

Specification: Niche Bee Post

Habitat Letters

Periodic wipe down to remove dirt and detritus including bird faeces. Further application of natural oil after year 3 will prolong the life of the product.

Specification: Niche Habitat Letter

4.0 LANDSCAPE MAINTENANCE HARD WORKS

4.1 PROPOSED HARDSTANDING SURFACES

Objectives
Maintain the footpaths in a good state of repair.

Inspections/ Monitoring
A visual inspection is to be carried out by the maintenance contractor at 6 monthly intervals or following reports from the general public that surfaces require repairing. A report of the inspection should be logged.

Management
Surfaces are to be kept free of litter, mud, arisings, deleterious material and hazardous obstructions. Surfaces are to be uniform in appearance, a level surface and constructed from a homogenous material, free from large ruts, hollows and pot-holes (holes greater than 75mm in diameter and 20mm depth).

Paths to be repaired within 1 month of a reported fault, unless the potential hazard is severe in which case the area is to be cordoned off and repaired at the earliest available opportunity. Foundations and surfaces are to be repaired to the original specification.

Clear paths of weeds by spot treating prolific weeds or the application of a non-residual herbicide (to be approved the ecologist).

Removed litter and any other detritus material and arising from the footpaths to maintain them in a safe and clean state free from any obstructions.

4.2 PROPOSED BOUNDARIES

A 2.4m high 358 welded mesh fence is located along the boundary of the development, with matching automated vehicular and pedestrian gates at the entrance within the north car park.

Objectives
Maintain all boundaries in a good state of repair ensuring that any damaged panels are replaced and gaps in fencing repaired.

Inspections
A visual inspection is to be carried out at 6 monthly intervals or following reports from the Grounds Maintenance Team, Security Team or general public that a fault/ damage has occurred. A report of the inspection should be logged.

Maintenance Operations
Inspect the length of the fences/ railings at least twice annually, and respond to reports of damage to the fence/ railings within two weeks following any report by the Grounds Maintenance Team, Security Team or general public.

Any gaps in the fence/ railings which compromise the security of the site should be temporarily repaired (immediately) until the appropriate fencing can be sourced to carry out the full repair. All fencing/ railings should be repaired or replaced in line with the original specification. All fencing/ railings should be maintained in a good state of repair free from any sharp or broken edges that could snag or potentially cause harm. For the close boarded fence surfaces are to be maintained uniform in appearance.

5.0 MAINTENANCE SCHEDULES

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
EXISTING TREES																
Arboricultural inspection of trees		1											1	1-5	Arborist	Annual. Arrange for any remedial work to be done immediately; works to include dead wooding, felling dangerous trees and coppicing of understory as required.
Schedule a health and safety arboricultural inspection after strong winds or storms														1-5	Arborist	As required.
Treatment of pests and diseases and/or removal of diseased trees													1	1-5	Arborist	As required and advised by arborist. All felling to be carried out in accord with BS3998, felling outside bird breeding season.
Removal of saplings and suckers, poorly formed or young low value trees.		1											1	1-5	Arborist	Annual. Remove where they are impeding the growth of more desirable specimens
Litter pick around the existing trees.	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Disposal in a licensed tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED TREES																
Annual inspection to check trees				1						1			2	1-5	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees.				1						1			2	1-5	Grounds Maintenance Team/ Appointed contractor	Mulch to be topped up once annually. Avoid use of herbicides.
General pruning works & removal of dead/damaged/diseased wood										1			1	1-5	Grounds Maintenance Team/ Appointed contractor	Should not be required during the first few years, after which, as required avoiding bird breeding season and frosts. Sharp clean knife to be used.
Tree replacements										1			1	1-5	Grounds Maintenance Team/ Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	Grounds Maintenance Team/ Appointed contractor	As required throughout year, avoiding chemical methods, otherwise seek advice from ecologist.
Tree stake and tree tie inspection, repair and adjustment				1									1	2-3	Grounds Maintenance Team/ Appointed contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow-release fertiliser				1									1	1-5	Grounds Maintenance Team/ Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering (YEAR 1)					2	2	2	2	2				10	1-3	Grounds Maintenance Team/ Appointed contractor	If no significant rainfall is received during April start cycle one month early
Watering (YEAR 2)					1	2	2	2	1				8	1-3	Grounds Maintenance Team/ Appointed contractor	If no significant rainfall is received during April start cycle one month early

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
Watering (YEAR 3)						1	2	1					4	1-3	Grounds Maintenance Team/ Appointed contractor	
Litter pick				1		1		1		1			4	1-5	Grounds Maintenance Team/ Appointed contractor	Remove litter or debris that has collected around the shrubs and dispose of in a licensed tip.

As a general rule provide 50 litres for every 25cm of trunk circumference. Apply half the water via the irrigation pipe and half over the surface of the pit area so that it soaks into the area of root system. Take care to ensure that water does not run off the surface, taking it away from the tree. If necessary, form berms to the edge of the tree pit area, to retain the water as it is applied. Use the table below as a guide for the amount of water to be delivered at each watering:

Stem Girth (cm)	Height	Litres
10-12	2.5-3.0	25
14-16	2.5-3.0	30

During periods of exceptionally wet weather do NOT water if the ground around the rootball is sodden, delay watering for one week and re- assess. If water is puddled on top of the rootball or tree pit area gently use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase drainage and to stop the soil becoming anaerobic. Remove any water that does not drain away significantly form the surface of the rootball with a bucket.

During periods of severe drought - before watering use a fork to create holes around the edge of the tree pit, not too close to the rootball, to increase permeation of water and deliver 1.5 times the amount of water stated in the above table. After watering cover the entire pit area with bark mulch to a depth of 75mm as described.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED ORNAMENTAL SHRUB PLANTING																
Annual inspection (firm up plants if required)					1								1	1-5	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	2	2	2	1	1			10	1-5	Grounds Maintenance Team/ Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-5	Grounds Maintenance Team/ Appointed contractor	As required
Replacements														1	Grounds Maintenance Team/ Appointed contractor	As required Nov-Mar
General pruning											1		1	1-5	Grounds Maintenance Team/ Appointed contractor	Shall not be required in the first 1-3 years, however remove any branches that are obstructing paths or taking over other plants in the bed.
Pruning – Herbaceous			1												Grounds Maintenance Team/ Appointed contractor	Retain seed heads in Autumn/ Winter. Remove only damaged/ rotting stems when required.
Pruning Cornus			1												Grounds Maintenance Team/ Appointed contractor	Shall not be required in the first 1-3 years, reduce height once established to 300mm yearly
Selective thinning											1		1	5	Grounds Maintenance Team/ Appointed contractor	In year 5 when the plants have established, thin out plants if overcrowded in the bed.
Watering							1	1	1				3	1-5	Grounds Maintenance Team/ Appointed contractor	Watering to be carried out if there has been a period of dry weather for 2 weeks or more between June and September.

Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Prior to strimming and once a month. Check debris for wildlife then dispose of in a licensed tip.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED ORNAMENTAL HEDGE																
Annual inspection (firm up plants if required)					1								1	1-5	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works
Hand weeding	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-3	Grounds Maintenance Team/ Appointed contractor	As required
Replacements														1	Grounds Maintenance Team/ Appointed contractor	As required Nov-Mar
Trimming	1	1								1	1	1	5	1-5	Grounds Maintenance Team/ Appointed contractor	Once hedge has reached desired height trim the top of the hedge, until this time trim sides and however remove any branches that are obstructing paths or taking over other plants in the bed.
Fertiliser				1									1	1-5	Grounds Maintenance Team/ Appointed contractor	
Reshaping	1	1								1	1	1	5	1-5	Grounds Maintenance Team/ Appointed contractor	Annually if required
Watering				1	1	1	1						3	1-5	Grounds Maintenance Team/ Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1)	Responsibility	Comments/Notes/Prerequisites
PROPOSED NATIVE HEDGEROW																
Annual inspection (firm up plants if required)			1							1			2	1	Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	1	1						4	1	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
Trimming										1			1	1	Appointed contractor	Lightly trim top growth to encourage dense low growth.
Fertiliser				1									1	1	Appointed contractor	
Watering				1	1	1	1	1					5	1	Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1	Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (2-3)	Responsibility	Comments/Notes/Prerequisites
PROPOSED NATIVE HEDGEROW																
Annual inspection (firm up plants if required)			1							1			2	2-3	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	1	1						4	2-3	Grounds Maintenance Team/ Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	2-3	Grounds Maintenance Team/ Appointed contractor	As required
Replacements														2-3	Grounds Maintenance Team/ Appointed contractor	As required Nov-Mar
Trimming										1			1	2-3	Grounds Maintenance Team/ Appointed contractor	Lightly trim top growth to encourage dense low growth.
Fertiliser				1									1	2-3	Grounds Maintenance Team/ Appointed contractor	
Watering				1	1	1	1	1					5	2-3	Grounds Maintenance Team/ Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	2-3	Grounds Maintenance Team/ Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (4-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED NATIVE HEDGEROW																
Annual inspection (firm up plants if required)			1							1			2	4-5	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	1	1						4	4-5	Grounds Maintenance Team/ Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	4-5	Grounds Maintenance Team/ Appointed contractor	As required
Replacements														4-5	Grounds Maintenance Team/ Appointed contractor	As required Nov-Mar
Trimming										1			1	4-5	Grounds Maintenance Team/ Appointed contractor	Lightly trim top growth to encourage dense low growth.
Fertiliser				1									1	4-5	Grounds Maintenance Team/ Appointed contractor	
Spiral guard removal				1						1			1	4-5	Grounds Maintenance Team/ Appointed contractor	Remove guards and stakes depending on establishment of new planting
Watering				1	1	1	1	1					5	4-5	Grounds Maintenance Team/ Appointed contractor	As required – daily in dry spells
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	4-5	Grounds Maintenance Team/ Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED AMENITY GRASS (EG22)																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass				1	1	1	1	1	1	1			7	1-5	Grounds Maintenance Team/ Appointed contractor	Cut areas of well-maintained grass to 25mm high and remove arisings from site.
Edge cutting				1	1	1	1	1	1	1			7	1-5	Grounds Maintenance Team/ Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Fertiliser application				1					1				2	1-5	Grounds Maintenance Team/ Appointed contractor	Apply in Spring & Autumn
Weed Control				1									1	1-5	Grounds Maintenance Team/ Appointed contractor	Hand weed or spot treat with suitable bio-degradable herbicide
Watering				1	1	1	1	1	1				6	1	Grounds Maintenance Team/ Appointed contractor	As required in periods of drought during the first year of establishment
Top dressing, over seeding, scarifying, spiking applications														1-5	Grounds Maintenance Team/ Appointed contractor	As required following annual report

