Youth & Community Centre
Crumpsall Park
Ash Tree Road
Manchester M8 5SA

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN
1703-SEL-XX-XX-RP-L-0002-Rev 01

Portakabin

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1.0 INTRODUCTION

This document has been prepared by Sculpted Earth Ltd, on behalf of Portakabin Ltd, written to provide a comprehensive strategy for the management and maintenance of the new external landscape works at the Youth & Community Centre, Crumpsall Park, Manchester.

The applicant and/or appointed landscape contractor is responsible for providing a detailed programme of works prior to starting on site. Landscape implementation and management contracts should run consecutively to avoid any gaps in regular maintenance at critical times during the establishment period.
All landscape works will be completed within the first planting season (October to April) after the completion of the development, and any ground modelling having been required during constuction, and any requirements for timings set out in the planning permission.
The landscape maintenance contract will include an initial minimum of 12-months post practical completion to ensure continuity through the establishment period for soft landscape works. A replacement guarantee is included in order to achieve the aims set out in this plan. This will continue for at least 5 years as per the dictates of the LPA planning permission.
An annual inspection will be undertaken on-site, with any incidents or damage reported as soon as this is noticed and remedied at the earliest position opportunity (e.g. replacement planting or seeding during the next planting season).

Reviewing the Management Plan
This Management Plan will be reviewed annually for the first five years (Years 1 to 5) to ensure that the management interventions and operations remain relevant and to ensure that the long-term management aims and objectives can be achieved.
Should it be required the management plan as a whole should be reviewed by the Centre Management Team and all relevant parties and appointed contractors responsible for the landscape management and maintenance of the site at the end of the 5 year period. These reviews will identify if current practices are sufficient and working, and identify any additional management procedures that may be required, or any changes to the procedures that have been set out in this report. This is to ensure that effective longer term establishment is achieved to meet the 30 year requirement whilst acknowledging the need for flexibility in natural features such as planting with regard to how the site use may change in the future.

Further monitoring reviews are to be undertaken in Years 15, 20 & 25. though the Issue of these for formal review will be at the discretion of the LPA. All monitoring reviews and reporting at this stage should be undertaken by an suitably qualified Ecologist or Landscape Architect and include consultation with a suitably qualified Arboricultural Consultant, and be used by the maintenance team to produce a detailed priced programme of works.

All monitoring reviews and reporting at later stages should be undertaken by an suitably qualified Ecologist or Landscape Architect and include consultation with a suitably qualified Arboricultural
Consultant, and be used by the maintenance team to produce a detailed priced programme of work. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.
Regular site visits shall be carried out to review work undertaken to date and discuss and agree the on-going, and any changes to requirements. These visits are scheduled to take place three times per year during early spring, summer and autumn.

The landscape maintenance contractor shall liaise with the management of the Community Centre directly regarding any necessary permission for Access, parking, storage, use of water and any other resource.
For ease of reference, this management plan uses the term ‘Landscape Contractor’ to describe any person who carries out the landscape maintenance works, whether directly employed by the School or an external contractor.

The present document is intended to be read in conjunction with the accompanying softworks drawings, and drawings & reports by others

1703 SEL XX XX DR L 0001 Landscape Plan -Illustrative . Scale:100@A1
1703 SEL XX XX DR L 0002 Landscape Softworks &Topsoil Plan. Scale:100@A1

Arboricultural Impact Assessment Report (Including Aroboricultural Method Statement). Ascerta
CEMP / HMMP. Arbech

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2.0 SITE DESCRIPTION & OWNERSHIP

2.0 BACKGROUND AND DESIGN INTENTION

The application for the proposed new buildings and associated landscape was validated for planning in 19 May 2025 and gained approval 4th December 2025 (Application No.142985/VO/2025)

The design intention for the landscape at the proposed Youth & Community Centre is for hard and soft landscaping designed for the predominant users.
Trees have been provided to aid the provision and preservation of a Bio-diverse environment that:-

- Enhances the setting for the new buildings
- Enhances the ecological range and potential for wildlife

The design strategy allows for comfortable access and movement within and around the new buildings; providing safe external areas and enhancement for wildlife; It also accommodates the necessary maintenance and emergency servicing access, utilising existing access positions and internal routes within the park and ensures the landscape strategy reflects an environmentally responsive approach in terms of biodiversity.

Care has been taken to preserve as far as possible the existing Tree cover on and adjacent to the site. Where changes are unavoidable new tree planting has been provided.

The hard landscaping is for functional purposes only to accommodate access & ecress to and from the new building and includes cycle parking faciitiles delivered as part of the hardworks package of works.

Aims of the Management and Maintenance Plan
For the purposes of management and maintenance of the landscape there are four main areas:

- New Tree Planting Species to mitigate and provide ecological enhancement.
- New Strong Grass & Species Rich Grass/Meadow Grass planting for biodiversity enhancement and aesthetic appeal
- New Native Shrub enhancement planting to the southern boundary
- Maintenance of existing Trees and Vegetation

Landscape Management Objectives

This plan aims to ensure that the landscape is preserved and maintained through co ordinated and informed approach to landscape management.
The objectives for the maintenance works are as follows:

- The upkeep of the existing planting (existing trees, and other landscape features)
- Successful establishment of any new planting.
- The long term health of all landscape elements for the benefit of users and the wildlife found in the area
- To maintain a tidy finish to all elements adjacent to the new building.
- To ensure best horticultural and health and safety practices at all times.
- To maintain the landscape for the safety of the site's users.

