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PICCADILLY GARDENS

Landscape Management and Maintenance Plan



PLANIT

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1 Introduction

Introduction

Scope and Purpose

This landscape management and maintenance sets out the key principles. However, it should be noted that a bespoke landscape management and maintenance plan has been commissioned.

To ensure the site positively contributes to the surrounding urban landscape and local vernacular it's vital that there is a long-term commitment to management and maintenance, whilst providing a befitting and lasting legacy.

Long-term monitoring and management aims to ensure the landscape fulfils its potential, providing a high quality and ecologically rich landscape.

The management plan must be fluid and adaptable, used as a working handbook for day-to-day management activities as well as annual reviews. It should be capable of being added to and updated to capture changes in the natural evolution of each area as well as any changes in the use of the site, biodiversity ambitions / opportunity and climate change.

Brief

The brief below describes the framework:

- The initial management plan will cover a time period of 2 years for hardworks and a period of 5 years for planting to allow all trees and newly planted areas to fully establish. Anticipated management operations post these durations, and up to a minimum of 30 years, are shown with the caveat that this plan should be thoroughly reviewed following the end of their respective management periods, to ensure that it meets the future management needs of the site post establishment and delivers the long-term aims stated within this document.
- A period of 30 years is included as this relates to the expected management period for planting implemented to achieve a stated biodiversity net gain value, associated with a planning permission. As required under The Environment Act 2021 and implemented via secondary legislation via the Town and Country Planning Act.
- The Management Plan must give consideration to environmentally sensitive design and management.
- The conservation of existing features will be a prime consideration.

Roles and Responsibilities

It is vital for any Management Plan to move forward that the key parties and their roles are defined at the earliest stage. In respect of Piccadilly Gardens, after the defects period the landscape areas will be managed and maintained by the Manchester City Council (MCC) public realm maintenance team.

It is envisaged that for the first 24 months post implementation, all landscaped areas will be subject to a 24 months defects period during which the effective management of the site will be the responsibility of the main contractor and their associated sub-contractors. At the completion of this 24 month period a thorough inspection of the site will be carried out by the Landscape Architect and Qualified Ecologist and any defects, failures or areas of concern rectified before maintenance responsibilities are handed over to the client. It is then the clients responsibility to ensure that maintenance is undertaken following this management plan for a minimum of 30 years.

Prior to handover by the main contractor, or their sub-contractor, a meeting is to be held between both parties to convey any particular complexities, challenges and areas of the landscape requiring ongoing monitoring. The maintenance team is to be given advance notice of any specialist equipment that may be required to enable to ongoing successful maintenance of the public realm.

Purpose of the Plan

The purpose of the Landscape Management and Maintenance Plan is to:

- Provide a detailed breakdown of the management approach that relates to proposals for Piccadilly Gardens.
- To give assurance that management requirements are integral to the redevelopment and that they are sustainable for a minimum of 30 years.
- To ensure there is a long term management plan in place that will maintain a high-quality scheme for the future. This includes the management of habitats and publicly accessible areas.
- To ensure that the site meets stated targets for BNG and other KPI's established during the design process.

Design and Management Objectives

Design Objectives

Creating a welcoming, green and vibrant space that puts people first, reflecting Manchester's identity and civic ambition on the national and international stages we stand.

The design seeks to achieve the following design objectives:

- A garden for the city and the citizens of Manchester, Piccadilly Gardens should draw together and represent everything we are as Mancunians, born and adopted.
- Bringing the 'gardens' back is central to our ambition. This scale of space at the heart of the city demands significant trees alongside planting for year round colour and interest. Drawing inspiration from spaces around the city the 'Botany of Manchester' will be celebrated here.
- Celebrate and re-frame the heritage of the site. Through literal action of opening up and re-setting the various monuments within the space. But also more subtly, through re-using in creative ways some of the materials that already exist.
- Creating a space that can be once again loved by residents and visitors. Design alone cannot address the historic issues, but the design has developed in hand with a re-imagined approach to management to transform the perception of Piccadilly Gardens.

Management Objectives

This plan seeks to prescribe all necessary management and maintenance principles and management tasks to enable successful establishment and ensure the continued maturing of all landscape elements.

