LANDSCAPE MANAGEMENT PLAN

V1

Prepared by SAVILLE LANDSCAPE DESIGN LTD on behalf of
GREAT PLACES HOUSING GROUP

GREY MARE LANE, MANCHESTER



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1.0 INTRODUCTION & GENERAL DESCRIPTION

This report has been compiled on behalf of Great Places Housing Group to provide information for the habitat and landscape maintenance and management requirements for the hard and soft landscaping within the proposed new development bounded by Ashton New Road, Grey Mare Lane, Newcombe Close and Jenkyn Walk in Manchester.

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 promoting recreational activities and will contribute to the visual amenity of the local area and successfulness of the development.

SITE DESCRIPTION

The soft landscape comprises of existing trees and grassland along Ashton New Road, proposed amenity grass, hedging, trees, shrubs and herbaceous planting, designed to create an attractive residential environment while enhancing visual amenity and habitat diversity across the site. These areas also provide foraging habitat for wildlife, including birds and bats. To further enhance biodiversity, bird boxes have been installed on the building for species recorded during the ecological surveys.

A communal soft landscaped garden is located to the rear of the building. Ground floor apartments adjoining this space benefit from private patios, with hedging providing a natural screen between public and private areas.

Hard surfaced areas comprise predominantly non-permeable tarmac, with a permeable section within the car park to safeguard the long-term health of adjacent off-site trees.

Boundary treatments consist of metal railings and low walls with railings, reflecting the local vernacular.

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 423-01 & 423-02 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 management company 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 & OBJECTIVES

The overall objective of this report is to provide a practicable document that can be referred to by relevant contractors, site managers and residents 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
- Trees
- Ornamental Shrub Planting
- Ornamental Hedgerow
- Amenity grass
- Additional Wildlife Considerations

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 in which to live to encourage formal and informal recreation and provide a valuable resource for the local community.
- Provide and maintain additional habitat for bird in the form of bird boxes within the new buildings.

2.1 HEALTH & 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 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 Landscape Management Company which will be set up as part of the approved development.

The Landscape Management Company 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 apartment block. 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.

A management company will be appointed by the site's end user, this company will take on all maintenance and monitoring responsibilities once the site has been handed over at the end of the development.

After 5 years the plan would be reviewed by the management company a Landscape Architect and Ecologist and the maintenance requirements and 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 management company 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 in which to live. These works would be paid for through the accumulation of fees left over from the general maintenance works 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 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 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. 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 VEGETATION

3.1.1 Location

This applies to the existing trees and grassland which are located along Ashton New Road. The trees were originally surveyed by Mulberry Tree Management and it is presumed that all of the tree works have been carried out in accordance with the survey schedule.

3.1.2 Objectives

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

3.1.3 Inspections

The existing trees 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 public.

3.1.4 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 nesting season, March-September. If tree works must proceed during the UK bird nesting season, a comprehensive, professional nesting bird survey must be carried out immediately prior to work to identify active nests, as it is illegal to disturb them under the Wildlife and Countryside Act 1981.

3.2 TREES

3.2.1 Location

Around the site perimeter a mix of native and non-native trees are proposed that frame the building and integrate it into the surrounding vernacular. Species include Betula, Carpinus, Cherry and Quercus provide valuable habitat and food sources for birds, mammals, and insects.

2.2 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.

3.2.3 Inspections

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

3.2.4 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 ORNAMENTAL SHRUB PLANTING

3.3.1 Location

The ornamental beds proposed in the communal garden, perimeter of the car park and ground floor apartments use a mix of evergreen and semi-evergreen species that provide year-round interest, essential food, shelter, and habitats for local wildlife that contribute to a healthier eco-system. These are a combination of shade and sun tolerant species that withstand the urban conditions where the development is located.

3.3.2 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.

3.3.3 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.

3.3.4 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 shrubs beds using a hoe, look to uproot and remove all weeds from the beds. For the more prolific or deep rooted weeds spot treat with a glyphosate based weed killer and remove once it has died back.

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.

Cornus

Cornus should be allowed to establish without being cut for the first 2-3 years. The stem colour in the winter is the characteristic feature of this shrub, therefore do not cut the stems until early spring before the leaves begin to appear.

Every 2-3 years once the shrubs have established reduce the height of the stems to 300mm above ground level to encourage strong stem colour and vigour. Pruning and cutting should be undertaken outside of the breeding bird season (March – August).

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 ORNAMENTAL HEDGEROW

3.4.1 Location

A linear hedgerow is located between the rear entrance footpath and communal garden with hedgerows providing natural screening to ground floor apartments facing the communal area and habitats for local wildlife.

3.4.2 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.

3.4.3 Inspections

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

3.4.4 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 spot treat with a glyphosate-based weed killer and remove.

Do not trim the top of the hedge until they have achieved the desired height of 1200-1500mm 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 1200-1500mm 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 AMENITY GRASS

3.5.1 Location

The grass is found in the communal garden and on the south east corner of the building along Grey Mare Lane.

3.5.2 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.

3.5.3 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.

3.5.4 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 sward should be cut to maintain the grass between 25mm and 50mm high. The grass should be cut using a hand push or ride on 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 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.

3.6 ADDITIONAL WILDLIFE CONSIDERATIONS

3.6.1 Location

The site provides habitat for a number of species including bats, birds and invertebrates. Bird nesting boxes will be integrated into the building's brickwork. This will increase roosting and nesting opportunities for bats and birds associated within the local area.

3.6.2 Objectives

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

3.6.3 Inspections & Maintenance Operations

Several bird boxes have been incorporated into the new building. 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).

4.0 LANDSCAPE MAINTENANCE HARD WORKS

4.1 HARDSTANDING SURFACES

4.1.1 Location

Hard surfaced areas comprise predominantly of non-permeable tarmac, with a permeable section within the car park to safeguard the long-term health of adjacent off-site trees.

4.1.2 Objectives

Maintain the footpaths and parking area in a good state of repair.

4.1.3 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.

4.1.4 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 BOUNDARIES

4.2.1 Location

Boundary treatments consist of metal railings and low walls with railings, reflecting the local vernacular.

4.2.2 Objectives

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

4.2.3 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.

4.2.4 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.

4.3 FURNITURE

4.3.1 Location

Stainless steel cycle hoops are located at the main pedestrian entrance located on the Ashton New Road.

Stainless steel bollards are found at the entrance of the pedestrian link on the southern boundary between Grey Mare Lane and Newcombe Close, further bollards are located at the rear entrance to the site leading from Newcombe Close.

Electric Vehicle charging points are located in the car park.

A timber clad communal cycle store is located to the rear of the building between the car park and communal garden.

4.3.2 Objectives

To be maintained in a safe and clean condition.

4.3.3 Inspections

The frequency of inspections will vary with the type of equipment or materials used and other factors, e.g. heavy use, levels of vandalism, air pollution, age of equipment, or following reports from the general public or local authority that the furniture requires repairing. A report of the inspection should be logged.

4.3.4 Maintenance Operations

All furniture surfaces are to be maintained in uniform in appearance in accordance with the original specification. Site furniture is 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.