2.1 ACCESS

For Landscape maintenance purposes, vehicular access will be with local authority approval for timings and access points within the park
All Maintenance work associated with pruning of trees is to be actioned outside of the bird breeding season. (March to September)

2.2 OWNERSHIP

A one year aftercare maintenance period is built into the implementation contract to cover intensive Post installation maintenance requirements for the landscape works. During this period the contractor will remain responsible for all horticultural maintenance operations, including planting which has failed to flourish. At the end of the initial one year establishment period any defects in soft landscape materials due to materials or workmanship will rectified prior to transfer of ownership. During the second year maintenance period the owner of the Community Centre and Community Centre management team will engage an appropriate maintenance contractor to provide a second year of establishment of planting and trees planting. In Third and subsequent years the management and maintenance will be provided through the the same process.

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3.0 CLIMATE CHANGE AND BIODIVERSITY STATEMENT

The pre existing site comprised of The Crumpsall Park Visitor Centre, Hard Landscape pathways with some grassland, tree and shrub areas, Overall there will be relatively minimal loss of soft landscape as the building and sections of hardscape existing within the new build area.
To mitigate for the loss and provide bio-diversity enhancement for a variety of wildlife (Birds / Bees and Butterflies) across the site there will have been new trees selected for their year round interest and species rich grass planting.

The hard material pallete comprises a single macadam access pathway, a practical and enduring material to limit maintenance requirements and provide a safe surface for the pupils and visitors to the new buildings.

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4.0 MANAGEMENT & MAINTENANCE PERFORMANCE SPECIFICATION

GENERAL MAINTENANCE CONSIDERATIONS AND EXPECTATIONS

The following specification items are to be addressed within any long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above when producing annual programmes of work. Maintenance in accordance with the requirements of BS7370:1991

- The Landscape Contractor is expected to adopt a pro-active approach to management generally, and bring any issues arising to the notice of the management team for the Centre.
- The Landscape Contractor shall produce Method Statements for all operations including the composting of material. (where applicable)
- All materials and workmanship shall be executed to the highest possible standards in accordance with the relevant good practice, as described by British Standard documentation.
- The Landscape Contractor shall ensure that best working practices are complied with and that all staff employed are trained or in training to a minimum standard of NVQ Level 1.
- All operatives must be appropriately skilled and experienced for the type and quality of work, especially where COSHH is applicable, and where tree work is involved. Refer to Health & Safety Standards Pg ?
- All operatives must have the appropriate Public Liability (and Employers Liability insurance) or any other form of indemnity or insurances required by the Management Team.
- Work is only to be carried out while soil and weather conditions are suitable.
- Only machinery and tools suitable for the site conditions and the work to be carried out shall be used.
- All grass cutting machinery is to be well maintained and correctly adjusted to give a clean and even cut. Each machine shall be appropriate to the management plan requirements and be preferably electric rather than petrol or diesel where possible.
- Any ground disturbed during maintenance operations shall be made good to original condition
- All woody or vegetative arising shall be removed from site if composting facilities are not available.
- No burning on site is allowed.
- Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: Monthly during the growing season.
- All materials and workmanship to be of the highest standard and the contractor is to make good any planting defects.
- Regular inspections and litter picking across the site, removed from site and dispose of appropriately to licensed facility.
- Unless otherwise stated, organic green waste arisings such as clippings and grass cuttings will be composted or placed on site at a designated location, or removed to a local authority or other appropriate composting facility off-site.
- Any plant defects or failures becoming apparent during the establishment period shall be made good as soon as possible to ensure the appearance of planting is always of that in healthy thriving condition.
- All planting areas to be watered as required during the summer months of years 1-5, particularly during periods of drought.
- Thinning or tree removal should be undertaken outside nesting bird season which is March to August inclusive, unless approved by a suitable experienced ecologist.
- Replacement of all failed or damaged planting should be with like-for-like species/specification and determined within the appropriate timeframes and context mentioned.
- Inspect quarterly for signs of invasive and pernicious weed species [Japanese knotweed, Giant Hogweed, Himalayan balsam etc.]. If discovered implement an appropriate programme for their treatment and removal according to national regulations and standards.

MAINTENANCE OBJECTIVES FOR SOFT LANDSCAPE – GENERALLY

- Apply good horticultural and ecological practice for all operations
- Promote healthy growth and establishment of all trees, grass and wildflower areas
- Ensure consistent control of invasive weeds
- Ensure development of optimum plant form, shape and planting density
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Ensure long term commitment to replacement of defective plant material

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5.0 MAINTENANCE OF EXISTING TREES

5.1 EXISTING RETAINED TREES

- Existing Trees to be healthy, free of disease, damaged or broken stems/branches, dead wood etc

The following are management operations that apply to the areas of retained trees. These should be undertaken to ensure that trees remain in a healthy, attractive and safe condition.

The services of a suitably qualified arboricultural consultant should be obtained in relation to any tree matters including inspections, reports, liaison with the local planning authority and any proposed tree works.

Years 1-5
- Checks on safety and condition of trees (at least annually, and additionally after periods of strong winds)
- Undertake works as recommended by the consultant Arboriculturist to ensure the continued health and safety of the trees
- Safely and promptly remove any branches and/or entire trees that are deemed potentially hazardous by the Arboriculturalist
- Ensure all works are in accordance with relevant industry standards and BS3998:2020 Tree Works

Pruning of Trees
- Tree work Standards: to current BS 3998 and Forestry and Arboriculture Training and Safety Council Safety Guidance
- During pruning protect adjacent structures, plants or trees
- Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root
- Chain saw work: Operatives must hold NPTC CS Certification
- Timing: Prune between leaf fall and mid-winter

6.0 MAINTENANCE OF NEW TREE PLANTING

6.1 TREES PLANTED AS STANDARDS

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all New trees
- Ensure well balanced crowns and natural shape
- New Trees to be planting within a hole at least 3 times as wide and in depth as the supplied pot or Rootball. Rootballs to be soaked thoroughly and loosened to expose any restricted roots prior to planting. Backfill must be dense with no airpockets around the roots, and leaving no exposed roots.