Landscape maintenance should seek to achieve the following:

- To ensure that the management and maintenance regime is appropriate to the site and demonstrates longevity of approach.
- To provide a mechanism for the ongoing monitoring and reviewing of the management plan and the specific maintenance operations contained therein.
- To ensure the successful establishment and continuity of the overall design concept.
- To ensure the continuing health of existing vegetation.
- To ensure the successful integration of existing and proposed vegetation.
- To increase biodiversity across the site.
- To create a balanced environment whereby human activity is monitored to ensure that targeted conditions are reached.
- To provide management guidance and maintenance regimes to ensure that the areas of planting thrive and develop year-on-year.
- To successfully integrate sustainable urban drainage into the proposals and ensure it is successful long term.
- To ensure that all furniture is appropriately managed to maximise its longevity and usability.
- To ensure all hard surfaces are appropriately managed and maintained to achieve safety for year-round use and maximum lifespan.
- To provide mechanisms to connect the client to the product manufacturers to source further maintenance and management information as required.

Health, Safety and Maintenance

A Health and Safety plan is an important consideration for any area public site. The landscape maintenance team will be expected to produce a risk assessment and method statement for the maintenance of the planting areas.

Highways

Maintenance works associated with works adjacent to highways will need to be considered as part of the general management and maintenance procedures.

The responsible maintenance provider should obtain all permits and licenses as required to undertake works in or adjacent to the highway.

Chemicals

Chemicals generally should be restricted in use. All chemicals, herbicides, pesticides and fertilisers, should be approved by DEFRA and should be used, stored and disposed of in accordance with EN guidelines and COSHH Regulations 2002.

All operatives handling chemicals should have undertaken mandatory COSHH training and hold any relevant certification or qualifications

.

Maintenance Operations

Set out in the tables throughout this document are the maintenance operations that should be carried out over the next 2 years for hardworks and 5 years for planting, in order to achieve the design objectives. They have been set out in a format that can be easily followed by all parties, ensuring that the management plan exists as a working document and not an archived report. The management prescriptions are flexible such that each section can be changed, reviewed and updated on an annual basis, allowing targets to be set, progress monitored and accurate reporting made.

Personal Protective Equipment

Appropriate Personal Protective Equipment (PPE) must be worn by all operatives to minimise the risk of injury and exposure to hazards encountered during routine maintenance activities. As a minimum, operatives should wear suitable protective footwear, gloves, and high-visibility clothing where appropriate to the task and site conditions.

Public Spaces and Hazard Awareness

Given the public nature of the site, maintenance operatives should remain aware that waste materials and hazardous items may be concealed within landscaped areas. Particular care should be taken where there is a risk of encountering discarded sharps, including hypodermic needles, broken glass, or other contaminated materials.

Ground maintenance activities involving litter clearance, vegetation management, weeding, or any operation where hands or tools may come into contact with concealed debris should therefore be carried out while wearing full appropriate PPE. This may include cut-resistant or puncture-resistant gloves, long-sleeved clothing, long trousers, sturdy safety boots, and any additional protective equipment specified within the task risk assessment.

Health and Safety Management

All maintenance contractors are responsible for ensuring that operatives are adequately trained in the safe use of PPE, hazard recognition and the correct procedures for dealing with hazardous waste, including the discovery of discarded needles or other contaminated materials. Sharp objects should never be handled directly unless operatives have received appropriate training and are equipped with suitable specialist equipment. Any hazardous materials identified during maintenance should be managed in accordance with the site's health and safety procedures and relevant waste disposal regulations.

Stewardship

The long-term success of Piccadilly Gardens will be dependent upon the establishment of an effective stewardship framework that promotes shared ownership, strategic leadership and long-term commitment from key stakeholders. Whilst the detailed governance arrangements will be developed as the project progresses, the aim is to establish a collaborative approach capable of supporting the ongoing management, maintenance, activation and enhancement of the Gardens throughout their lifecycle.

The stewardship framework aims to bring together relevant public, private and civic sector partners with a shared interest in the quality, reputation and future success of Piccadilly Gardens. The framework will seek to ensure that the vision established through the regeneration project continues to be supported beyond completion of the capital works and that the Gardens remain a high-quality civic destination for residents, workers and visitors.

The starting point for developing this new model is that the status quo is not an option. The reinvention of Piccadilly Gardens demands a new approach to policy, place leadership, budget and partnerships. Manchester City Council are working alongside a specialist consultant to produce a long-term stewardship model around a shared vision. Engagement with major property owners, businesses, transport operators, Greater Manchester Police and other key stakeholders will help identify opportunities for future collaboration, investment and shared governance.