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1)	Responsibility	Comments/Notes/Prerequisites
PROPOSED LOW TUSSOCK GRASS (EM10)																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1	Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass	1	1	1	1				1	1	1	1	1	1	9	Appointed contractor	Cut areas of well-maintained grass to 75mm high and remove arisings from site.
Edge cutting	1	1	1	1				1	1	1	1	1	1	9	Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Fertiliser application														1	Appointed contractor	Apply in Spring & Autumn
Weed Control								1					1	1	Appointed contractor	Hand weed
Watering				1	1	1	1	1	1				6	1	Appointed contractor	As required in periods of drought during the first year of establishment
Top dressing, over seeding, scarifying, spiking applications															Appointed contractor	As required following annual report

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (2-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED LOW TUSSOCK GRASS (EM10)																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1	Grounds Maintenance Team/ Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass									1						Grounds Maintenance Team/ Appointed contractor	Cut areas of well-maintained grass to 75mm high and remove arisings from site.
Edge cutting	1	1	1	1				1	1	1	1	1	1	9	Grounds Maintenance Team/ Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Weed Control								1					1	1	Grounds Maintenance Team/ Appointed contractor	Hand weed
Watering															Grounds Maintenance Team/ Appointed contractor	As required in periods of drought
Top dressing, over seeding, scarifying, spiking applications															Grounds Maintenance Team/ Appointed contractor	As required following annual report

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1)	Responsibility	Comments/Notes/Prerequisites
PROPOSED WILDLFOWER MEADOW – FIRST YEAR MANAGEMENT																
Annual inspection (firm up plants if required)					1								1	1	Appointed contractor	Record defects requiring remedial works
Hand weeding	1	1						1		1	1	1	6	1	Appointed contractor	Avoid use of herbicides. Dig out residual weeds.
Trimming	1	1								1	1	1	5	1	Appointed contractor	
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1	Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (2-5)	Responsibility	Comments/Notes/Prerequisites
PROPOSED WILDLFOWER MEADOW – ONCE ESTABLISHED																
Annual inspection (firm up plants if required)					1								1	2-5	Grounds Maintenance Team/ Appointed contractor	Record defects requiring remedial works
Hand weeding	1	1						1		1	1	1	6	2-5	Grounds Maintenance Team/ Appointed contractor	Avoid use of herbicides.
Replacements/ repair														2-5	Grounds Maintenance Team/ Appointed contractor	As required May-September
Trimming			1					1					2	2-5	Grounds Maintenance Team/ Appointed contractor	Trim to approx. 50mm high after flowering July/August, leave cuttings for 7days & remove from site Trim to approx. 50mm high in Spring, leave cuttings for 7days & remove from site
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	2-5	Grounds Maintenance Team/ Appointed contractor	Throughout, as necessary depending on weather conditions

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
ECOLOGICAL MONITORING																
Annual inspection in June to include: -																
Inspection of bird/ bat boxes/ bee posts/ habitat letters for damage/unsuitability						1							1	1-5	Ecologist	Produce annual report and update landscape management plan as required.
Inspection of ecological condition of native trees and shrubs						1							1	1-5	Ecologist	Produce annual report and update landscape management plan as required.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
HARD LANDSCAPING & BOUNDARIES																
A visual inspection of all hard surfaces and boundaries is to be carried out by the maintenance contractor	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Monthly. Arrange for any remedial work to be done immediately.
Surfaces are to be kept free of litter, mud, arisings, deleterious material and hazardous obstructions	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Grounds Maintenance Team/ Appointed contractor	Disposal in a licensed tip
Boundary fencing is to be maintained uniform in appearance and finished in accordance with the original specifications. Locking mechanisms of gates to be checked annually	1	1	1	1	1	1	1	1	1	1	1	1	12	Managed indefinitely	Grounds Maintenance Team/ Appointed contractor	Repaired as required to original specification.

	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
REVIEW OF MANAGEMENT PLAN																
Management plan to be reviewed and updated/revised as required by management company.	1	1	1	1	1	1	1	1	1	1	1	1	1	5	Management Company	Plan to be reviewed and revised to ensure frequency of visits and management techniques are appropriate.