Watering
- All Planting to receive watering for at least the first 2 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)
- All Tree planting to receive regular watering for at least the first 3 years (Refer to quantities below for further detail)

Quantity
- Trees: Heavy and Extra Heavy Standard trees – 10 gallons per tree per application on a weekly basis between the end of March to the end of August.

Weed control

Mulch
- Depth required: top up mulch to a minimum thickness of 75mm grading to 25mm over rootball surface for all planting of trees
- Mulch spill on adjacent surfaces: Remove weeds and debris and return to planted areas. Material: Bark Mulch. Melcourt ‘Forest BioMulch’ or similar and approved.
- Mulch to be applied for a minimum of 3 years.

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7.0 NEW NATIVE SHRUBS ENHANCEMENT PLANTING WITHIN EXISTING SCRUB

7.1 GROUND PREPARATION FOR NEW PLANTING

Initial ground preparation prior to planting is to be as per the initial Construction Environmental Management Plan/Habitat management & monitoring Plan prepared by Arbtech. Issue2. February 2026 (Extract below)

'Existing vegetation will be cut back through strimming/brush cutting and expose a bare substrate suitable for planting of new native scrub species. A minimum of 5 different native species will be planted within the scrub. These species should include natives such as blackthorn, hawthorn, hazel, guelder rose and wild privet. Each new scrub sapling will be planted within a hole three times as wide as the supplied pot and of a similar depth. Root balls will be loosened to exposed restricted roots and oaked thoroughly in water before planting. The planted saplings should then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground.

• Timing
Planting will be undertaken between November and March. Planting shrubs before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season the following Spring and Summer.

• Plant Sourcing and Density
Plants must be sourced from a local supplier and be of local provenance. It is recommended that new plants are planted in groups of three at a density of 3/5 plants per m2. Where possible, a mixture of mature shrubs and younger shrubs should be planted (with appropriate spacing) to ensure a mixture of age classes.'

7.2 REPORTING AND REVIEW PROCESSES FOR ALL PLANTING

In order to monitor standards and make amendments where required, it is expected that the management team will review the management work (with reference to this document) at least quarterly.

- All plant failures should be logged and reported to the management team at the first opportunity. It is anticipated that replacement planting should be carried out in the next planting season, with replacement plants to match size and species of adjacent plants. If the originally specified species is found to be unsuitable for the current situation (during the design stages species were chosen carefully so as to avoid this issue), the an appropriate alternative should be proposed.

7.0 NEW NATIVE SHRUB ENHANCEMENT PLANTING WITHIN EXISTING SCRUB (Cont)

Yearly programme (years 1-5)
The outline of a suggested maintenance regime has been produced (see Appendix A). The management team should ensure that the frequency of maintenance operations is sufficient to meet the objectives of the management performance specification.

Yearly programme (years Post 5 years)
The management team should ensure that the frequency of maintenance operations continues to be sufficient to meet the objectives of the management performance specification in the long term

7.3 WEED, PEST AND DISEASE CONTROL GENERALLY

All plants and planting areas are to be maintained as weed, pest and disease free at all times.
The management team should have a proactive approach to weeds, pests and diseases and treat accordingly. Any plant losses as a result of pest and disease infestation should be replaced.
If damage is found to be occurring then, where necessary and with agreement and in consultation with the management team, appropriate pest control could be used, however, use non-chemical means unless unavoidable, and with prior approval to protect local wildlife.

7.4 SHRUBS

Management objectives:
- To establish a scrub copse with healthily growing vegetation with a well shaped framework for future healthy growth.

Management operations:
- The planting area is to be maintained weed free at all times.
- Plants are required to be pruned to encourage healthy regeneration and flowering. The contractor will ensure that they are aware of the specific needs of each variety of shrub.
- Any dead or damaged plants are to be replaced with matching species and size. Size should match that of the surrounding plants, rather than the originally specified size.
- Soils are to receive a surface application of a compound, controlled-release fertiliser each spring.
- Mulch within planted areas is to be topped up as required to maintain 50mm settled depth, utilising any cuttings and coppising. Any additional material required is to match existing mulch.

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7.0 NEW NATIVE SHRUB ENHANCEMENT PLANTING WITHIN EXISTING SCRUB (Cont)

Management operations (Cont):

- Plant material is to be watered during dry periods to ensure vigorous growth.
- Soil around roots is to be refirmed as necessary to ensure plants are securely planted and upright especially following periods of high winds.
- Shrubs are to be pruned as per schedule below to encourage healthy bushy growth.
- When agreed with the management team the plants are to be selectively thinned to allow room for growth and avoid ‘overcrowding’. Care is to be taken to avoid overthinning,

Timing of pruning / clipping

- Winter flowering shrubs Spring
- Shrubs flowering March - July Immediately after flowering period
- Shrubs flowering July - October Cut back to old wood in winter
- All Planting to receive watering for at least the first 2 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

Quantity

- Shrubs: Wet soil to full rooting depth

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8.0 MAINTENANCE OF NEW AMENITY GRASS

8.1 MANAGEMENT AND MAINTENANCE OBJECTIVES:

The maintenance objective is to maintain an even stand of vegetation of uniform colour and height within the specified range comprising predominantly grass species, although a small percentage of dicotyledonous plants – no more than 5% - would be acceptable. Turf shall be maintained in a manner appropriate for use and kept reasonable free from Litter, fallen leaves, moss, thatch, frost heave.
Turf shall be maintained in a healthy vigorous condition, free from disease, fungal growth, discolouration, scorch or wilt and without compaction or waterlogging.