5.0 MAINTENANCE SCHEDULES

5.1	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	Appointed contractor	Disposal in a licensed tip.

5.2	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
TREES																
Annual inspection to check trees				1						1			2	1-5	Appointed contractor	Record defects requiring remedial works.
Topping up of mulch and weed control around base of trees.				1						1			2	1-5	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	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	Appointed contractor	As required plant Nov-Mar.
Pest and disease control														1-5	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	Appointed contractor	Year 3, remove stakes when trees have rooted sufficiently.
Slow-release fertiliser				1									1	1-5	Appointed contractor	Once in late spring only if showing poor signs of growth.
Watering (YEAR 1)					2	2	2	2	2				10	1-3	Appointed contractor	If no significant rainfall is forecast for April and/or received during March, start cycle one month early (April).
Watering (YEAR 2)					1	2	2	2	1				8	1-3	Appointed contractor	If no significant rainfall is forecast for April and/or received during March, start cycle one month early (April).
Watering (YEAR 3)						1	2	1					4	1-3	Appointed contractor	
Litter pick				1		1		1		1			4	1-5	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	3.0-3.5m	25
14-16	4.25-6.0m	30
16-18	4.5-6.5m	80

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.

5.3	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
ORNAMENTAL SHRUB PLANTING																
Annual inspection (firm up plants if required)					1								1	1-5	Appointed contractor	Record defects requiring remedial works
Hand weeding				1	1	2	2	2	1	1			10	1-5	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-5	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
General pruning											1		1	1-5	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												Appointed contractor	Retain seed heads in Autumn/ Winter. Remove only damaged/ rotting stems when required.
Pruning Cornus			1												Appointed contractor	Shall not be required in the first 1-3 years, reduce height once established to 300mm yearly
Selective thinning											1		1	5	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	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	Appointed contractor	Prior to strimming and once a month. Check debris for wildlife then dispose of in a licensed tip.

5.4	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
ORNAMENTAL HEDGEROW																
Annual inspection (firm up plants if required)					1								1	1-5	Appointed contractor	Record defects requiring remedial works
Hand weeding	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Avoid use of herbicides.
Topping up of mulch				1									1	1-3	Appointed contractor	As required
Replacements														1	Appointed contractor	As required Nov-Mar
Trimming	1	1								1	1	1	5	1-5	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	Appointed contractor	
Reshaping	1	1								1	1	1	5	1-5	Appointed contractor	Annually if required
Watering				1	1	1	1						3	1-5	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	Appointed contractor	Throughout, as necessary depending on weather conditions

5.5	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
AMENITY GRASS																
Litter pick	1	1	1	1	1	1	1	1	1	1	1	1	12	1-5	Appointed contractor	Prior to cutting, check debris for wildlife then dispose of in a licensed tip.
Cut grass				2	2	2	2	2	2	1			13	1-5	Appointed contractor	Cut areas of well-maintained grass to 25-50mm high and remove arisings from site.
Edge cutting				2	2	2	2	2	2	1			13	1-5	Appointed contractor	Remove turf that has overgrown onto paths, retain neat edge to hard & soft landscaping
Fertiliser application				1					1				2	1-5	Appointed contractor	Apply in Spring & Autumn
Weed Control				1									1	1-5	Appointed contractor	Hand weed or spot treat with suitable herbicide
Watering				2	2	2	2	2	2	1			13	1	Appointed contractor	As required in periods of drought during the first year of establishment
Top dressing, over seeding, scarifying, spiking applications														1-5	Appointed contractor	As required following annual report

5.6	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 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.

5.7	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	Management company/ 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	Management company/ Appointed contractor	Disposal in a licensed tip
Boundary metal railings are 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	Management company/ Appointed contractor	Repaired as required to original specification.

5.8	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Responsibility	Comments/Notes/Prerequisites
FURNITURE																
A visual inspection of all furniture and boundaries is to be carried out by the maintenance contractor	1												1	1-5	Appointed contractor	Arrange for any remedial work to be done immediately.
Furniture is to be maintained uniform in appearance and finished in accordance with the original specifications. Locking mechanisms of gates to be checked annually														1-5	Appointed contractor	Repaired as required to original specification.

5.9	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	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 Manchester City Council

423-01 Landscape GA	A1 Paper Size	1:200 scale
423-02 Detailed Planting Plan	A1 Paper Size	1:200 scale

SITE PLAN
Scale 1:200



N

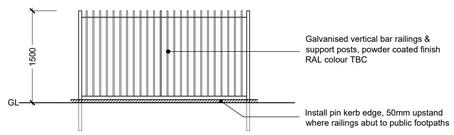
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KEY

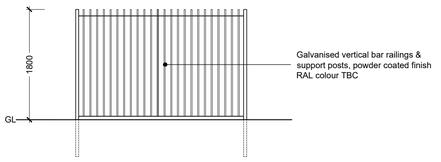
- Existing trees/hedge to be retained
- Existing trees/hedge to be removed
- Tree — Selected Standard Tree, 10-12cm girth, 300-350cm high, set in soft landscaping with timber stake support/ underground anchor system
- Tree — Extra Heavy Standard Tree, 14-16cm girth, 425-600cm high, set in soft landscaping with timber stake support/ underground anchor system
- Tree — Semi mature Tree, 18-20cm girth, 450-650cm high, set in soft landscaping with timber stake support/ underground anchor system
- Ornamental hedge — 0.9-1.2m high hedge planted @ 2-3 per lin.m with 75mm ornamental bark mulch dressing
- Ornamental shrub planting — Plants supplied in 3-5L pots planted @ 3-6 /m2 in 450mm imported topsoil with 75mm ornamental bark mulch dressing
- Feature specimen shrub — 10-30L containers planted in 600mm imported topsoil
- Existing grass to be retained/ made good following completion of construction phase
- Proposed Grass — Turf or grass seed laid on minimum 150mm imported topsoil (to be hard wearing amenity quality)
- Root Barrier - Indicative, subject to final construction information — eg GreenBlue Urban ReRoot 1000 ribbed root barrier installed with ribs facing tree, no growing medium over top of barrier
- Pedestrian tarmac surfacing with PCC pin kerb edge laid flush with surfacing
- Vehicular tarmac surfacing with PCC kerb edge, 100mm upstand
- Vehicular permeable tarmac surfacing — All works to be hand dig only excavation /construction
- 1500mm high metal railings
- 1800mm high metal railings
- 1500mm high wall & railings — (600mm high brick wall & coping, materials to match building, 900mm high railings)
- 1800mm high wall & railings — (600mm high brick wall & coping, materials to match building, 1200mm high railings)
- 2000mm high welded mesh security fence
- 1800mm high wall, materials to match building
- Timber clad secure cycle store
- Sheffield cycle hoop set in hard surfacing
- *B *B Bollard — eg Broxap Semi domed Sheffield stainless steel bollard. Product Ref: BX47/SemiDomed, 114mm dia, 1000mm above ground, 240 grit matt satin polished, 316 grade, root fixed
- EV Vehicular charging point
- ACO surface water drainage channel — Refer to engineers proposals for specifications
- Door threshold surface water drainage channel — Refer to engineers proposals for specifications
- Bird Box — eg. Habibat swift box integrated into building brickwork, min 4000mm above ground level
- Bird Box — eg. Habibat sparrow terrace integrated into buil brickwork, min 4000mm above ground level
- E: 62.010 / P: 62.010 — Existing level / Proposed level