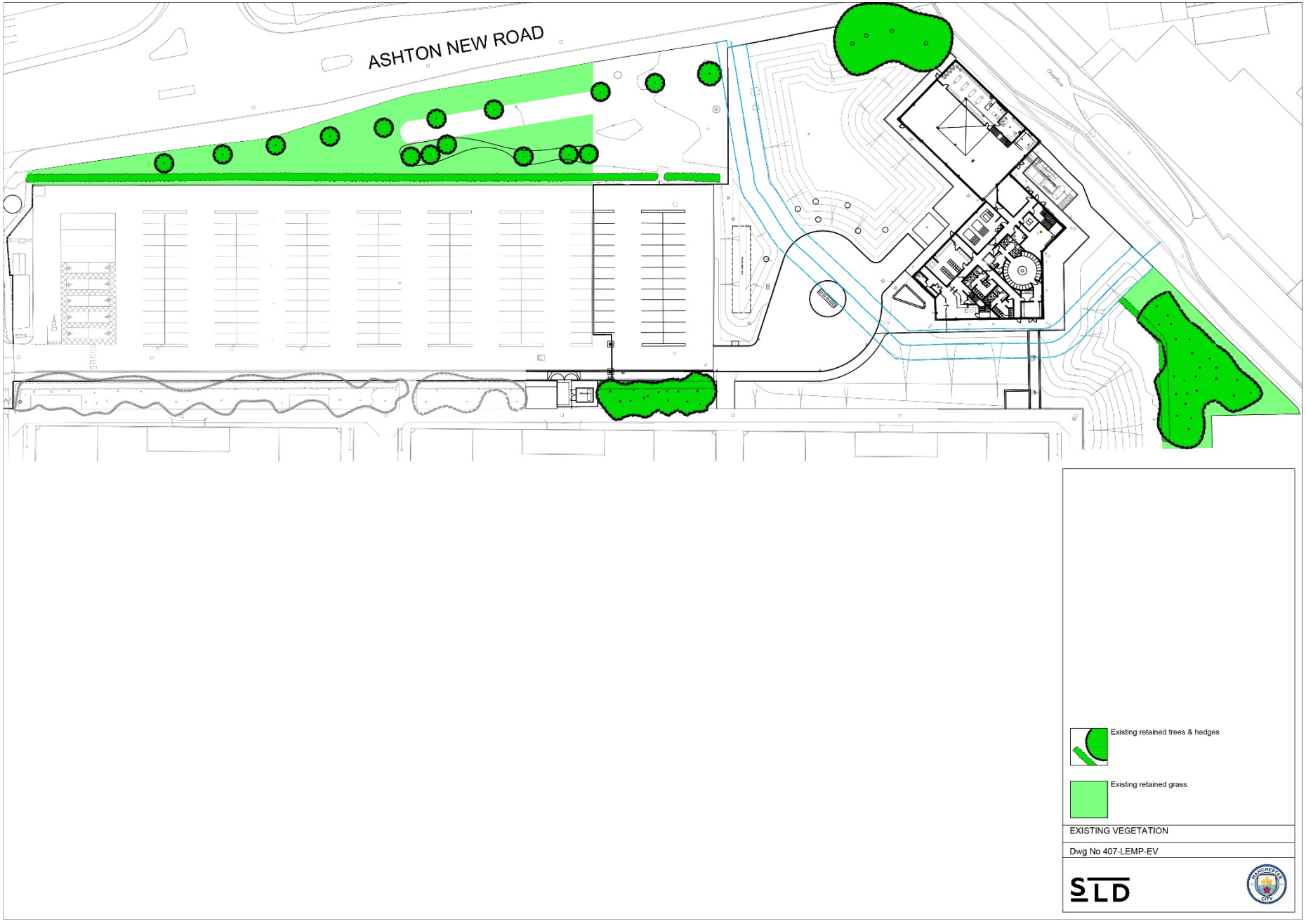
APPENDICIES

APPENDIX 1: SLD drawings submitted to MCC

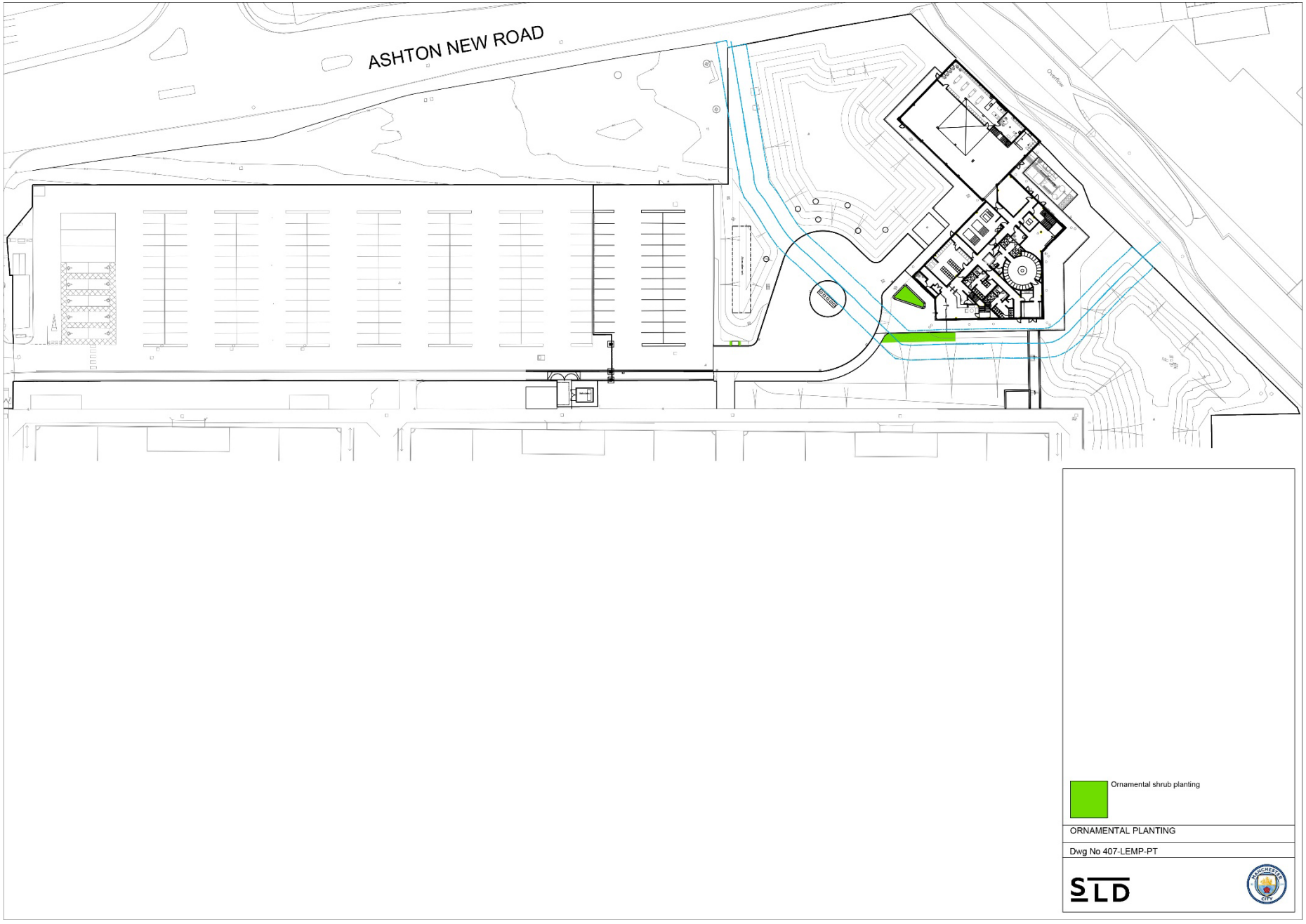
407-71 Landscape GA	A0 Paper Size	1:250 scale
407-75 Detailed Planting Proposals	A0 Paper Size	1:250 scale

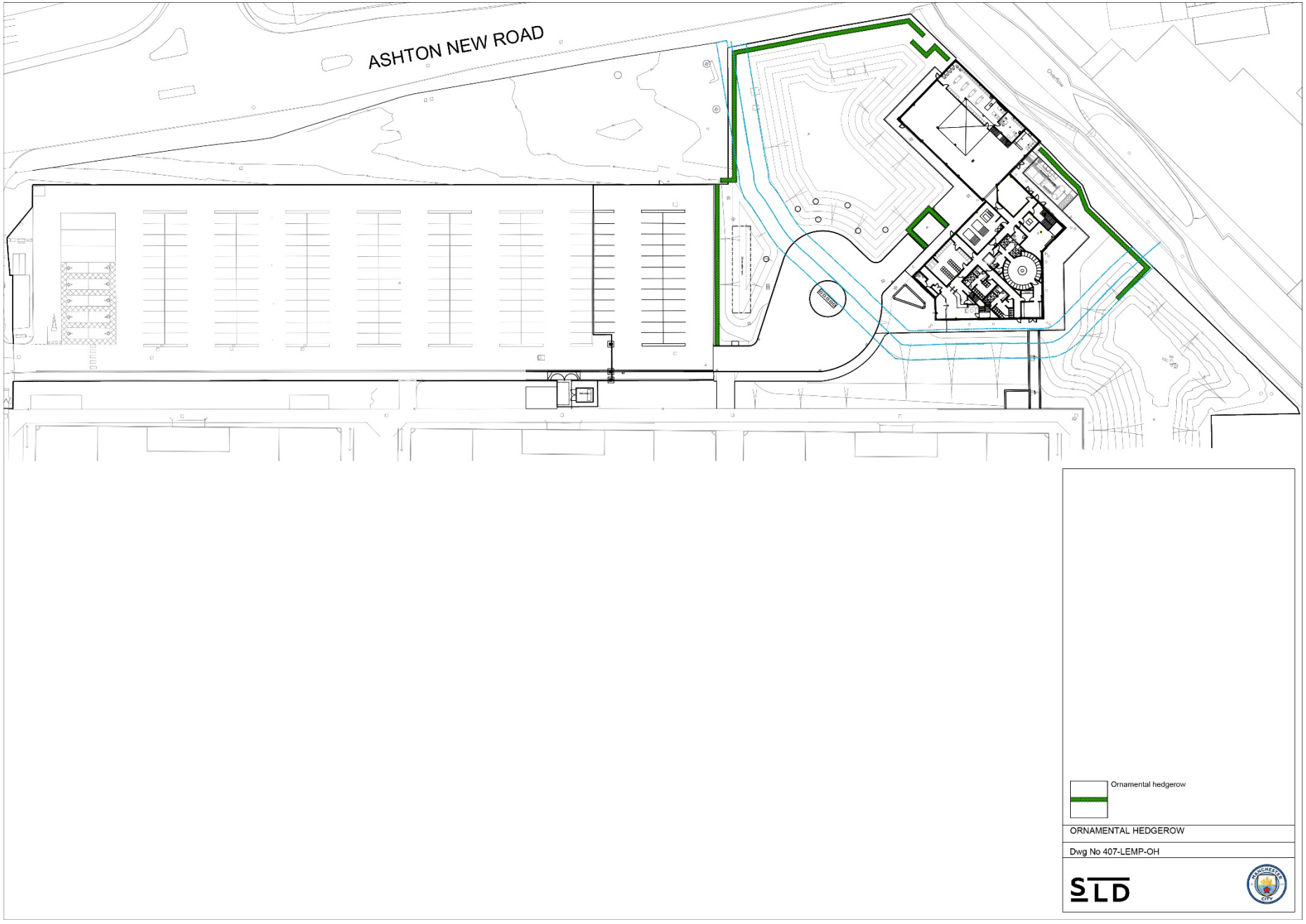
APPENDIX 2: Management Plan Location Drawings

