Landscape Management Report
One Victoria S278

Prepared on behalf of Torsion Construction

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1.0 Introduction

1.1 General

TPM Landscape, Chartered Landscape Architects, have undertaken the planning submission and tender works relating to the landscape design for S278 of One Victoria development. The landscape management report has been produced to ensure that future management objectives are achieved. This document will form part of the planning condition information for the proposed development and once approved will provide guidance for the establishment, maintenance and future management of street trees proposed on the site.

1.2 Aims of the report

This report has been developed to establish long term management objectives and practices for street trees of the S278 area associated with the One Victoria development.

The report presumes that all of the tree pit details and tree planting have been built in accordance with the approved planning drawings. A clear understanding of the design aims and intentions will help to ensure that the landscape reaches maturity in the form in which it has been designed.

1.3 Site Maintenance and Responsibility

The company responsible for maintaining the landscape will be responsible for inspecting the site and for keeping a logged record of inspections, faults and rectified works. The managing agent is required to appoint a Landscape Maintenance Contractor, whether that be the original installation contractor or a separate party. All contractors should be registered with BALI (British Association of Landscape Industries).

1.4 Objectives

The overall objectives for the maintenance include the following;

- Keep trees within the site in a safe condition to promote longevity of the tree and reduce the risk of failure. Ensure that any works on trees considers the local wildlife (foraging opportunities, bird nesting season etc.);
- Keep all hard-surfaced areas in a good state of repair and free from any potentially dangerous arisings that could cause a slip or trip hazard; and
- Ensure that all tree pit structures are looked after and maintained in a good state of repair and safe condition so that they do not fail or have the potential to cause harm to the public.

The report shows operation objectives for a five-year period to ensure that the establishment of the scheme is achieved. It is assumed that the management company will continue to maintain the landscape beyond the five-year period and will be broadly in line with the operations described at year 5.

2.0 General Description

2.1 Existing Context

Mirabel Street, situated in the Manchester city centre currently has 6 existing Silver Birch trees as street trees and now over 6m height. They do not appear to have been planted in a soil support system. Footpath is around 2.5m width with flag paving.

2.2 Site Proposals

3 additional trees are proposed along Mirabel Street with soil support system to provide sufficient soil to allow the tree to grow to its species potential without damaging the pavement or adjacent services. Trees are proposed to match the existing tree species as Silver Birch.

3.0 Health and Safety

The following potential hazards have been identified within the proposed development site which may have implications for maintenance operations:

- Contractors working on the site should make themselves aware of the location of underground services, defining the exact locations with the Statutory Authorities prior to commencing works below the surface;
- Working in areas used by public whether on foot, in wheelchairs or vehicles;
- Working in areas used by people; ensuring paths are kept clear at all times and potentially dangerous tools or machinery is not left lying around,
- The use of chemicals known to be hazardous to humans and animals;
- Working at elevated positions or on slopes;
- Lifting heavy objects and working with heavy machinery;
- The use of chainsaws, working at height and with heavy objects during tree works.
- The possibility that hazardous material may be deposited in or inadvertently left in areas requiring cleaning (needles, medication etc).

Methods for reducing the potential site risks are well established and are common practice of competent contractors. The contractor is expected to identify the hazards associated with any maintenance operations they proposed, together with an assessment of the risks involved and methods for reducing the risks. The Risk Assessment should be recorded and retained for reference in the future if necessary.

3.1 Site Operations

All operations on site are to be carried out by suitably qualified operatives with appropriate safety clothing. The maintenance contractor is 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 regard to the safety and welfare of the general public, private and public property, native flora and fauna and Statutory Services.

3.2 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 appropriate section.

4.0 Hard Elements

Maintenance operations are to be carried out in order to provide a clean, inviting and safe environment for all users of the site. For the purposes of this report it is assumed that all the works required by the planning approval have been carried out in accordance with the approved drawings.

All tree pit elements should be safe, robust and in good condition. Any damage arising from the management and maintenance works must be reinstated to the original condition and in accordance with the relevant specification of the client.

All hard works to be installed under the recommendations of the manufacturer's instructions. Hard works should not be carried out in undesirable weather conditions.

4.1 Tree pit elements

Maintenance objective
All tree pit elements to be maintained in a safe and clean condition.

Inspections
A formal visual inspection is to be carried out at 6 monthly intervals or following reports from the client that a fault or damage has occurred. A report of the inspections and rectified works should always be logged.