TYPICAL BOUNDARY DETAIL ELEVATIONS Scale 1:50

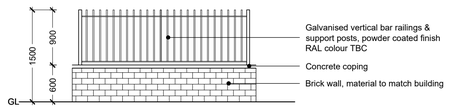
1500mm high metal railings



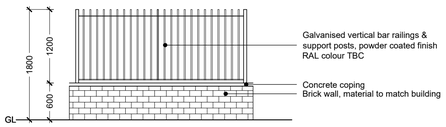
1800mm high metal railings



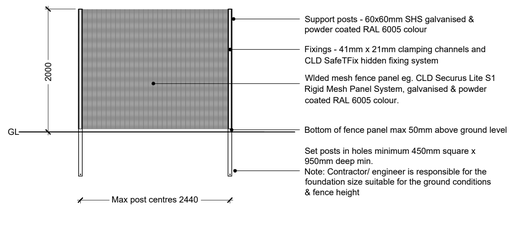
1500mm high wall & railings



1800mm high wall & railings



2000mm high welded mesh fence



NOTES :

1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
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Rev	Description	Initial	Date
E	Site plan updated to latest arc prps, hard surfacing & soft landscaping amended to accommodate services	KAS	May26
D	Site plan updated to latest arc prps, hard surfacing & boundary treatment amended to client comms	KAS	Feb25
C	Boundary treatment amended, updated to latest arc prps, parking amended to LPA comms	KAS	Oct24
B	Cycle store size amended	KAS	Sept24
A	Boundary treatment updated, car park amended re substation	KAS	Sept24

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CLIENT
Great Places Housing Group

PROJECT TITLE
Grey Mare Lane

DRAWING TITLE
Landscape GA

STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
VARIES	A1	KAS	-	May26

PROJECT NO.	DRAWING NO.	REV.
423	01	E



KEY

- Existing trees/hedge to be retained
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- Existing grass to be retained/ made good following completion of construction phase
- Root Barrier - Indicative, subject to final construction information — eg GreenBlue Urban ReRoot 1000 ribbed root barrier installed with ribs facing tree, no growing medium over top of barrier

PLANTING NOTES

1. Plant handling at the nursery, & transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for the Plant Supply & Establishment (CPSE). The contractor shall comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association 19 High Street, Theale, Berks RG7 5H) which refers to the receipt, unloading & temporary storage of plants.
2. Plants shall be first class examples of their species or variety, free from all pests & diseases, with good fibrous root systems & materially undamaged (refer to relevant section of BS53936 Parts 1-4 Specification of Nursery Stock)
3. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)'.
4. All plants and fauna shall be planted in the recommended season.
5. Where necessary levelling shall be carried out by hand to eliminate ponding hollows. Finished topsoil level shall be 25mm above adjoining paved areas and 150mm below damp proof courses level to the adjacent building.
6. Areas of large roots to be grubbed up without undue disturbance of surrounding soil & adjacent areas. Rubbish, concrete, metal, glass, hard surfacing, hardcore, decayed vegetation, weed growth & any contaminated topsoil are to be removed & disposed off-site prior to planting.
7. Shrub beds to have a min. depth of 450mm good quality imported topsoil (BS3882), do not use topsoil contaminated with subsoil, rubbish or other materials. Do not compact soil, preserve a friable texture of separate visible crumbs where ever possible. Topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticides Regulations 1986 (or otherwise updated/ superceded legislation), & following manufacturer's instructions by qualified staff & then should be cultivated to 150mm depth prior to planting. Where existing beds are to be cleared & recultivated, incorporate new spent compost 20% & topsoil 80% into all tree, shrub & hedge areas. All shrub beds/ grasses areas shall have a suitable slow release fertilizer applied at the manufacturers specified rates.
8. Shrub Compost. Specimen plants to be planted in a pit 400 x 400 x250mm depth with 5 litres Tree & Shrub Compost.
9. All areas of ornamental planting are to be mulched to a depth of 75mm with an amenity grade bark mulch unless plants are located in gravel.
10. Formal Hedges:Trench to be dug min 500mm wide x 400mm deep (base broken out to facilitate drainage) and a peat free compost or slow release fertiliser incorporated into the back fill material.
11. All turf & grass seed mixes are to be supplied by an approved supplier. All turves are to be laid horizontally to adjacent hard surfaces in a staggered pattern to encourage establishment. All grassed areas are to be watered as necessary to ensure their establishment & continued thriving. New grassed areas to have a min. depth of 150mm good quality imported topsoil (BS3882) & to be treated as item 5, marry new soils into existing where necessary. Carry out all work when soil & weather are suitable:

    -Do not sow or turf during periods of frost or strong winds
    -Sow only in Spring & Autumn
    -Ensure that adequate watering & weed control is available.

10. Tree pits - Excavate 2m2 for each tree location with depth to adequately accommodate the rootball.
11. Trees are to be planted securely either underground guyed in accordance with an approved guying system or staked & secured as follows:

    -Heavy Standard are to be secured using 2no. treated softwood stakes with cross bar, driven firmly into the ground. Stakes to be 1000mm above ground & fixed to tree with suitable rubber tree tie & spacer.EG Green-Tech Holdfast Natural Tree Tie or similar fixed in accordance with suppliers recommendations.Tree stakes and ties are to be removed after 2-3 years to ensure successful establishment within the statutory aftercare period.

12. For all ornamental trees one 80litre bag of tree planting compost (non-peat based) is to be incorporated in the tree pits. For all ornamental trees the tree pit should be large enough to comfortably accommodate the rootball. Backfilling with excavated soils to replicate the existing horizons. All trees are to be planted in line with BS8545:2014 Trees:from nursery to independence in the landscape - Recommendations: Para 10.2.7 Topsoil should not be used below depth of the original topsoil .
13. Trees planted in grass are to have a 1m dia turf cut around the base of the tree & circle filled with 50mm depth bark mulch.
14. The landscaping shown on this drawing shall be fully implemented in the first available planting season (No-March) following completion of the approved development. Consideration to be taken into account & planned for within the construction programme. Where the works programme does not provide for tree and shrub planting to be carried out in the appropriate season either of the following operations shall be implemented:

    (a) Planting shall be completed during the first planting season following Practical Completion. The cost of carrying out such landscape works after Practical Completion shall be at the expense of the Contractor. Ensure adequate watering & weed control is available.

    (b) Carry out all work when soil & weather conditions are suitable.Do not plant during periods of frost or strong winds. Plant only in the following periods: - Container grown plants. At anytime if ground water & weather conditions are favourable- Rootballed & bare root trees & shrubs:November-March. Ensure adequate watering & weed control is available.