Stewardship Principles

- The future stewardship arrangements seek to:
- Provide strategic leadership and accountability for the long-term management of the Gardens.
- Co-ordinate and clarify the maintenance and stewardship protocols for the new Piccadilly Gardens within MCC and across agencies.
- This will apply to public safety, area cleanliness, streetscape and highway maintenance and enhancements, approach to low impact, regular events using the new pavilion, lawn and hard landscaped areas.
- Facilitate long-term funding, investment and resourcing opportunities.
- Agree and develop the approach to every day and special activations, pop ups, branding and marketing. This should include the promotion of local businesses, communications and integrated messaging.
- Monitor performance and identify opportunities for continual improvement and adaptation over time.

Public Realm Management

The stewardship framework is be supported by an operational management approach that establishes how Piccadilly Gardens will function on a day-to-day basis. The Management Plan defines maintenance standards, operational responsibilities and performance expectations to ensure the public realm is managed efficiently and consistently.

The operational management arrangements are anticipated to address the maintenance and inspection of landscape and public realm assets - particularly of hardworks, trees and planting, cleaning and waste management, irrigation, lighting, security and a small scale activation programme across the year.

Operational objectives will also make overt, communicate, nurture and enforce rules and regulations. For example, but not limited to the below, which will be further defined through the detailed work to follow:

- How to use the lawn
- Use of seating, tables and chairs
- Waste management
- Approach to free play activity
- Approach to dog walking
- Approach to skateboarders, rollerblades and scooters
- Prohibition of performances, parades and demonstrations except by permit.
- Prohibition of obstructing pathways and routes through the new area.
- Prohibition of personal property such as furniture, tents or other structures.
- Prohibition of open flames as well as cooking and grilling.

Review and Monitoring

The stewardship and management arrangements will be reviewed periodically to ensure they continue to support the evolving needs of Piccadilly Gardens and the public. Regular monitoring of maintenance standards, asset performance, public use and operational requirements should inform future management priorities and investment decisions.