Maintenance Operations
Tree grills, tree guards and any other metal elements are to be kept free of litter, deleterious material and hazardous protuberances. Metal surfaces are to be maintained uniform in appearance and coated in a homogenous paint, stain, enamel, or plastic coating in accordance with the original specification The resin-bound gravel surface must be kept free of litter. A visual inspection for any damage is to be carried out every six months. Loose gravel should be kept tidy within the tree and prevented from spreading onto footpaths or driveways.

All tree pit elements are to be repaired within 1 month of a reported fault, unless the potential hazard is severe, in which case the area surrounding the fault should be cordoned off and the boundary made secure, the fault should be repaired at the earliest available opportunity.

Repaint as required if the paint starts to flake off and look unsightly to the same specification as the original ensuring that any rust is removed and the surface prepared and primed before the paint is applied.

These works will be the sole responsibility of the maintenance contactor and at all times.

One operation per month (within month / months specified) - **1.**
As required - **a/r**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Tree Pit Elements													
1	Visual inspection of tree pit elements – repair if required				1						1			Carry out 6 monthly inspections, report to be logged; any faults reported should be rectified as required. Repair/replace if required
2	Clean metalwork						1							Carry out annually, removing dust and dirt being careful to not remove or damage surface finish.
3	Re-paint / Re-stain	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	As required following inspection
4	Strip back and repaint metalwork to match existing	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Every 5years or as required following inspection

5.0 Soft Elements

For the purposes of this report it is assumed that all planting has been carried out inline with the approved planning drawings and any failed plants or trees replaced by the original contractor at the end of the 12 months Rectification Period, the contractor should refer to the associated local authority planning conditions regarding the replacement period for any dead/dying trees;

5.1 Proposed Trees

Objectives
Trees will play an important role in providing structure to the landscape proposals and will provide a valuable asset to the site, provide screening, wind mitigation and contribute to the visual amenity of the local area. Therefore, it is important that they are given the best chance of successful establishment.

Inspections
Inspect on an annual basis when the trees 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. Any weeds should be removed by hand from the base of each tree and and the level of decorative gravel maintained.

If the trees show signs of poor growth or reduced vigour an application of the appropriate fertiliser can be applied. If the trees do not respond to a treatment of fertiliser, further investigations should be carried out, including the ground conditions for signs of compaction, contamination, poor quality topsoil. Remediate any problems uncovered with the soil. Should the remediation works not resolve the problem a replacement tree may need to be planted.

During establishment trees will require regular watering particularly during prolonged dry period. Water the trees minimum once a week during periods of limited rainfall over May-September (during the first full growing season) ensuring that the soil is fully saturated. Ensure all irrigation pipes are free from debris. Water shall be applied at 40litres per individual tree. Where water restrictions apply (hosepipe bans, drought orders) an alternative supply of water shall be used if possible. As many of the trees are planted within a podium landscape, they may be more prone to being dry. The contractor should monitor the trees throughout the year.

Pruning of young trees should not generally be required unless they have dead or diseased 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.

These works will be the sole responsibility of the contractor and at all times trees should be maintained in good health and in a safe condition.

One operation per month (within month / months specified) – **1**.
Four operation per month (within month / months specified) - **4.**

No.	Operation	MONTHS												Notes
		J	F	M	A	M	J	J	A	S	O	N	D	
	Proposed Individual Trees													
5	Visual inspection of trees					1								Inspect trees for signs of disease, damage or as required following adverse weather. replant if necessary
6	Slow-release fertiliser					1								Only when necessary
7	Weeding/ mulch				1	1	1	1	1	1				Remove weeds and top up decorative gravel (loose gravel topped up once annually) to retain a weed free around the base of each tree
8	Tree stakes and ties				1					1				Check and adjust, replace or remove as required until the tree has established. Check and re-adjust after strong winds. Remove in year 3-5 or as required. Ensure trees remain vertical.
9	Watering					4	4	4	4	4				Water once a week during the growing season and as necessary in periods of drought only during the first 2 years until the trees have established.
10	Routine pruning				1					1				Should not be required for the first few years, after which pruning should only include the removal of dead or diseased branches.
11	Remove and dispose of accumulations of winter leaves											1	1	To be carried out to reduce risk of slipping and to maintain a tidy environment
12	Tree Replacements	1	1									1	1	Any trees that have failed should be replaced to the original specification and planted within the next planting season.
13	Top up capillary action irrigation	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	a/r	Ensure the capillary action irrigation it topped up regularly. Check as part of maintenance visits.

6.0 Handover Procedures

The maintenance period will run concurrently with the rectification period so it may be prevalent to have the same contractor for both the Construction Side of the operations and the Maintenance Contractor, to help avoid disputes. After the rectification period the management and maintenance objections need to remain in place for the following operational years of the development site.

To ensure a smooth handover between management contract companies a clear documented record of works will be required.