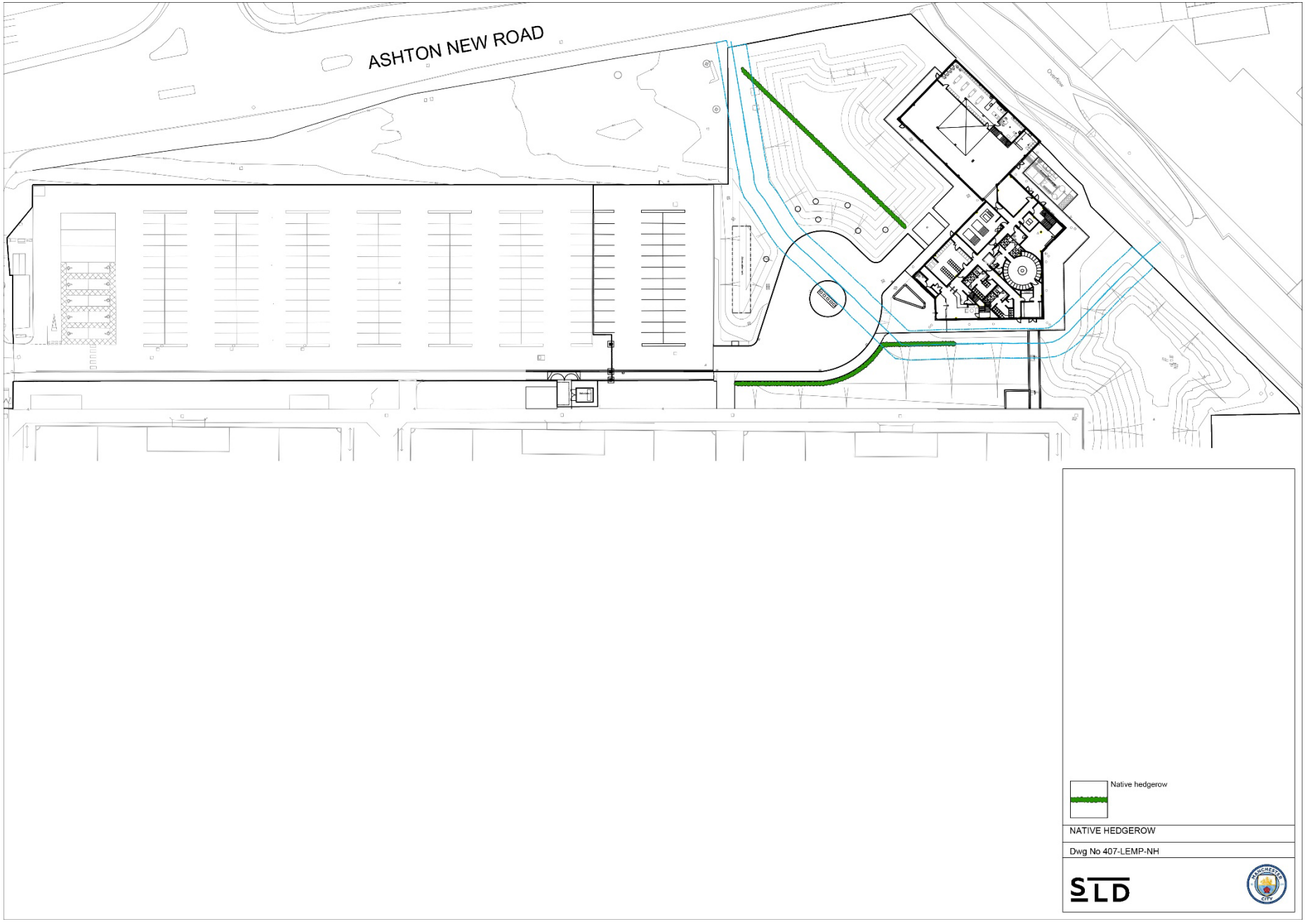
407- LEMP-EV	Existing Vegetation	A4 Paper Size NTS
407- LEMP -PT	Proposed Trees	A4 Paper Size NTS
407- LEMP -OP	Proposed Ornamental Planting	A4 Paper Size NTS
407- LEMP -OH	Proposed Ornamental Hedge	A4 Paper Size NTS
407- LEMP -NH	Proposed Native Hedgerow	A4 Paper Size NTS
407- LEMP -GM	Proposed Grass Mixes	A4 Paper Size NTS
407- LEMP -WM	Wildflower Meadow	A4 Paper Size NTS
407- LEMP -WH	Wildlife Habitats	A4 Paper Size NTS
407- LEMP -HS	Hard Landscaping	A4 Paper Size NTS
407- LEMP -B	Boundaries	A4 Paper Size NTS
407- LEMP -F	Furniture	A4 Paper Size NTS

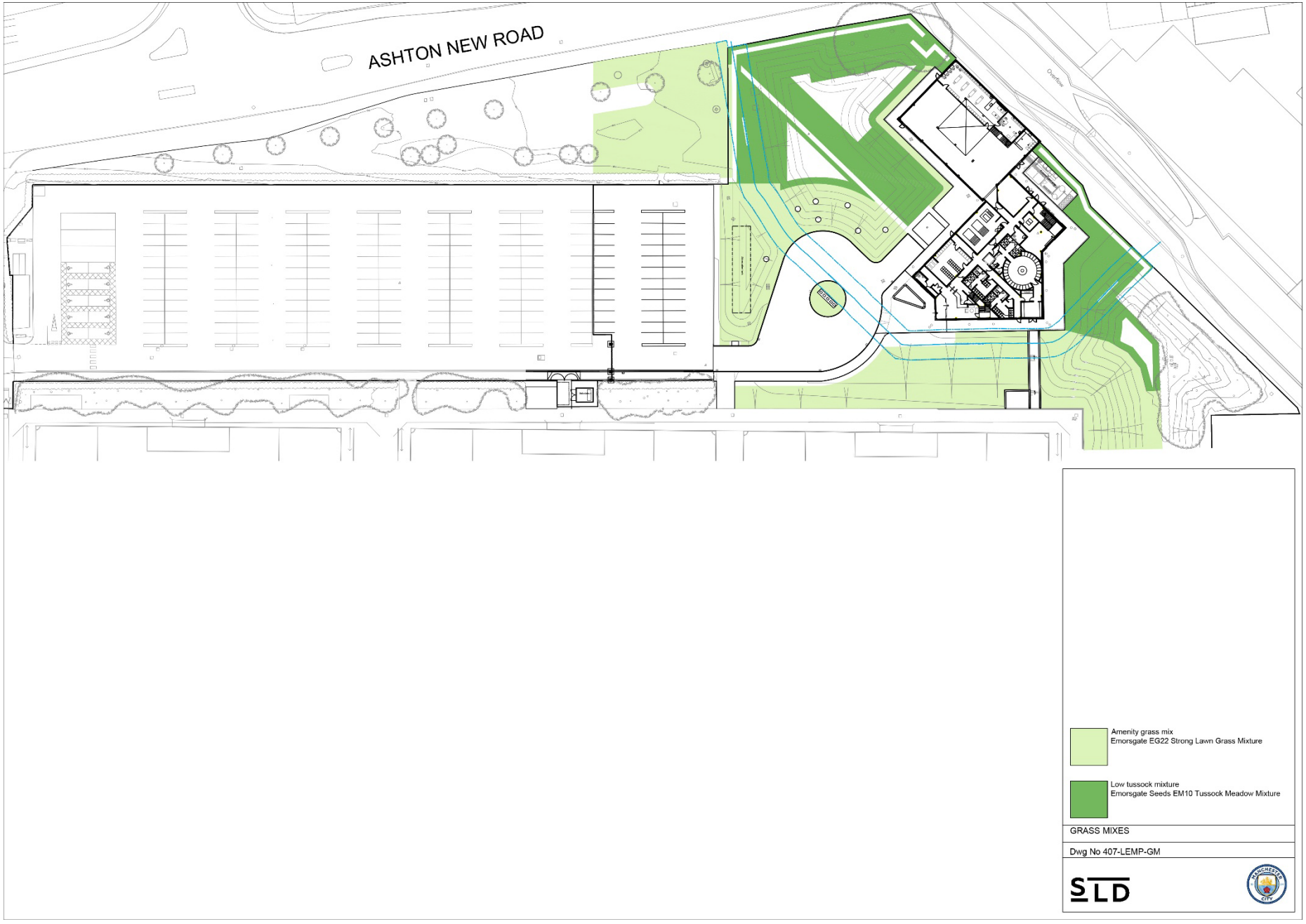

ASHTON NEW ROAD
Overflow
Existing retained trees & hedges
Existing retained grass
EXISTING VEGETATION
Dwg No 407-LEMP-EV
SLD