15. Water all plants & trees on the same day of planting, plant only into moist soil & water thoroughly to the full depth of soil immediately after planting. Water regularly through the establishment period (minimum 3 months) to prevent dehydration (min. once a week in periods of drought) to ensure the establishment of the plants during the 12month defects period.
16. The contractor must ascertain for himself/herself the exact position of underground services & maintenance points prior to carrying out any digging on site.

PLANTING AFTERCARE - 5 year establishment period

Generally

- Maintain all grass areas, shrub beds and hedgerow planting free of litter and excessive weed growth (ie. growth that would be detrimental to the intended planting). Do not allow rubbish, grass cuttings, or other deleterious materials to be deposited on any of the planted areas during the establishment period.
- Water all trees, shrubs & hedges in periods of drought (no significant rainfall for 5-7days) during the growing season of the 12months defect liability period. (Growing season is typically late Spring to early Autumn). Water once a week so the soil is fully saturated to encourage deep roots to establish & continue this until significant rainfall.
- Any plants which are stolen from the site prior to Practical Completion shall be replaced by the Contractor.
- Any plants which die or show signs of poor health should be replaced towards the end of the 12month defects liability period by the contractor (Exclusions: Theft or malicious damage after completion). The Employer shall determine whether a plant has failed. The cause of death or poor health should be investigated & the issue re-mediated prior to any new planting. If necessary plant species can be substituted (with prior agreement with the Landscape Architect) if particular plants are not suitable for the situation due to un-forseen circumstances.
- At the end of the first 12 month maintenance period ensure soil is thoroughly moistened prior to re-mulching, applying water where necessary, re-mulch all planting beds to a depth of 75mm.
- After the 12month defects liability period the plants within private ownership (front & back gardens) will be the responsibility of the individual home owner, maintenance of all public areas will be passed onto the management company or the local authority which will need to replace any trees or shrubs that die within a 5 year period in line with the original proposals.

Grass

Maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to pavings & planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations. Pavements to be swept clean of any grass cuttings. Strimming round base of all trees will be carried out with a strimmer fitted with a protective guard to prevent bark damage.
Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clipping to tip (April to October)
Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back.
Spike and scarify periodically to promote free drainage and remove moss and thatch.
In drought conditions the following modifications to specified mowing operations shall be implemented:
Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height.

Shrub Beds

APPLY TO ALL YEARS
Maintain weed free
Replace dead/dying plants
Water in periods of drought 10 litres per shrub per week.
Remove deadwood.
At the end of year 5, thin shrub beds to allow adjacent plants to achieve their species potential.

Herbaceous Beds

Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Every 2-4 years (species dependant) divide plants.

Hedging

The aim is to establish a stable and healthy hedgerow within 3 years from planting with a well shaped framework.
Maintenance operations:
Maintained base of plants weed free; spot treat as necessary.
Replace dead and missing plants or those which fail to establish properly.
Water throughout the summer months after any period without significant rainfall.
Ensure plants are secure and upright in the ground. Firm up where necessary.
After the second growing season, formative prune the hedgerow on an annual basis to remove any dead, diseased or damaged shoots and create a balanced form for future growth.

Climbers

Maintain weed free
Replace dead/dying plants
Water in periods of drought a minimum of 2 times a week.
Prune annually (timing species dependant)

Trees

Inspect trees and ensure that they are establishing in an upright & safe manner, gently firm loosened soil around trees, straighten leaning trees accordingly.
Stakes and ties; check annually that the stakes are secure and adjust ties to allow for growth as necessary. Remove stakes at the end of the third growing season.
Trees should be watered once a month regardless of weather conditions during the defects liability period in the growing season (through the irrigation pipe) to ensure that the trees are encouraged to produce deep roots.Water trees in periods of drought at a the following rates:
150 litres per tree - 14-16cm girth trees & above
75 litres per tree - 10-12cm girth trees & below
Prune deadwood, crossing branches etc. Replace dead/dying trees.
Routine pruning should include the following operations:
The removal of dead, diseased, damaged or dying branches only where they pose a risk to the users of the site.
The removal of branches or epicormic growth around the trunk of the tree where it is restricting access, growing over footpaths or obstructing lighting to be cut back.
Inspection and reporting any incidence of pests and diseases which could cause trees or limbs to fail.
Any routine tree works should be carried out between end August to the end February to avoid the bird nesting season. If this is unavoidable a bird nest and/ or bat survey must be undertaken prior to works being carried out.

PLANTING SCHEDULE

Shrubs

Nr	Code	Name	Height /Spread (cm)	Container	Habit	Density
31	BeD	Berberis darwinii	40-60	5L	Bushy	2 per m2
10	BrS	Brachyglottis 'Sunshine'	40-60	5L	Branched	2 per m2
1	CAB	Ceanothus 'Autumnal Blue'	60-80	10L	Bushy	Refer to plan
6	CPL	Chaenomeles x superba 'Pink Lady'	30-40	5L	Bushy	3 per m2
29	Ct	Choisya ternata	30-40	5L	Bushy	3 per m2
17	CtS	Choisya ternata 'Sundance'	30-40	5L	Bushy	3 per m2
6	CaN	Cornus alba 'Nightfall'	30-40	5L	Branched	3 per m2
12	CMF	Cornus sang. 'Midwinter Fire'	30-40	5L	Branched	3 per m2
40	EuEG	Euonymus 'Emerald Gaiety'	30-40	5L	Bushy	4 per m2
21	EfEG	Euonymus 'Emerald n Gold'	30-40	5L	Bushy	4 per m2
14	HMB	Hebe 'Midsummer Beauty'	30-40	5L	Bushy	3 per m2
6	HRE	Hebe 'Red Edge'	30-40	5L	Bushy	3 per m2
53	HH	Hypericum 'Hidcote'	40-60	5L	Bushy	2 per m2
9	Oh	Olearia haastii	40-60	3L	Bushy	2 per m2
1	PRR	Photinia 'Red Robin'	60-80	10L	Branched	Refer to plan
9	PySR	Pyracantha - Red	40-60	3L	Branched	3 per m2
20	Vd	Viburnum davidii	30-40	5L	Bushy	3 per m2
2	VtEP	Viburnum tinus 'Eve Price'	60-80	10L	Branched	Refer to plan
3	VmA	Vinca minor 'Alba'	20-30	30-40	Sev leaders	6 per m2

Herbaceous

Nr	Code	Name	Height (cm)	Container	Habit	Density
17	BBW	Bergenia 'Bressingham White'		5L		5 per m2
35	BeO	Bergenia 'Overture'		5L		5 per m2
24	BcP	Bergenia 'Purpurea'		5L		5 per m2
5	BLG	Brunnera 'Looking Glass'		5L		5 per m2
32	CID	Carex 'Ice Dance'		5L		5 per m2
18	DfM	Dryopteris filix mas		5L		5 per m2
18	EuR	Euphorbia robbiae		5L		5 per m2
15	FEB	Festuca 'Elijah Blue'		5L		5 per m2
14	GJB	Geranium 'Johnsons Blue'		5L		5 per m2
30	GeN	Geranium nodosum		5L		5 per m2
10	GWP	Geranium 'Wargrave Pink'		5L		5 per m2
50	LiM	Liirop muscari		5L		5 per m2
24	Pol	Polystichum aculeatum		5L		5 per m2
30	PBE	Pulmonaria 'Blue Ensign'		5L		5 per m2
3	SAJ	Sedum 'Autumn Joy'		5L		5 per m2