Public Realm General Arrangement

Key

1. Raised Lawn

2. Peel Square

3. Robert Peel Statue

4. Plot for Future Structure

5. New Crossing Point

6. James Watt Statue

7. Queen Victoria Statue

8. Victoria Garden

9. Existing Electrical Cabinets and Access to Underground Sub Station Retained

10. Play Area

11. Restaurant Spill Out Retained (Beyond Red Line)

12. Existing Retianed Hatch Basement Access



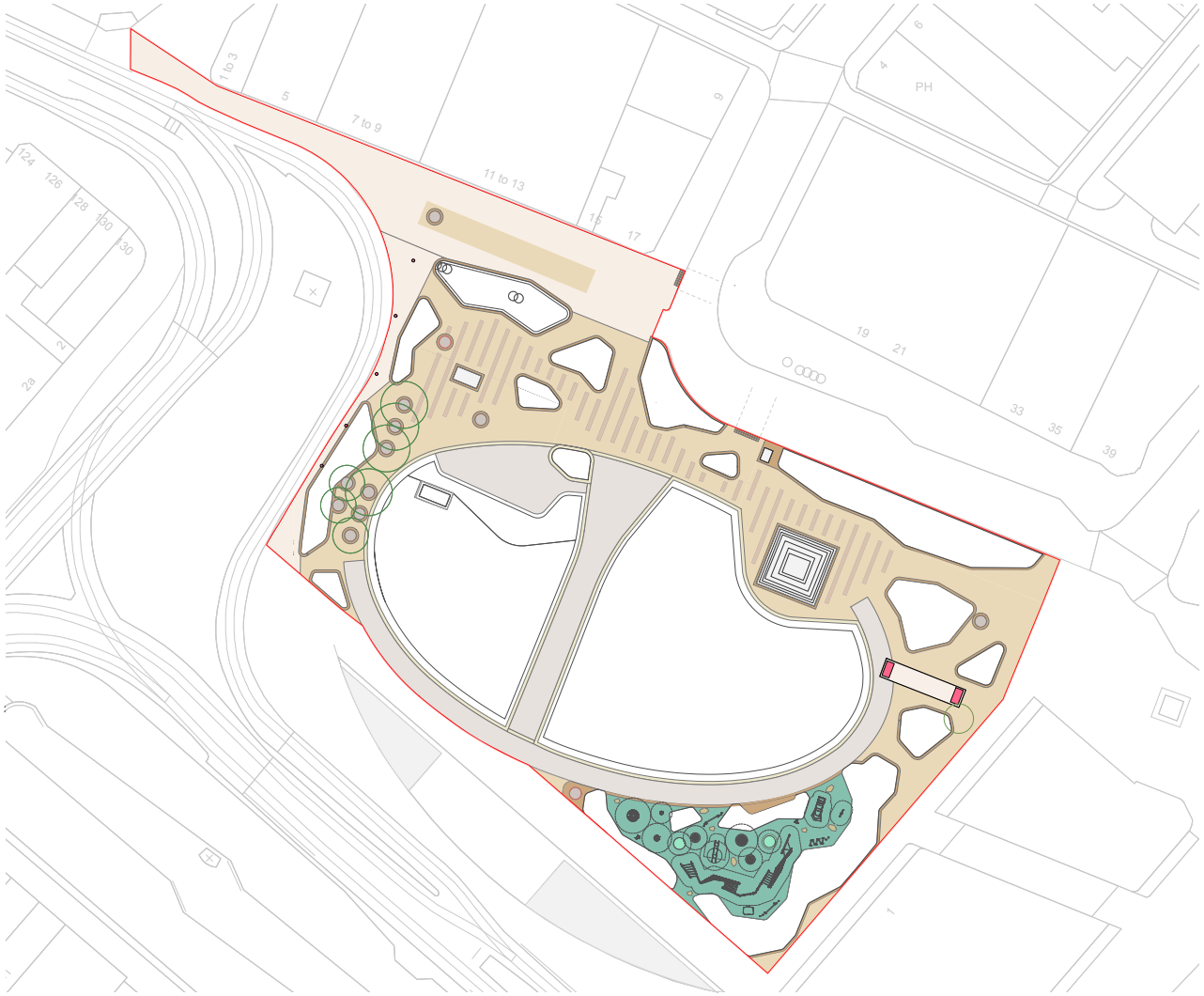
Drg. No. 4004-PLA-XX-XX-DR-L-0001-General Arrangement

2 Hard Landscape Maintenance

Hardworks General Arrangement

HARDWORKS

- H1 **H1- Cube Block - Lawn Edge**
  Refer to stone schedule for further information
- H2 **H2- Cube Block - Planter Edge**
  Refer to stone schedule for further information
- H3 **H3 - Gardens Block Paving**
  Refer to stone schedule for further information
- H4 **H4 - Gardens - Contrasting Banding**
  Refer to stone schedule for further information
- H5 **H5- Insitu Concrete**
  Refer to stone schedule for further information
- H6 **H6 - Wet Pour Play Surfacing**
  Refer to stone schedule for further information
- H7 **H7 - Tree in Hard Surround - Self-Binding Aggregate**
  Refer to stone schedule for further information
- H8 **H8 - Replaced Yorkstone Paving**
  Refer to stone schedule for further information
- **Tactile Paving**
- **Inset Natural Stone Boulders**
  - **Description**: Indicative locations of inset natural stone boulders within play area surfacing, etched with graphics



Drg. No. 4004-PLA-XX-XX-DR-L-1000-Hardworks General Arrangement

General Maintenance

General Maintenance Operations

Lifting, Repair and Reinstatement

Repairs to rigid construction pavements should be carried out in accordance with the original pavement design and specification. Where concrete slabs are cracked, spalled, or otherwise damaged, the affected slab or slabs should be carefully saw cut and removed to avoid disturbing adjacent panels and the underlying pavement structure.

If the damage extends beyond a single slab or has caused loss of support beneath adjoining areas, additional slabs may need to be removed and reinstated to ensure the structural integrity and long-term performance of the pavement. Where surface defects, settlement, or poor profile are evident, the extent of the affected area should be assessed and repaired accordingly.

Prior to reinstatement, the sub-base and any underlying layers should be inspected and repaired or replaced where necessary. New concrete should match the strength, thickness, finish, and joint layout of the existing pavement. All joints should be reinstated and sealed in accordance with the project specification.