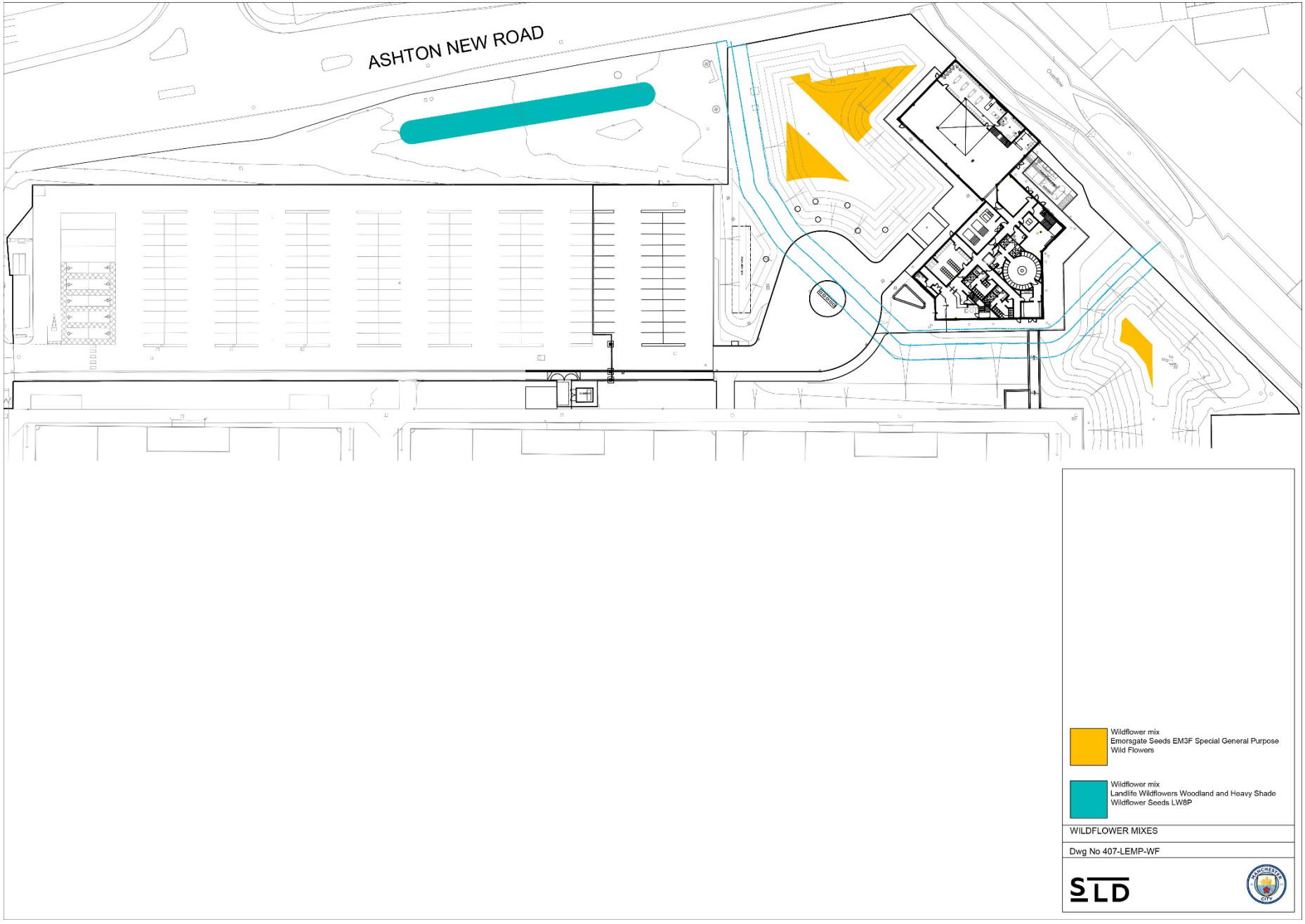

ASHTON NEW ROAD
Overflow
Ornamental coniferous/deciduous tree
Fruit tree
TREES
Dwg No 407-LEMP-PT
SLD

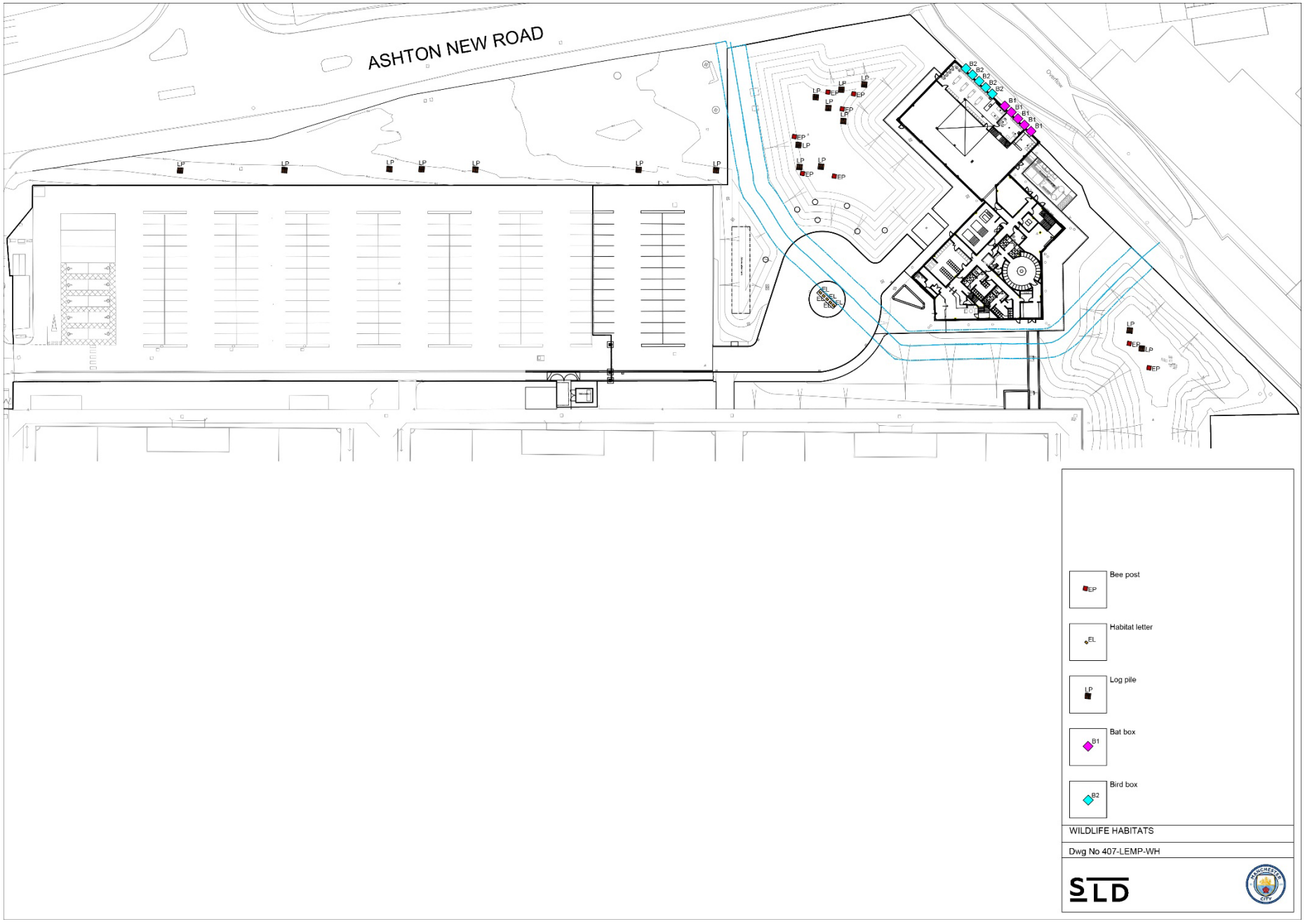

ASHTON NEW ROAD
Overflow
Ornamental shrub planting
ORNAMENTAL PLANTING
Dwg No 407-LEMP-PT
SLD