All grass cutting machinery must be approved by the Management Team and be appropriate to the grass cutting operation required, giving due regard to grass type, mowing specification, ground contour and condition. Machinery shall be well maintained and correctly adjusted to give a clean and even cut without damage to grass or ground

Grass Cutting

- Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand foot fall.
- Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- Remove all litter including fallen leaves from grass areas prior to mowingto maintain neat appearance.
- Do not use mowers/ strimmers within 1000mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
- All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
- A selective herbicide should be used in order to suppress any emerging perennial weeds.
- Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/ or turf re-installation at the soonest available planting season.
- Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft
- Trim grass edges around the base of columns as required

8.0 MAINTENANCE OF NEW AMENITY GRASS (Cont)

- Sweep adjacent hard surfaces clear of cuttings and arising's
- Insure that grass does not become compacted or waterlogged
- Maintenance of grass in a healthy vigorous conditions, free from disease, fungal growth, discolouration, scotch and wilt
- Repair of grassed areas damaged by trampling, abrasion or scalping during mowing

Cuts

- Grass will be cut annually a minimum of 25 times between March and September and 2 cuts during the winter months, ground conditions permitting.
- Maintenance of grass in a manner appropriate to the intended use. Refer to the School for any specific requirements in given areas.
- Maintenance of grass height between 35-75mm (Leave higher at the beginning and end of the season)

8.2 REMEDIAL WORKS

Selective herbicide

- Use of selective herbicides is strictly prohibited during term time
- Give Notice to the school prior to the use of selective herbicide
- Spray with a suitable selective herbicide. Finalsan Natural Weed Killer, or equivalent and approved.
- Apply spot treatment to individual weeds as necessary

Scarifying

- Spring Renovation. Scarify with self-propelled equipment to a depth of 10mm to relieve thatch conditions and remove dead grass.
- Topdress and over seed where necessary

- Top dress and make good gully erosion, slip and depressions using methods in BS 7370: Part3. Clauses 12.4 and 12.5.
- Re-seed aforementioned areas
- Any areas damaged by trampling. Abrasion or scalping during mowing shall be reseeded or repaired.

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8.0 MANAGEMENT OF NEW AMENITY GRASS (Cont)

Reinstate worn areas as follows:
Remove the damaged turf to a depth of 50mm, cultivate to a fine tilth and either:

- Re-turf using turf of a quality and appearance to match existing, or
- Fill with fine topsoil to BS 3882 premium (or as originally laid) grade, substantially free from stones, debris and weeds, and reseed with a seed mix to match existing grass quality and appearance
- Provide protection and watering to promote successful germination and/or establishment.
- Turf laid for new grass areas or as part of repairs to existing grass shall be watered immediately after laying, then repeatedly and sufficiently during the establishment period to allow water to reach the underlying soil and ensure establishment

Surface compaction in turf shall be relieved using methods in BS 7370: Part 3, Clause 13.5

Fertiliser

- Spring Fertiliser. Following spring renovation works, apply spring/summer and fertiliser in accordance with manufacturer's instructions
- Autumn. Apply a further application of autumn fertiliser. Do not apply if root zone is dry

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9.0 MANAGEMENT OF SPECIES RICH MEADOW GRASSLAND

The species-rich meadow grassland areas to be managed to provide a floristically diverse habitat, providing good connectivity and wildlife corridor function and providing high-value habitat for wildlife, including GCN, foraging and nesting birds, foraging bats and invertebrates.
New species rich Grass will be seeded using Germinal WFG18 Butterfly & Honeybee Wildflower Seed Mixture Mixture which is comprised of 80% grasses and 20% native wild flowers.
Wild Flowers include Trifolium Prantense (Red Clover) Leucanthemum vulgare (Oxeye Daisy) Echinacea (Purple Coneflower) Centraurea scabiousa (Greater Knapweed) Alliara petiolata (Garlic mustard) Heliopsis helianthoides (Oxeye sundflower) Achillea millefolium (Yarrow) Centraura cyanus (Cornflower) Anthriscus sylvestris (Cow Parsley) Vicia sative (Common Vetch) Dipsacus fullonum (F, Teasel) Digitalis purpurea (Foxglove) Cosmos 'Sensation Mix: Hyssopus officinalis (Hyssop) Malva moschata (Musk Mallow) Taraxacum officinalis (Musk Mallow) Taraxacom offiianalis (Dandeliion) Liatris punctata (Dotted Gayfeather) Coreopsis lanceolata (Lance-leaved Coreopsis) Rudbeckia Hirta (Rudbeckia) Papaver rhoeas (Corn Poppy) Trifolium repens (White Clover) Lotus corniculatus (Birdsfoot Trefoil) Oenothera biennis (Evening Primrose) Phacelia tanacetifolia (Phacelia) Festuca ovina (Sheeps Fescue) Sheeps Fescue (Slender Creeping Red Fescue) Fesctuca rubra commutata (Chewings Fescue) Agrostis Capillaris (Browntop Bent) Trisetum flavescens (Golden Oat Grass)

In the first year, long grass meadow areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow diverse flora to develop.