Climbers

Nr	Code	Name	Height (cm)	Container	Habit	Density
33	HhG	Hedera helix 'Glacier'	40-60	2L	Sev leaders	0.75m ctrs

Hedge

Nr	Code	Name	Height (cm)	Container	Habit	Density
150	CbH	Carpinus betulus	90-120	5L	Branched	4 per lin m

Trees

Nr	Code	Name	Height (cm)	Girth	Root / Container	Form
2	BeP	Betula pendula	425-600	14-16cm	RB	Extra Heavy Std
9	CbF	Carpinus betulus 'Fastigiata Frans Fontane'	450-650	18-20cm	RB	Adv Heavy Std
2	PcC	Pyrus 'Chanticleer'	300-350	10-12cm	RB	Selected Std
5	PAc	Prunus 'Accolade'	300-350	10-12cm	RB	Selected Std
1	QuP	Quercus palustris	425-600	14-16cm	RB	Extra Heavy Std
1	Sau	Sorbus aucuparia	425-600	14-16cm	RB	Extra Heavy Std

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1. Drawing scaled & issued for planning purposes only.
2. All setting out, levels & dimensions to be checked on site by the Contractor (s) prior to the relevant orders being placed & installation of materials, any discrepancies are to be brought to the attention of the client & contract administrator.
3. This drawing is to be read in conjunction with all others relating to the project & all information derived accordingly; any anomolies to be reported to the client & contract administrator.
4. Work shown on this drawing to be carried out in accordance with current British Standards & Codes of Practice.
5. © This drawing is the Copyright of Saville Landscape Design Ltd & may not be reproduced in any form without prior written consent from Saville Landscape Design Ltd

Rev	Description	Initial	Date
B	Updated to latest landscape GA	KAS	May26
A	Updated to latest landscape GA	KAS	Feb25

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CLIENT
Great Places Housing Group