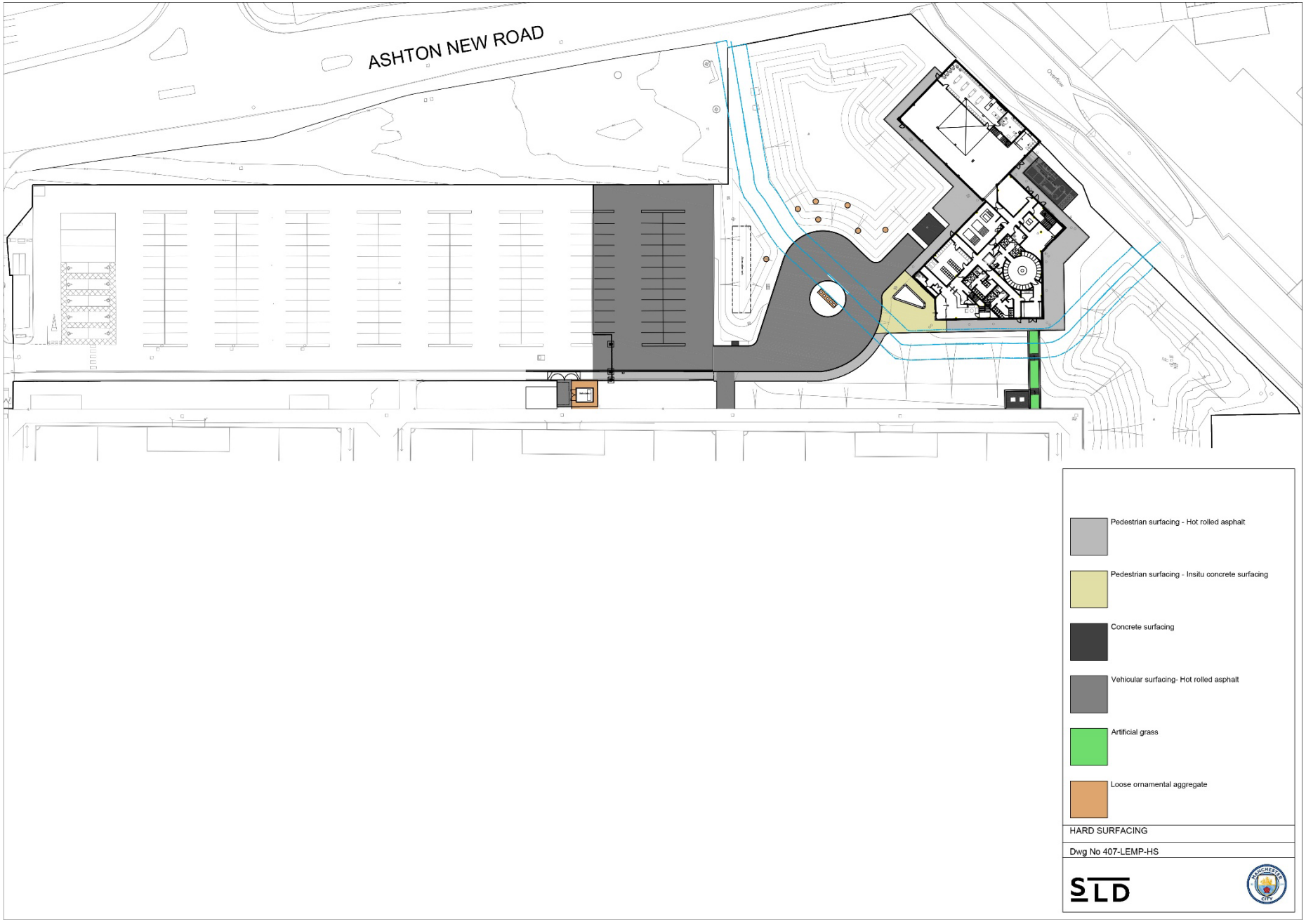

ASHTON NEW ROAD
Overflow
Ornamental hedgerow
ORNAMENTAL HEDGEROW
Dwg No 407-LEMP-OH
SLD