- The first cut should occur in early in mid July when the grass reaches approximately 100mm, down 30mm, and all cuttings should be removed
- For the remainder of the first year subsequent cuts should be undertaken throughout the Autumn and winter (every 6 weeks) to keep the sward down to 50mm (no shorter) All arisings should be removed during this period to ensure a damaging mulch of decomposing grasses is not left which would hinder growth and gradually reduce the soil fertility
- From the second year onwards, cut the sward in the spring from March to April to keep grasses and weeds in check, then leave. The grassland is to then have a single annual 'hay cut' in late summer to a height of 40-60mm when flowering plants have grown up, flowered and set seed. This will promote a tall, tussocky grassland sward which is floristically diverse. The grass cuttings to be left for minimum of one week to allow for further seed dispersal, followed by either removal from site or made into compost piles (which would serve as hibernacula for wildlife and potential egg-laying habitat for Grass Snake). Refer to school for preferred location for the latter.
- Cuts spring Year 3 and Subsequent years:
  Within the maintenance regime for 3rd and subsequent years cut later (early September) and early (end of July) during alternate years as this allows the seed to fall from later flowering plants.

9.0 MANAGEMENT OF SPECIES RICH MEADOW GRASSLAND (Cont)

- Avoid compacting ground during wet weather conditions as it is detrimental to the species rich grassland
- These cutting activities are also to remove any self-seeded saplings and the grassland is to be monitored to ensure no single undesired species (e.g. Bramble, Common Nettle, etc.) establish, with additional efforts to cut back and control if necessary. Monitoring is required on a regular basis and is especially important within areas where pupils will have access.

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10.0 MAINTENANCE OF MAINTENANCE OF HARD SURFACES AND STREET FURNITURE

10.1 PATHS AND HARD SURFACES

The following are management operations that apply to the paths and hard surfaces.
Undertake to ensure that surfaces are safe, accessible and fit for use.

Years 1-5
- Keep path areas clear of debris, litter, snow and ice throughout the year.
- Cut back any vegetation which is overhanging surfaces or block sightlines for pedestrian and vehicle safety.
- Make good, damaged surfaces to maintain safe and accessible routes throughout the year.

Year 6 onwards
- Keep path areas clear of debris, litter, snow and ice throughout the year.
- Cut back vegetation which is overhanging surfaces or block sightlines for pedestrian and vehicle safety.
- Make good, damaged surfaces to maintain safe and accessible routes throughout the year.

10.2 MAINTENANCE OF HARD SURFACES, FENCING AND SITE FURNITURE (INC. EXTERNAL LIGHTING)

Maintaining a safe, clean and secure environment

Objectives
- To ensure that hard surfaces and street furniture are maintained in a safe, debris-free state to facilitate all-year-round use of the open spaces areas.

Hard Surfaces
- As required, ensure all hard surfaces are maintained free from debris litter and fallen leaves through regular sweeping. Remove any arisings from site.
- Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.

Street Furniture (inclusive of Cycle Stands and Shelters)
- Undertake bi-annual checks of all street furniture to ensure that everything remains soundly and safely installed. Re-install any loose fittings or furniture.

10.0 MAINTENANCE OF MAINTENANCE OF HARD SURFACES AND STREET FURNITURE (Cont)

- In the case of street furniture containing timber elements, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.
- In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.
- Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture (Cycle Shelter/Bin Store that could be subject to graffiti during out of hours use)

Hard surfaces
- Undertake regular conditions surveys. Reinstate or replace exhausted or damaged features and materials
- Undertake a regular and time tabled cleaning regime including brushing
- Ensure a smooth and safe surface is maintained at all times

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11.0 Programming or Maintenance and Management Operations

General

- Monitoring: To protect the investment in the quality of soft and hard landscape works, and provide a high standard of maintenance; the success of the scheme is dependent on its maintenance regime.
- The management plan and maintenance operations included herewith should be reviewed on letting of the long term maintenance contract following the end of the initial contract works defects liability period and from then on a regular three year basis
- This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed three year programme of work which shall include scheduled dates for planting refurbishment and review
- The following is and indicative annual schedule of maintenance visits. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The Landscape contractor is required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge
- The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for
- Infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants/ restocking of beds etc.
- Planting review and refurbishment
- Monitoring and review, the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this specification and landscape maintenance plan, with any resulting changes incorporated into the subsequent years' programme

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Landscape Architects & Garden Designers

Project Name **Youth &Community Centre. Crumpsall Park**
Project Reference No, **1703**

	Area	Item	Notes	Month	January				February				March				April				May				June				July				August				September				October				November				December			
				Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1	Amenity Grass	Mowing for close mown grass											✓		✓		✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓		✓							
		Aeration															✓																				✓				✓											
		Topdressing after maintenance works																	✓																																	
		Overseeding - As Required																	✓																																	
		Pest Control - As Required																	✓																																	
2	Existing Trees	Check of Health and Form	Yrs 1-5 / Yrs 6-30							✓																																								
		Maintenance works	Timing to be advised by Arboricultural Consultant																																														
3	Trees Planted as Standards	Fertiliser	First 3 Yrs after Planting												✓																																			
		Re Firming of Stakes & Ties	Remove after 3yrs												✓																																			
		Watering	First 3 growing Seasons then as necessary in periods of drought												✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓												
6	Species Rich Meadow Grassland	Cuts Year 1	Remove all Cuttings																										✓					✓					✓										
		Year 2	Late Summer Cuttings to be left for a minimum of 1 week														✓																✓																
		Year 3 onwards	Alternate Annually between cuts in late July and early Septemer																										✓					✓														
5	Native Shrub Planting	Weeding	First 2 Yrs after Planting												✓								✓								✓				✓															
		Watering	First 2 growing Seasons then as necessary in periods of drought														✓		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓												
		Pruning / Cutting	As per species requirements																																														
		Re-Mulching																											✓																				