Repairs and reinstatement works should be undertaken by experienced operatives to ensure that the finished surface achieves the required line, level, durability, and performance standards.

Joint repairs

Where elements are part of a rigid construction and degradation of the cement mortar joint has occurred, it will be necessary to refill the joint. If necessary the joint should be raked out. It may be more appropriate to use a small hand-held grinder with an attachment to remove the dust and debris, in a controlled manner, into some form of hopper. Once the joints have been cleaned out they can be refilled with a mortar appropriate to the trafficking category. Care is required to confine the mixture to the joint and prevent staining of the surface. Trafficking should only be allowed once the mortar has gained the appropriate strength.

Sealing

Proprietary sealing agents are commonly used on paved surfaces, to reduce moisture penetration of the laying course material, and minimise staining from spillages. The paving surface must be completely dry and clean before any sealer is applied with the manufacturer instructions adhered to at all times. Whilst such products may offer certain advantages, careful consideration must be given to the suitability of the sealant and any subsequent effect on the colour appearance and slip / skid resistance of the paving.

Cleaning

Generally

The following recommendations deal with vehicles and associated equipment for use on paved footways / footpaths / pedestrian areas and roads:

- The equipment should be purpose designed to sweep the particular area and surfacing product. If there is any doubt, the equipment manufacturer should be consulted.
- Where possible, low ground pressure tyres should be fitted to reduce the risk of breaking or cracking of flags.
- Tyres should be inflated according to the manufacturer's recommendations, again to ensure minimum weight distribution per square mm.
- Polypropylene, not wire, brushes should be used.
- Sweeping brush pressures should be set to the minimum required to suit the particular task, i.e. surfaces swept regularly will require a lower setting than those swept infrequently or those covered with heavy deposits.
- When sweeping, engine revolutions should be set at the minimum required to maintain vacuum (suction) pressure.
- Operators, including reliefs, should be trained to manufacturers' recommendations and tyre and brush pressures should be regularly checked.
- Advice should be given to operators that, when equipment is stationary or left unattended, suction, brush rotation and water jetting equipment should be switched off to avoid the risk of damage to the area below the stationary equipment.
- In new or re-laid areas, agreement should be reached on a period of manual cleaning (at least four weeks) to allow the paving to settle and the joints to seal. This period may be reduced by using either a water-based bonding agent or elastomeric prepolymer sealant and by agreement with the cleansing authority on an appropriate sweeping regime.
- Following the use of mechanical cleaning operations, re-sanding of the joints in flexibly laid areas may be necessary.

Dirt removal

The removal of deep seated stains can be removed using Grimelifter Ultra applied neat to the area and left for 20 minutes and then washed off using a pressure washer or a mop system continually using clean water.

Chewing gum removal should be carried out using low pressure steam using either a hot water pressure washer or steam generator for the best results.

Hardscape advises that a good housekeeping policy is in place that ensures regular / weekly cleaning rather than a singular annual clean.

The Use of Power Washing Equipment on Paved Areas

To aid in the removal of surface staining, power washing equipment is often considered. Whilst such techniques offer certain benefits, particularly for larger areas, it is important that care is taken in their use to avoid damage to the structural integrity of the paving.

When using any form of Power Washer the following guidelines should be strictly adhered to:

- The power washer should be used on a setting, which is sufficient to remove the dirt without causing any further distress. A low-pressure setting is recommended.
- Do not direct the power lance directly down on to the paving, as this can result in loss of jointing material.
- Ideally a spraying movement should be adopted holding the power lance at a shallow angle, not greater than 30 degrees across the diagonal (i.e. not parallel to joints).
- Certain high-pressure jetting machines have been known to mark / damage the surface of certain types of paving material. It is therefore prudent to carry out a small test area before commencing on a larger area.
- The area should be inspected after cleaning to ensure that joints are full.

General Dirt and Detritus

To remove general dirt and detritus, regular brushing is recommended. If detritus reduces the intensity of the colour of the material then this can be re-established by scrubbing with a mild detergent e.g. washing up liquid, and hot water.

Ensure all the detergent has been thoroughly washed from the surface on completion of the cleaning and the resulting run-off is carefully channelled to either drainage points or containers where it can be safely disposed of.