PROJECT TITLE
Grey Mare Lane

DRAWING TITLE
Detailed Planting Proposals

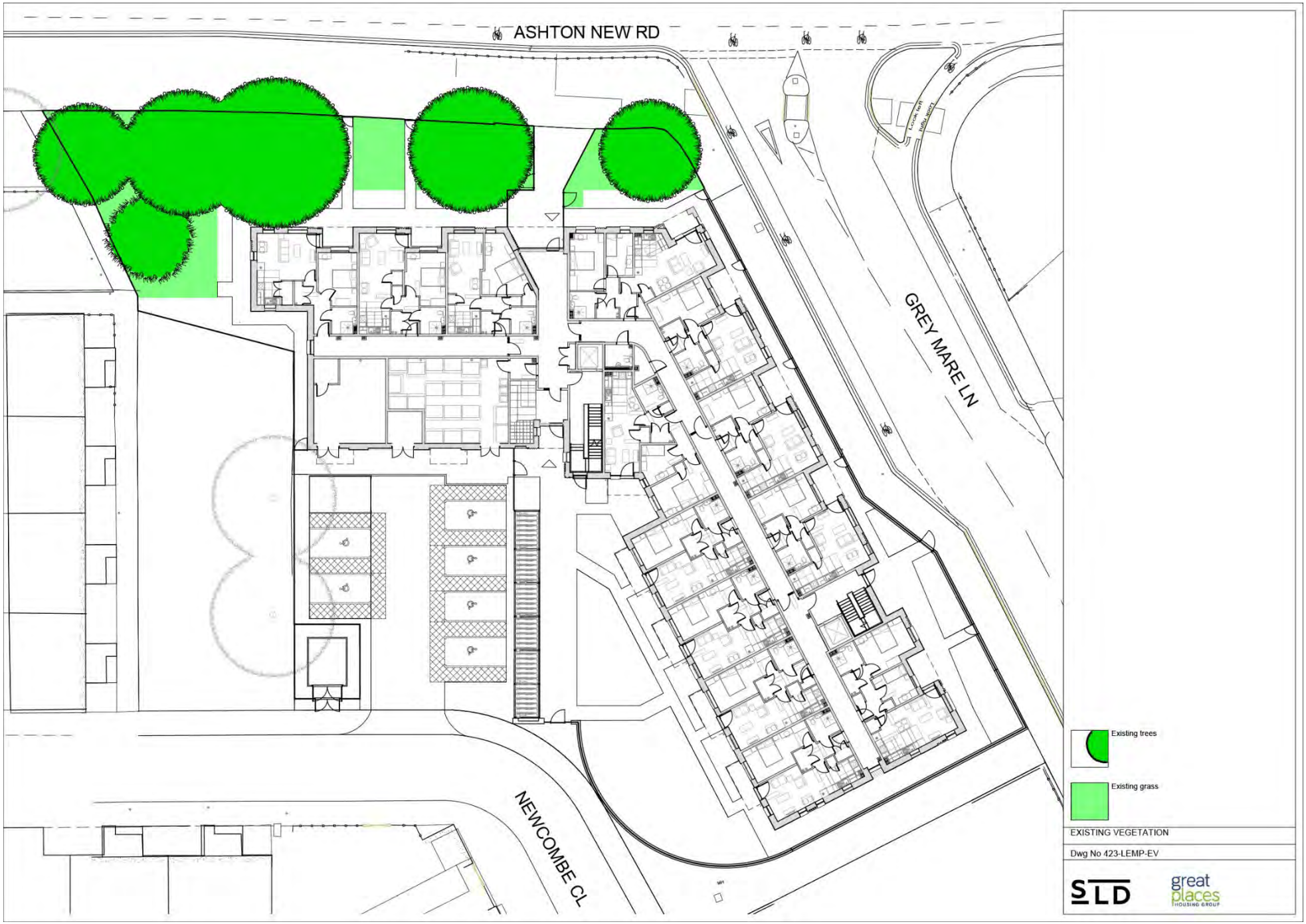
STATUS
PLANNING

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1:200	A1	KAS	-	May26

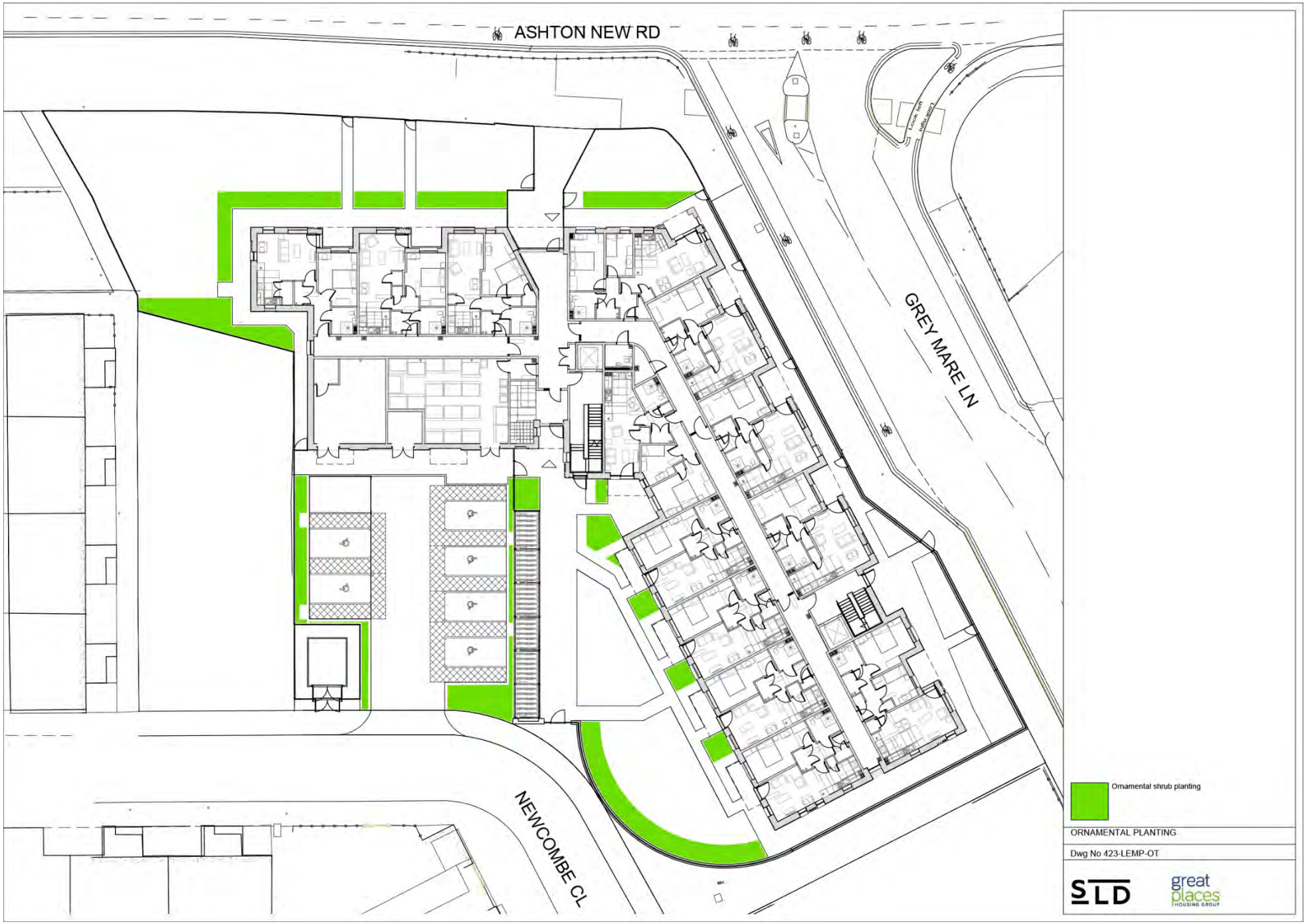
PROJECT NO.	DRAWING NO.	REV.
423	02	B

APPENDIX 2: Management Plan Location Drawings

423-LEMP-EV	Existing Vegetation	A4 Paper Size NTS
423-LEMP-PT	Trees	A4 Paper Size NTS
423-LEMP-OT	Ornamental Planting	A4 Paper Size NTS
423-LEMP-OH	Ornamental Hedgerow	A4 Paper Size NTS
423- LEMP -AG	Amenity Grass	A4 Paper Size NTS
423-LEMP-WH	Wildlife Considerations	A4 Paper Size NTS
423- LEMP -HS	Hard Landscaping	A4 Paper Size NTS
423- LEMP -B	Boundaries	A4 Paper Size NTS
423- LEMP -F	Furniture	A4 Paper Size NTS

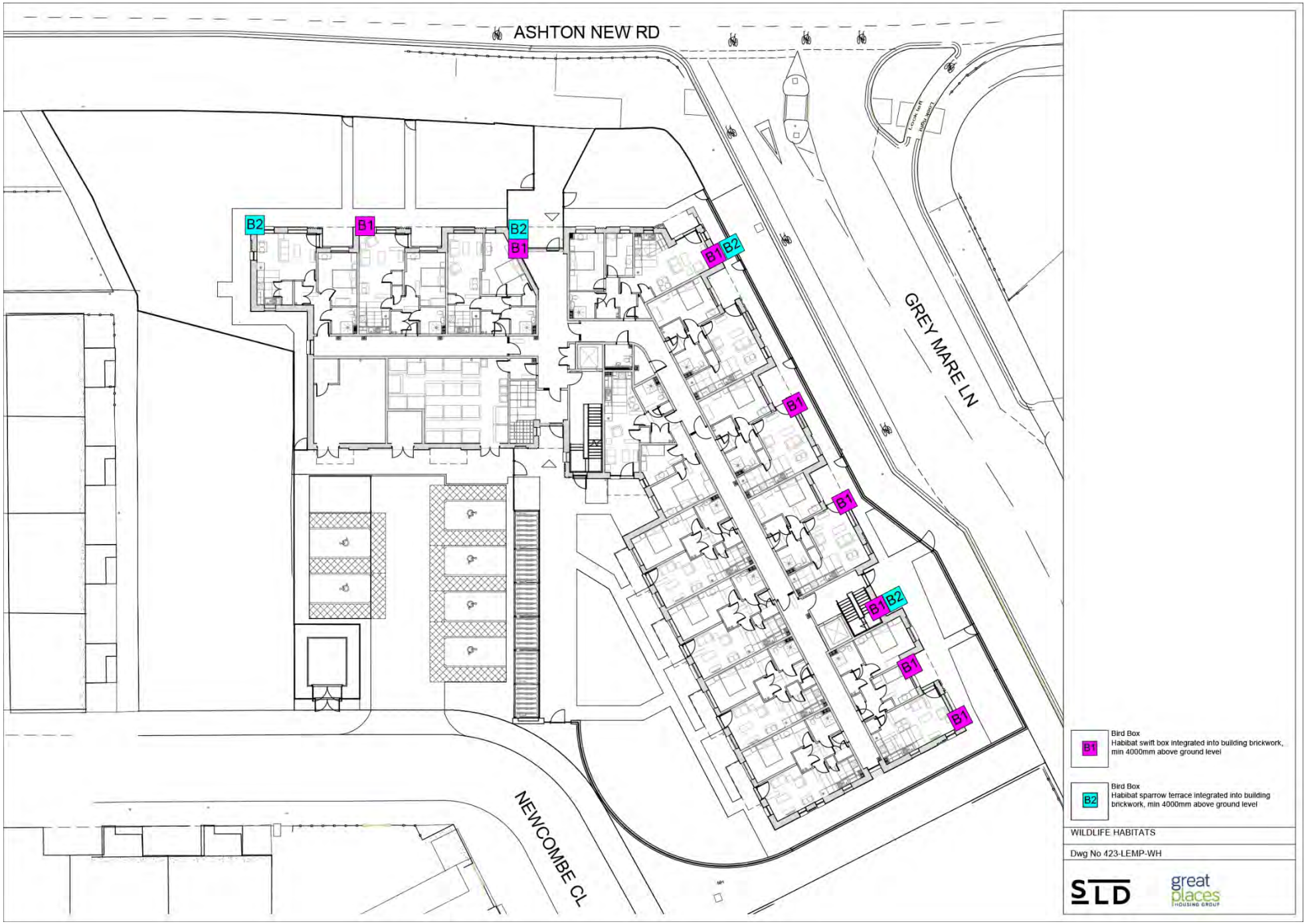

ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Existing trees
Existing grass
EXISTING VEGETATION
Dwg No 423-LEMP-EV
SLD
great places
HOUSING GROUP