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12.0 HEALTH AND SAFETY

CHEMICAL USE

- Use of pesticides and herbicides are covered by the following legislation:

  The Food and Environment Protection Act 1985 (FEPA)
  Control of Pesticides Regulations 1986 (CoPR)
  The Plant Protection Products Directive (91/414/EEC)
  The Dangerous Preparations Directive (99/45/EEC)
  Control of Substances Hazardous to Health 1988 (COSHH)

- CoPR specifically requires any person who uses a pesticide in a commercial; undertaking to be properly trained and to hold a ‘certificate of competence’ in the safe use and handling of pesticides.

- Anyone who uses a professional pesticide/ herbicide product in the course of their business or employment may not use that pesticide or give instruction to others on their use unless they have received adequate instruction, training and guidance in there correct use.

- Anyone who does not hold a certificate of competence but if required to can only use pesticides/ herbicides if they are supervised by someone who does hold a certificate.

- Obtaining certificates of competence is the responsibility of the management team or any sub-contractor used and he is required to demonstrate of training to use specific types of equipment even if under the legislation you are not required to have one.

- Currently, the recognized certificate of competence for the use of pesticides are issued by the National Proficiency Tests Council.

- A full risk assessment should be undertaken and documented for each planned chemical application.

- A minimum of 1no. first aid trained staff member should be present on site at any time during working hours.

13.0 COMPLIANCE TO BRITISH STANDARDS

BRITISH STANDARDS

- As well as the HTA standards described above the soft landscape works should meet the following British Standards

Topsoil Handling, stripping and storage
- BS ISO 15799:2003 Soil quality – guidance on Eco toxicological characterization of soils and soil materials
- BS 3882:2015 Specification for Topsoil
- BS 6031:1981 Code of practice for earthworks
- BS 4428:1989 guide to practice for general landscape operations (excluding hard surfaces)

Quality of Trees and Shrubs
- BS 8545: 2026 Nursery stock specification for Trees
- BS 3936 1:1992 Nursery stock specification for shrubs
- BS3936 10:1990 Nursery stock specification for ground cover plants

Maintenance of Gardens and Landscapes
- BS 7370 3:1991 Grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 3998:2010

Horticulture
- BS EN 12579:2000 Soil improvers and growing media – sampling
- BS EN 13037:2000 Soil Improvers and growing media – determination of pH

Turf
- BS 3969:1998 Recommendations for turf for general purposes
- BS 4428: 1989 Code of practice for general landscape operations (excluding hard surfaces)

Hard Surfaces
- BS 7533: 2021 British Standards and other approved documents used in paving, drainage and Landscaping. 101 Pavements constructed in Clay, Concrete or Natural Stone paving units

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appendix

Appendix 1: Schedule of Landscape maintenance works

Appendix 2: Landscape Softworks Plan and Plant Schedule

appendix 1

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SCHEDULE OF LANDSCAPE MAINTENANCE WORKS FOR FIRST YEAR
SITE NAME: Youth & Community Centre, Crumpsall Park Ash Tree Road,Manchester, M8 5SA

SCHEDULE OF ANNUAL MAINTENANCE WORKS

DESCRIPTION	QUANTITY m2	UNIT COST £	TOTAL COST £
During the initial 12 month period after Practical Completion			
Note: Allow for 28 maintenance visits (25 during the growing season, 3 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	Item		

GENERAL			
Tidy up areas removing rubbish, litter, etc., from planted and grassed areas. Repeat at each maintenance visit.	Item		
Check that the plant material is firmly planted and firm in where required. Six times	Item		
Treat pests and diseases as necessary by agreement with the Contract Administrator	Item		

TREE PLANTING			
Check, adjust and replace stakes and ties as necessary. Water and feed as necessary. Prune dead and damaged wood	Item		
Replace all plant failures at the end of each grown season	Item		
Remove Weeds around base of new trees	Item		
Apply Bark Mulch at a depth of 50mm (Check Annually in Autumn replace as required)	Item		
Apply light dressing of well rotted manure Annually in Winter	Item		

NATIVE SHRUB PLANTING & EXISTING SHRUBS			
Keep shrubs planted areas clear of weed growth by hand weeding.12 times	Item		
Prune shrubs as necessary to prevent intrusion of invasive species and culivate good strong growth	Item		
Lightly cultivate all planted areas, breaking up soil evenly. Once only	Item		

MAINTENANCE OF ALL GRASS / SPECIES RICH WILD FLOWER AREAS			
The requirements in the first year are to control and reduce competition from weeds			
March/April (or May for spring seeding) - Mown Grass Area First establishment cut to 50mm or when grass exceeds this height	m2		
Supply and apply a selective herbicide in accordance with manufacturer's recommendations	m2		
Supply and spread autumn lawn fertilizer at a rate of 70gms / m2 during early October to Mown Grass Areas	m2		
One grass cut to 50mm in height or when grass exceeds this height	m2		
Species Rich Wild Flower Enhanced Grass Area left to form meadow curtilage (Refer to Maintenance Regime within Document	Item		

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appendix 2

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GENERAL NOTES:

1. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
2. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
4. ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERED TO THE CA IMMEDIATELY.
5. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
6. ALL LEVELS IN METRES.
7. DO NOT SCALE OFF THIS DRAWING.
8. EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