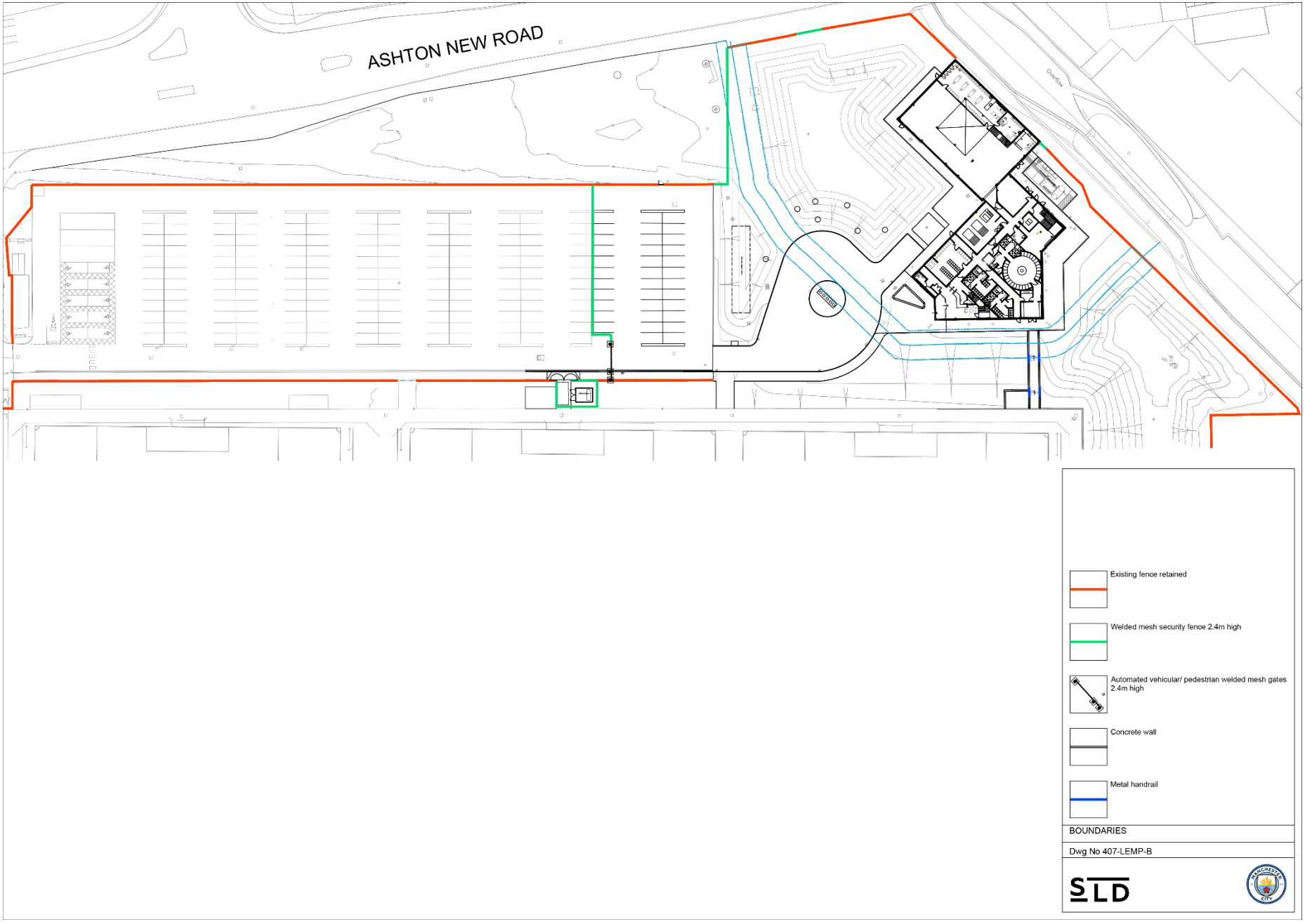

ASHTON NEW ROAD
Native hedgerow
NATIVE HEDGEROW
Dwg No 407-LEMP-NH
SLD

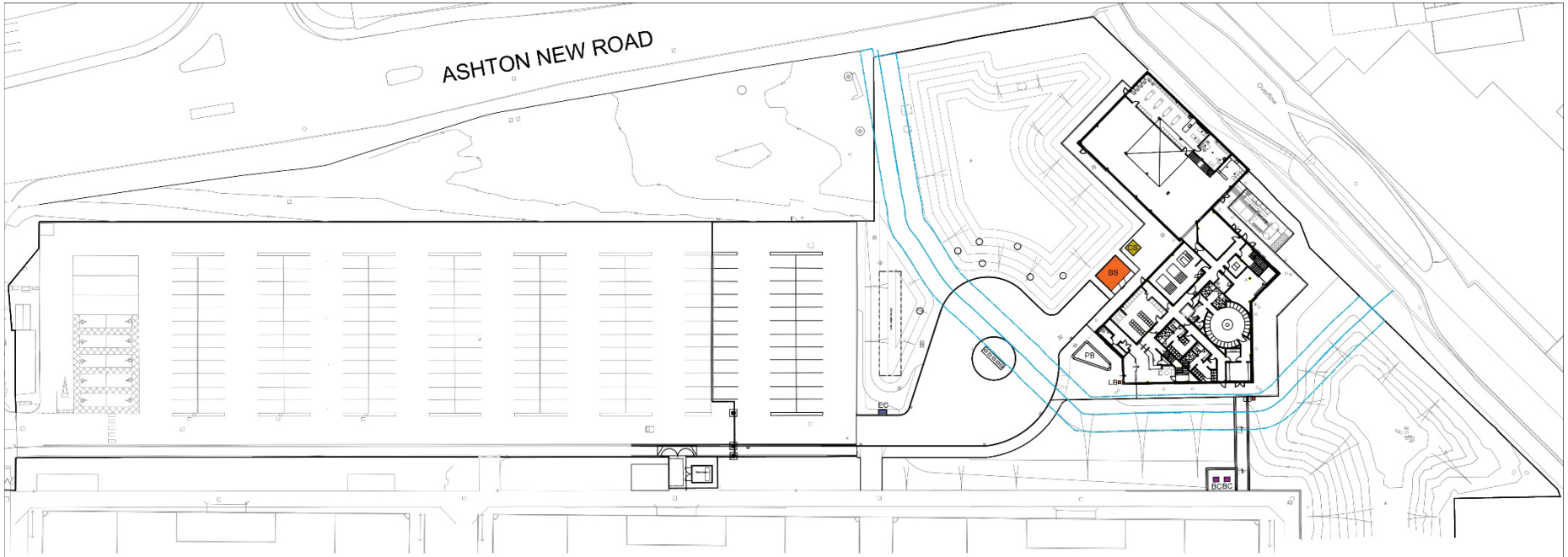

ASHTON NEW ROAD
Overflow
Amenity grass mix
Emorsgate EG22 Strong Lawn Grass Mixture
Low tussock mixture
Emorsgate Seeds EM10 Tussock Meadow Mixture
GRASS MIXES
Dwg No 407-LEMP-GM
SLD


ASHTON NEW ROAD
Overflow
Wildflower mix
Emorsgate Seeds EM3F Special General Purpose Wild Flowers
Wildflower mix
Landlife Wildflowers Woodland and Heavy Shade Wildflower Seeds LW8P
WILDFLOWER MIXES
Dwg No 407-LEMP-WF
SLD


ASHTON NEW ROAD
Overflow
Bee post
Habitat letter
Log pile
Bat box
Bird box
WILDLIFE HABITATS
Dwg No 407-LEMP-WH
SLD


ASHTON NEW ROAD
Overflow
Pedestrian surfacing - Hot rolled asphalt
Pedestrian surfacing - Insitu concrete surfacing
Concrete surfacing
Vehicular surfacing- Hot rolled asphalt
Artificial grass
Loose ornamental aggregate
HARD SURFACING
Dwg No 407-LEMP-HS
SLD


ASHTON NEW ROAD
Existing fence retained
Welded mesh security fence 2.4m high
Automated vehicular/ pedestrian welded mesh gates 2.4m high
Concrete wall
Metal handrail
BOUNDARIES
Dwg No 407-LEMP-B
SLD


ASHTON NEW ROAD
Overflow
BS
PB
LB
EC
BC
Concrete raised planting bed
Litter Bin - Glasdon Futuro Litter Bin supplied by Glasdon Group Limited
Boot cleaner - Bootboy supplied by Air-Eze
Bin store - Close boarded timber fence enclosure
Electricity cabinet
Cycle Shelter - Standard Wardale Shelter supplied by Broxap
FURNITURE
Dwg No 407-LEMP-F
SLD

APPENDIX 3: Contractor Risk Assessment

APPENDIX 4: RELEVANT WILDLIFE LEGISLATION

Breeding Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

It is mandatory that management and maintenance actions that involve the pruning or removal of trees, shrubs, Ivy cover, Bramble scrub or other suitable breeding bird habitat are only carried out outside the bird breeding season (March-August inclusive), unless it can be adequately demonstrated by an ecologist that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared.

Where this is not possible, a check for breeding birds should be carried by an appropriately qualified ecologist no more than 48 hours prior to the start of vegetation clearance works. If any nesting birds are found to be present, destruction of the nesting site will need to wait until the ecologist can confirm that all young birds have fledged.

Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals. British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006. Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as "any structure or place, which any wild bat uses for shelter or protection." (Bat Conservation Trust 20161). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1 Bat Conservation Trust (2016) 'Bat Surveys: Good Practice Guidelines 3rd Edition'

APPENDIX 5: Furniture Data Sheets

BOOTBOY CLEANING STATION



FAIRWAY GOLF SHOE CLEANER

Model	AE 4100
Voltage	230 v/ 1ph / 50hz (Other voltages available)
No of outlets	2 x Patented Air Blow Guns
Compressor	Oil free S1 duty
Operating pressure	7 BAR
Air receiver	50 litre
Power	1.1.KW
Enclosure	Outdoor / weatherproof enclosure
Cooling fans	For compressor & enclosure
Dimensions	106 x 90 x 85 (to cabinet) / 35 (to foot tray) WDH CMS
Weight	105 kg net / 125 kg inc packaging

OPTIONAL ITEMS

- Custom colour to match your business
- Trolley Grill – designed for cleaning down of equipment and keeping area clean and tidy
- Larger systems – customised designs

With over 1,300 units in the UK alone, installed at many of the UK's leading businesses, the patented, UK designed & built system supplies a safe & efficient boot cleaning system for the modern business. AIR-EZE products are used worldwide. Please contact us for more details.

www.air-eze.co.uk

Our Compressor is purposely built for this application, ensuring a reliable and long service life. Our unit is S1 (100%) duty rated, which ensures it can cope with the most demanding clubs.



Our patented designed air gun has a built-in safety feature to prevent debris blowing back at users, also If it becomes blocked or restricted the blow gun will exhaust the air through a relief hole to avoid any injury to the user. Our safety features allows our system to run at a higher pressure (100PSI) which ensures all debris is removed quickly.



Our system has been created for ease of use and minimal maintenance. We receive fantastic feedback from our customers who simple love using our units.







A new feature to our 2022 model, a 360 degree rotating safety coupling which improves the lifetime of the gun assembly as well as a greater flexibility of reach



We have two stock colours which are GREEN & BLACK, however our cabinets are available in any colours of the clubs choice



Easily accessible on the left of the machine to allow users to stop equipment immediately in the case of an emergency.

www.air-eze.co.uk

Niche Bee Post

Our bee posts are designed to provide habitat for cavity nesting solitary bees and the wider ecological community of invertebrates that are associated with these organisms. Cavity nesting solitary bees and wasps usually nest in dried hollow plant stems and old beetle larvae holes created in dead and decaying wood.

By installing a bee post in a landscape or garden, we can replicate this deadwood habitat and provide the necessary conditions for these critically important pollinators to complete their life cycle. In addition, we have recorded a variety of beetles, earwigs, caterpillars and other invertebrates using these structures too.

City Football Academy pond ↓



Specification

- Made from British-grown Douglas Fir
- Planed and sanded for smooth finish
- Natural oil treatment for added UV protection
- Sloped top enables water runoff to the rear face
- Range of hole sizes to attract a variety of different bees and other invertebrates
- Weight approx. 20kg



City Football Academy ↓



Dimensions

H x 240cm x W 12cm x D 12cm –
(approximate height once installed 1.8m)

Installation

Front face must be installed with a southerly aspect free from direct sunlight obstruction such as buildings and trees

Post are concreted into the ground a minimum of 500mm deep with sloped finish for water runoff away from the post

Maintenance

Periodic wipe down to remove dirt and detritus including bird faeces

Further application of natural oil after year 3 will prolong the life of the product

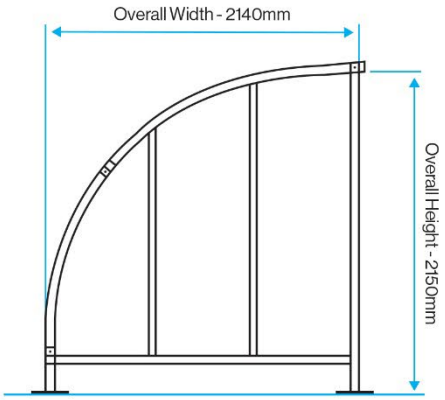
office@niche-environmental.co.uk

niche.