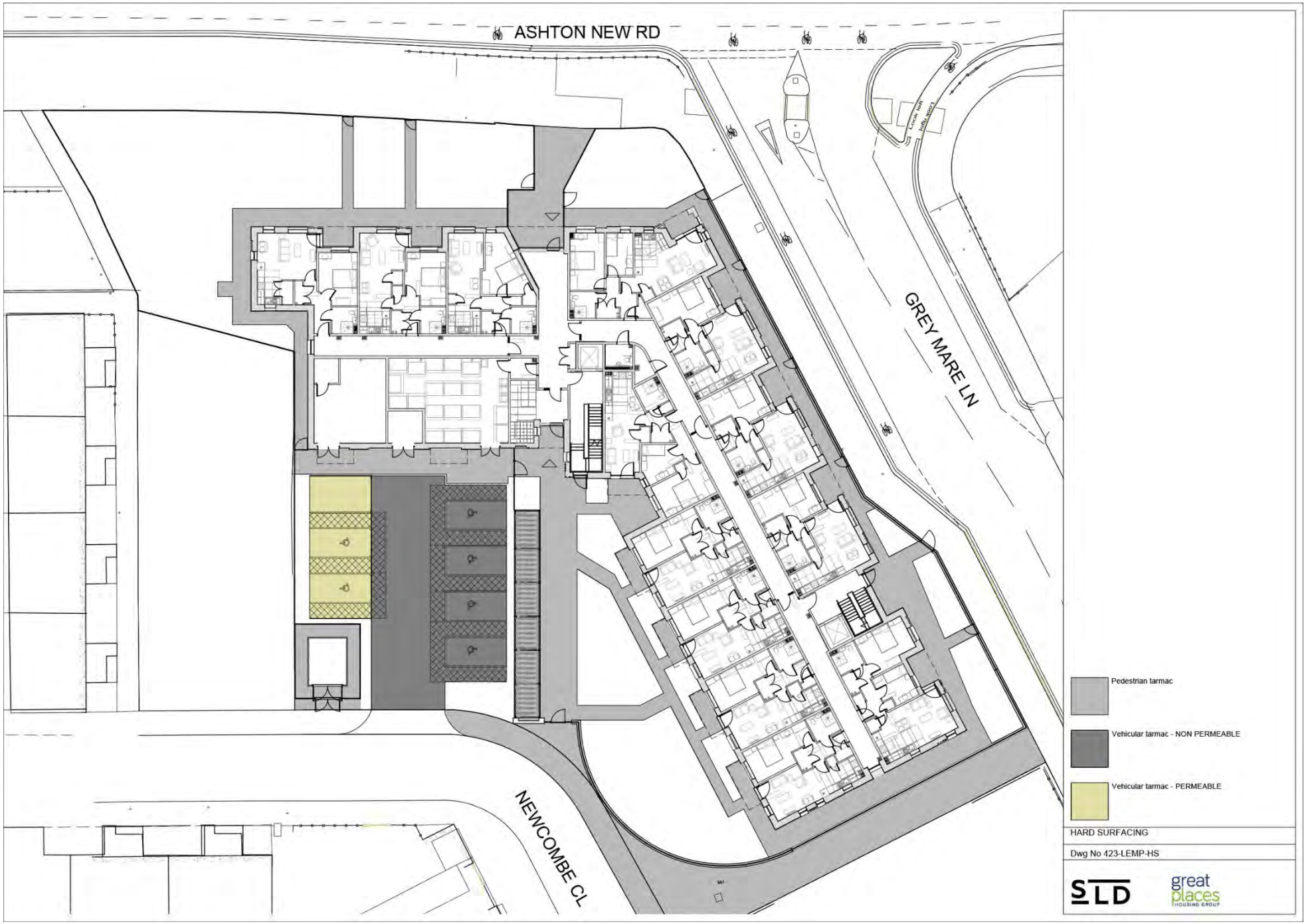

ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Selected Standard Tree
10-12cm girth
300-350cm high
Extra Heavy Standard Tree
14-16cm girth
425-600cm high
Semi mature Tree
18-20cm girth
450-650cm high
TREES
Dwg No 423-LEMP-PT
SLD
great places
HOUSING GROUP