LEGEND

SITE WORKS BOUNDARY

EXISTING TREE RETAINED

NEW TREE

ALL HARDWORKS SPECIFICATION BY OTHERS

Rev	Date	Description	Chk'd
00	05/06/2026	LPA DISCHARGE OF CONDITIONS	BS
01	12/06/2026	REVISED LEVELS, ATTENUATION & ELECTRICAL INFORMATION	BS

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Client
PORTAKABIN

Project
CRUMPSALL PARK

Drawing Title ILLUSTRATIVE SITE PLAN
LANDSCAPE WORKS

Scale	Status	Drawn
1:100@A1	INFORMATION	BS

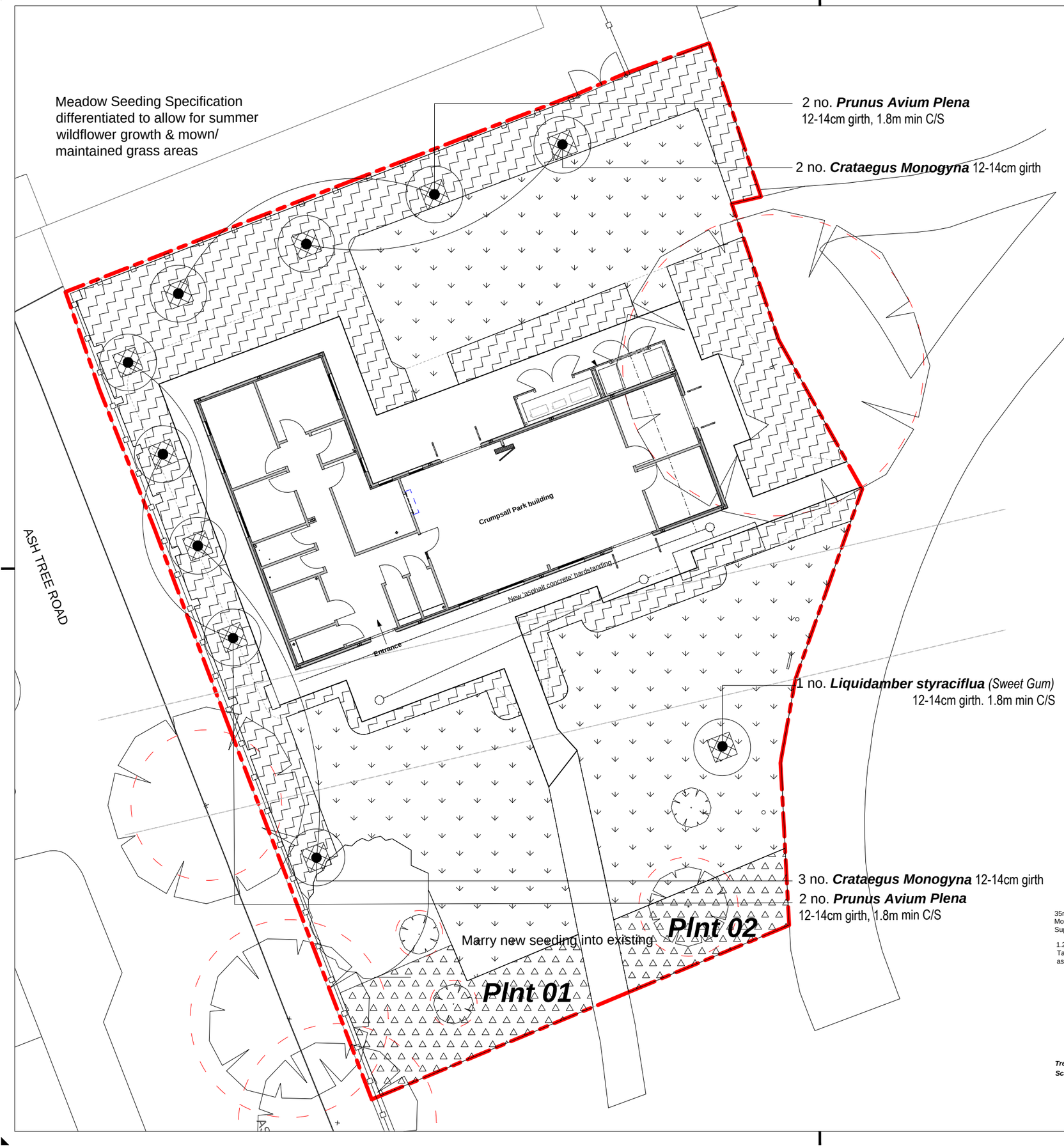
Project No	Origin	Zone	Level	Type	Role	No.	Rev
1703	SEL	XX	XX	DR	L	0001	01

Scale Bar
0 1 2 3 4 5 10

North Point
N

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SUB SOIL & TOPSOIL NOTES:

150mm depth screened neutral loam topsoil,for amenity grass over 300mm subsoil of local provenance

1) For formation levels (ie. top of subsoil level) subtract topsoil depth from proposed finish ground levels.

Minimum topsoil depth under topsoil zones as noted. Minimum subsoil depths are either achieved by approved existing insitu subsoil profiles or if necessary (ie. no existing subsoil) by placed subsoil in accordance with the specificaition all to achieve a good soil profile and growing medium

2) Tree pits within soft landscape to be excavated and back filled in accordance with the Landscape Specification

3) For post soiling amelioration refer to Landscape Specification

4) All works within RPA and Canopy spread of existing trees to be retained shall be hand works only. Changes to soil profiles in these areas not to exceed +/- 100mm without approval.