Dimensions & Specifications

broxap street furniture

Dimensions





Standard RAL/BS Colours

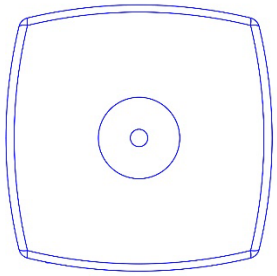
RAL 9005	RAL 9016	RAL 9006
BS 4800 00 A 05	BS 4800 10 A 07	RAL 7016
RAL 6005	BS 4800 14 C 39	RAL 5015
RAL 5013	BS 4800 20 C 40	RAL 3020
	RAL 1023	

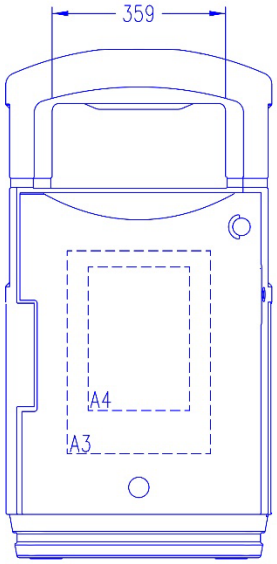
Product Details

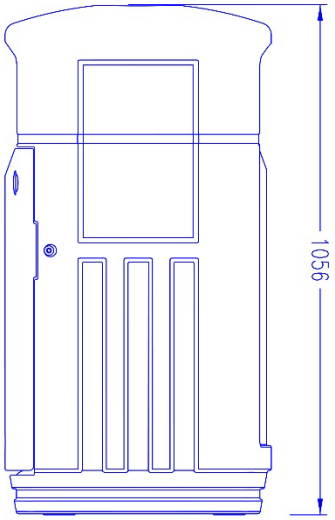
Product Name	Wardale® Cycle Shelter
Product Code	BXMW/WAR
Dimensions	2140 x 2150 mm
Lengths & Capacities	2000mm (4 Cycles) 3600mm (8 Cycles) 4100mm (10 Cycles) 5000mm (12 Cycles) 6000mm (14 Cycles)
Framework	Galvanised steel
Cladding	4mm Clear View PETg UV 5mm Clear View PETg UV Trapezoidal Roof Cladding Opal Roof Cladding
Weather Resistance	Cladding is UV Stabilised Wind resistant to 23m/s
Fire Resistance	Cladding is fire tested to EN ISO 11925-2
Finish Options	Hot-Dip Galvanised to BS EN ISO 146:2022 Hot-Dip Galvanised to BS EN IOS 146:2022 & Polyester Power Coated Hot-Dip Galvanised with Duplex (Zinc Coated) Powder Coated (costal) 180-240 overall dft
Additional Options	Polyester powder coated in any standard RAL/BS colour Swinging/Sliding security gates Mechanical or keyed locks Further anti crawl bars Helmet lockers LED or solar lighting Full Installation Service
Fixing	Surface mounted base plates Submerged base plates Extended adjustable base plates

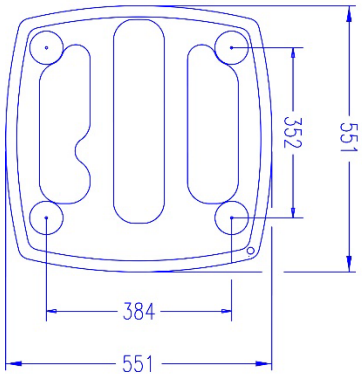
01782 564411
info@broxap.com
www.broxap.com

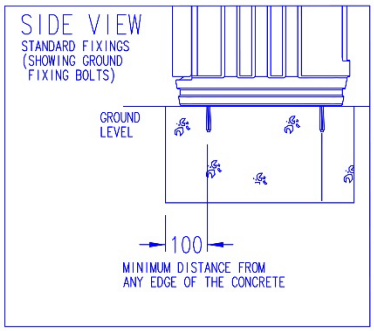
MODEL SPECIFICATION
FUTURO™ BIN

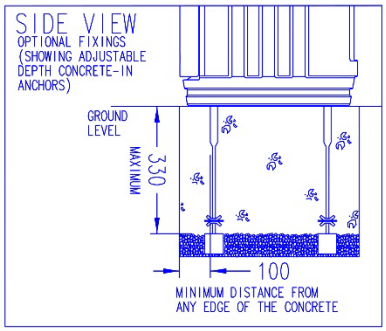












PRODUCT INFORMATION:

- DESCRIPTION - FREESTANDING OR FIXED, DOOR OPENING LITTER CONTAINER FOR EXTERNAL OR INTERNAL USE.
- LINER OPTIONS - BIN C/W STEEL LINER - 20.2Kg
  - BIN C/W POLYETHYLENE- LINER - 18.2Kg
  - BIN C/W SACK RETENTION - 17Kg
  - BIN ONLY - 14.7Kg
- CAPACITY

	MAXIMUM CAPACITY	LINER/SACK CAPACITY
- C/W STEEL LINER	120Ltr	100Ltr
- C/W POLYETHYLENE LINER	120Ltr	100Ltr
- C/W SACK RETENTION	160Ltr	140Ltr

- MATERIAL - BIN - DURAPOL®
  LINER - ZINC COATED STEEL OR POLYETHYLENE
- RECYCLING INFORMATION - BLACK DURAPOL IS 100% RECYCLED AND RECYCLABLE IF MISTAKENLY PLACED INTO LANDFILL THE PARTS ARE INERT AND WITH NO TOXIC CONTENT. STEEL PARTS HAVE A SIGNIFICANTLY RECYCLED CONTENT AND ARE EASILY RECYCLED.
- COLOURS - MILLSTONE, SANDSTONE, GRANITE BLUESTONE, DEEP GREEN, BLACK
- DIMENSIONS - ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED.
- KEY - 8mm TRIANGULAR - DIN KEY (C101/0012)

OPTIONAL EXTRAS:

- FIREXPIRE® - FIRE DAMPENING DEVICE
- GROUND FIXINGS - SEE INSTALLATION OPTIONS
- BALLAST - INTERNAL BALLAST
  - EXTERNAL BALLAST
- VINYL GRAPHIC SIZE - Up to A3(297mm x 420mm)
- POLYCARBONATE PLAQUE SIZE - Up to A4(210mm x 297mm)
- LITTER/DOG WASTE - OVAL VINYL GRAPHIC
- POSTER FRAME KITS
- BANDING KITS
- ASHTRAY KITS - TOP MOUNTED
  - 3 LITRE SIDE MOUNTED
- STUBBER PLATE - ø160mm STAINLESS STEEL C/W CIGARETTE SYMBOLS
  - ø160mm STAINLESS STEEL BLANK STUBBER PLATE
  - ø300mm ALUMINIUM - GUN METAL GREY
    - GOLD
- WING LOCK KIT - FOR KEYLESS OPERATION
- APERTURE FLAP KIT (PLEASE NOTE THAT FIREXPIRE AND LITTER APERTURE FLAPS CANNOT BE USED TOGETHER AS THE FLAPS PREVENT THE FIREXPIRE DEVICE FROM WORKING)

INSTALLATION OPTIONS:

WE RECOMMEND PERMANENT GROUND FIXING BY THE FOLLOWING:

- A SOUND CONCRETE FOUNDATION IS THE PREFERRED METHOD.

  a) GROUND FIXING BOLTS (IN EXISTING OR NEW CONCRETE FOUNDATIONS)
  ALLOW TIME FOR NEW CONCRETE FOUNDATIONS TO CURE.
  4 HOLES TO BE DRILLED FOR GROUND FIXING BOLTS
  10mm x 130mm(MINIMUM DEPTH) ENSURE HOLES ARE LOCATED AT LEAST 100mm FROM ANY EDGE OF THE CONCRETE FOUNDATION.

  IF USING YOUR OWN FIXINGS ENSURE ø50mm WASHERS ARE USED.

  b) ADJUSTABLE DEPTH CONCRETE-IN ANCHORS (IN NEW CONCRETE)
  WHEN CREATING A NEW CONCRETE FOUNDATION, THESE FIXING KITS PROVIDE FASTER/EASIER INSTALLATION (WITHOUT DRILLING) WHILST ALLOWING THE UNIT TO BE FASTENED DOWN AND REMOVED IF REQUIRED, LEAVING NO TRIP HAZARD. ENSURE HOLES ARE LOCATED AT LEAST 100mm FROM ANY EDGE OF THE CONCRETE FOUNDATION.

- SOFT EARTH
  ALTERNATIVELY ON SOFT EARTH USE THE GROUND-LOCK™ SYSTEM.
- TARMAC AND BLOCK PAVING
  WHEN INSTALLING ON TARMAC OR BLOCK PAVING, A CONCRETE BASE IS STRONGLY RECOMMENDED TO PROVIDE ADEQUATE SECURITY AND IMPROVED OPERATION.
- FLAGSTONES (USING GROUND FIXING BOLTS)
  WHEN INSTALLING ON FLAGSTONE OF A MINIMUM 50mm (2") THICK. ENSURE HOLES ARE LOCATED AT LEAST 110mm FROM ANY EDGE OF THE FLAGSTONE.

  FOR INCREASED SECURITY, USE A DOUBLE LAYER OF FLAGSTONES BOLTED TOGETHER.
- FUTURO MAY ALSO BE CONCRETED IN.

Glasdon®
Glasdon Group Limited

Glasdon Group Product Design
Glasdon Innovation & Export Centre
Preston New Road, Blackpool
Lancashire, FY4 4UY
Web Site: www.glasdon.com

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