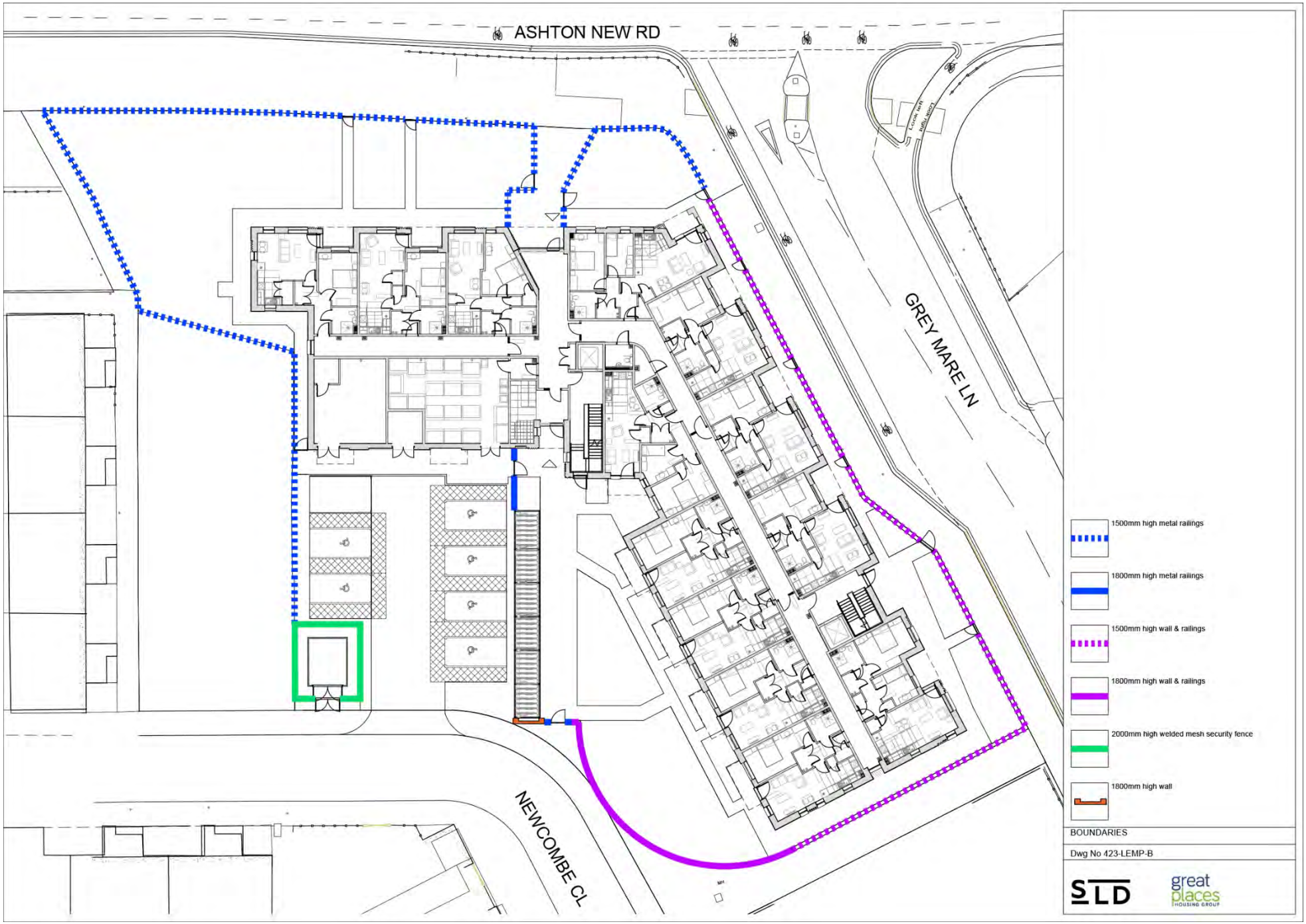

ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Ornamental shrub planting
ORNAMENTAL PLANTING
Dwg No 423-LEMP-OT
SLD
great places
HOUSING GROUP

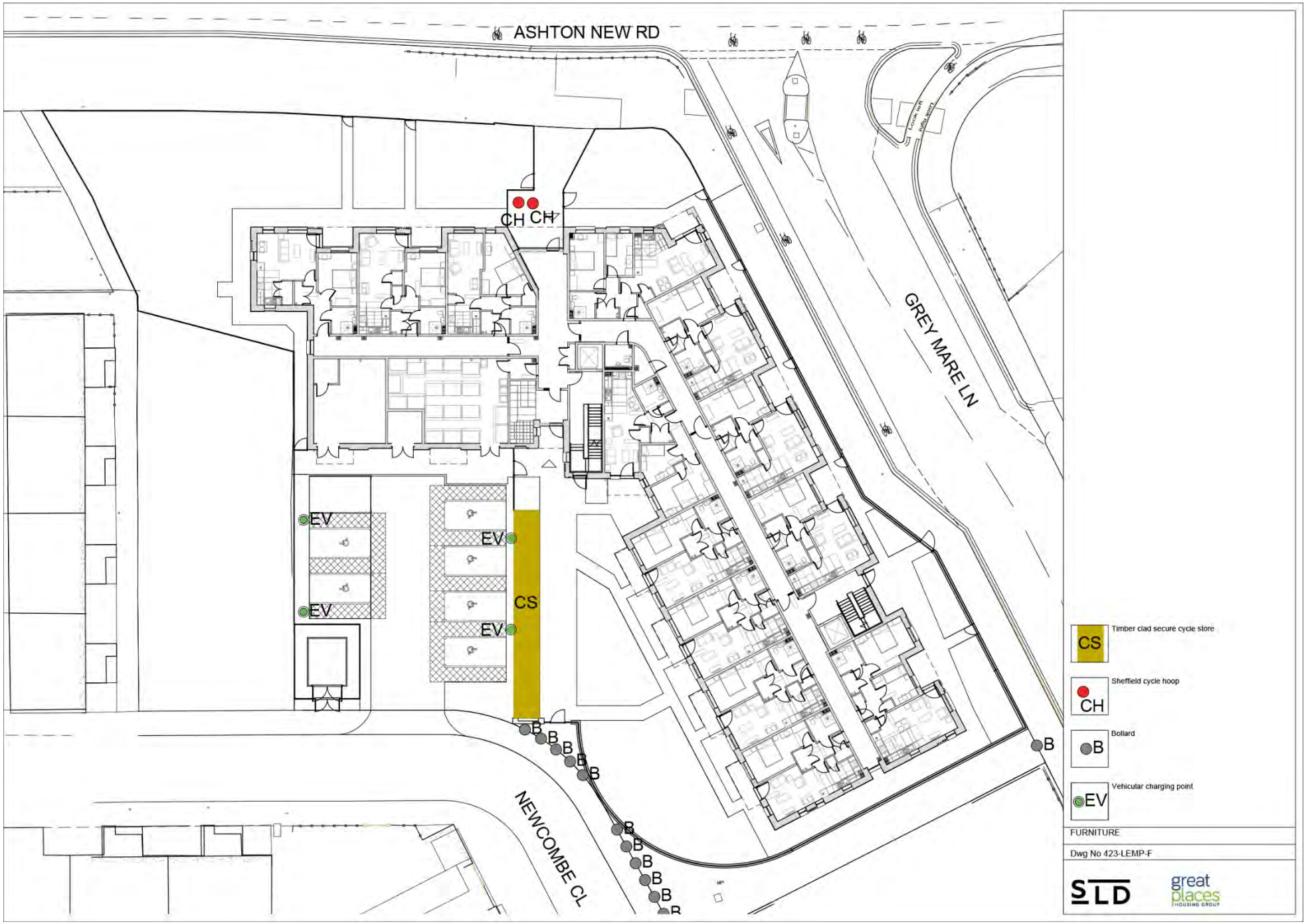

ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Ornamental hedgerow
ORNAMENTAL HEDGEROW
Dwg No 423-LEMP-OH
SLD
great places
HOUSING GROUP


ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Amenity grass
AMENITY GRASS
Dwg No 423-LEMP-AG
SLD
great places
HOUSING GROUP


ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
B1
B2
Bird Box
Habibat swift box integrated into building brickwork, min 4000mm above ground level
Bird Box
Habibat sparrow terrace integrated into building brickwork, min 4000mm above ground level
WILDLIFE HABITATS
Dwg No 423-LEMP-WH
SLD
great places
HOUSING GROUP


ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
Pedestrian tarmac
Vehicular tarmac - NON PERMEABLE
Vehicular tarmac - PERMEABLE
HARD SURFACING
Dwg No 423-LEMP-HS
SLD
great places
HOUSING GROUP


ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
1500mm high metal railings
1800mm high metal railings
1500mm high wall & railings
1800mm high wall & railings
2000mm high welded mesh security fence
1800mm high wall
BOUNDARIES
Dwg No 423-LEMP-B
SLD
great places
HOUSING GROUP


ASHTON NEW RD
GREY MARE LN
NEWCOMBE CL
CH
CH
EV
EV
EV
EV
CS
B
Timber clad secure cycle store
Sheffield cycle hoop
Bollard
Vehicular charging point
FURNITURE
Dwg No 423-LEMP-F
SLD
great places
HOUSING GROUP

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'

LIMITATION: This report has been prepared on behalf of and the exclusive use of Saville Landscape Design and its client Great Places Housing Group, and is subject to and issued in connection with the provisions of the agreements between Saville Landscape Design and its client. Saville Landscape Design accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.