5) For soil mulching depth refer to Landscape Specification. Section Drawing

6) Quantities and/or dimensions for ordering materials or fillings etc. may be taken from the drawings. The contractor / sub contractor must first check all dimensions and details of the drawings and is also to check and verify the dimensions and conditions before taking quantities and before confirming ordering of materials.

7) For root barrier requirements, location, depth and specification refer to section drawings and specification

MIXED NATIVE SHRUB PLANTING - PLNT Ref 01 (57m2) PLNT 02 (34m2)

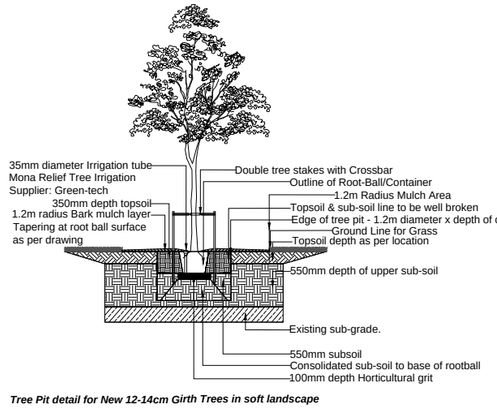
Planting Notes: Planting to cover 65% of enhancement area. x3 plants per m2 providing a well mixed spread of species in groups of 3 and 5

%	No	NAME	SIZE	FORM / HABIT	ROOT
	5	Crataegus monogyna	100-120cm	Feather	RB
	6	Crataegus monogyna	40-60cm	Feather	2L pot , or BR
	5	Corylus avellana	120-150cm	Bushy	5L pot. or BR
	6	Corylus avellana	40-60cm	Feather	2L pot , or BR
	10	Viburnum Opulus	100-120cm	Feather	BR
	6	Prunus spinosa	60-90cm	Feather	5L Pot, or BR
	5	Prunus spinosa	40-60cm	Feather	2L pot, or BR

NATIVE TREES

Plant Notes:
1. Clear stem trees to be free of recent legging up scars, i.e. tree to have one full growing season following legging up.
2. Tree spacing at nursery to truly reflect the no. of times transplanted.
3. Install Tree Pit Root Barriers wherever the installed tree will be within 4m of a building foundation, existing underground service or drainage elements.
4. All new Tree planting to be staked according to suppliers recommended detail and specification. Ties to be biodegradable
5. Top dress with an organic bark mulch (Soil Association approved) to a recommended depth of 50-100mm
6. Tree Stock to meet BS 8545:2026

No	NAME	FORM	SIZE / GIRTH	HEIGHT (CM)	ROOT	CLEAR STEM	BREAKS
1	Liquidamber Styraciflua (Sweet Gum)	Selected Std. 3x Transplant	12-14cm	300-350	RB	1.8M	Good Even Canopy. Min 4 Breaks
4	Prunus Avium Plena (Flowering Cherry)	Selected Std. 3x Transplant	12-14cm	300-350	RB	1.8M	Good Even Canopy. Min 4 Breaks
5	Cratageous Monogyna (Hawthorn)	Selected Std. 3x Transplant	12-14cm	300-350	RB	1.8M	Good Even Canopy. Min 4 Breaks



Tree Pit detail for New 12-14cm Girth Trees in soft landscape
Scale: 1:50@A1

GENERAL NOTES:
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LEGEND

SOFTWORKS & TOPSOIL LEGEND

Proposed Development Area

Existing trees to be retained & protected in accordance to BS5837:2012 along with all existing hedgerows.

Proposed Replacement Trees

Seed with Strong Lawn Grass Mix Emorsgate EG22, or equivalent & approved Seeding must be undertaken in conjunction with Suppliers recommended ground preparation and sowing guidelines. Where stock or seed cannot be sourced, changes can only occur where this is first agreed in writing with the LPA

Seed with Flowering Meadow seed. Germinal WFG2 Flowering Meadow Mixture for Urban & Suburban landscapes, or equivalent & approved. Seeding must be undertaken in conjunction with Suppliers ground preparation and sowing guidelines. Where stock or seed cannot be sourced, changes can only occur where this is first agreed in writing with the LPA

PLANTING NOTES:

GRASS AND WILDFLOWER MIX:

1 Sowing: Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture. The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed but firm in with a roll, or by treading, to give good soil/seed contact.

New Native Shrub Planting within Enhancement area

Min 1.2m x 1.2m Tree Pit minimum 900mm depth Tree pit in Soft Landscape. Refer to Landscape Specification Q31

TREE PIT ROOT BARRIERS

1 Install wherever the installed tree will be within 4 m of a building foundation and wherever the installed tree will be within 4.0 m of an existing underground service route and drainage elements.

ADDITIONAL NOTES:

All softworks will be subject to manual watering.
No automated watering systems to be provided

TO BE READ IN CONJUNCTION WITH:

Rev	Date	Description	Chk'd
00	05/06/2026	LPA DISCHARGE OF CONDITIONS	BS
01	12/06/2026	REVISED LEVELS, ATTENUATION & ELECTRICAL INFORMATION	BS

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Client
PORTAKABIN

Project
CRUMPSALL PARK

Drawing Title
LANDSCAPE SOFTWORKS & TOPSOIL PLAN

Scale	Status	Drawn
1:100@A1	INFORMATION	BS

Project No	Origin	Zone	Level	Type	Role	No.	Rev
1703	SEL	XX	XX	DR	L	0002	01

Scale Bar
0 1 2 3 4 5 10

North Point

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