Moss, lichens and algae

Moss, lichen and algae can be prevalent on hard surfacing where the area is heavily shaded, is under trees or is not laid to an adequate fall. If such growths do occur and are considered undesirable then the area should be treated with a proprietary weed or moss killer used in accordance with the manufacturers' instructions. Such products take some days to be effective and are most effective when applied during a spell of dry weather. The washes work best if any thick growths are scraped off first and the wash is well brushed in. Some treatments leave a residue to discourage the re-growth of the moss and algae but this will only be of limited value if the surrounding conditions leave the paving damp and in shade.

Rust Stains

Initially action must be taken to eliminate the sources of staining. To remove the rust stain, the surface should first be wetted with clean water and then the affected area treated with a 7 to 10% dilution of Hydrochloric acid solution.

Oil Stains

Oil can penetrate readily into hard surfacing materials, but it should not stain if any spillages are removed promptly with an absorbent material e.g. paper towels, cloth or absorbing granules.

Do not attempt to wipe the stain as this will drive the oil into the surface of the units and spread it over a wider area.

If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area, leave for a period of time according to the manufacturers instructions and then wash the emulsified oil away with plenty of clean water.

Alternatively the surface can be scrubbed with a detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving. However, for persistent oil staining, steam cleaning may have to be considered.

Graffiti and paint stains

Both paint and graffiti are difficult to remove from most hard surfacing materials. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a de-greasing agent taking care in the disposal of the run-off material.

Dried paint should be scraped off as far as possible and then an appropriate paint remover applied.

Paint manufacturers may often be able to give more detailed advice on the removal of paint and graffiti. Therefore they should be consulted directly for specific recommendations.

General Maintenance Schedule (2 Year Plan)

Defect	Problem	Treatments	
		Temporary	Long-term
Debonding of jointing material	Initiation of failure mechanism	Monitor / investigate	Check paving and build-up as in accordance with the design and relay if required. Input from Civil Engineer required to review design.
Broken or damaged elements	Trip hazard, water ingress leading to frost heave	-	Replace or reconstruct asap
Missing pavers / setts	Trip hazard, water ingress leading to frost heave	Fill holes	Replace element
Rocking elements	Trip hazard	Relay	-
Spalling of arises or surfaces	Trip hazard	-	Replace affected paving units
Depressions and bumps	Trip hazard	Fill or ramp. Contact undertaker if cause is failed reinstatement	Relay affected area
Rutting	Trip hazard	Monitor, warn users	Relay affected area
Slippery surface	Slip hazard	Warn users or restore texture	Clean, restore texture or renew surfacing
Surface contamination	Slip hazard	Clean or neutralize	Replace surfacing if necessary
Vegetation	Slip hazard	Warn users, clean	Consider increasing frequency of maintenance
Water	Slip hazard if frozen	Application of sand if freezing	Relay surfacing to correct gradients and crossfall

Description	Year	Season	Frequency (per year)
Cleaning of paving with street sweeper	Ongoing	Year round	Weekly (x52)
Stain removal	Ongoing	As required	n/a
Removal of algae, moss, lichen using pressure washer	Ongoing	As required	n/a
Application of sand to keep surface free from ice	Ongoing	As required	n/a
Leaf removal	Ongoing	Autumn	Monthly minimum (x3)

Guidance: To ensure the chosen treatment is cost effective, consideration should be given to the maintenance history of the paved surfacing, its future use and the likely failure mechanism.

Natural Stone

REF - H1,H2, H3, H4 and H8

Initial Maintenance

Maintenance requirements are minimal under normal service conditions. If necessary, surfaces may be washed with brush and water or using high pressure hoses. If the latter, care should be taken not to blast away sand in joints.

Note: Do NOT use high pressure jets or suction cleaners for at least 3 months to allow normal detritus build up (considerably longer for paved areas under cover). Alternatively, joint sealants may be considered.

During fixing, or just afterwards, Yorkstone and Sandstone Flooring is generally more hardy than limestone, marble or granite. Its natural constitution lends itself to easy cleaning with a proprietary solution, so any building dirt or leftover reclamation staining may be removed satisfactorily with a proprietary chemical solution, if necessary. If you use it before grouting, make sure the surface is well rinsed and bone dry before applying the appropriate impregnator.

Hardscape can supply on request:

- Advice on stain-removal techniques.
- Suitable products.
- Referrals to specialist cleaning companies as appropriate.

Note: Advice and recommendations are subject to the circumstances of specific problems. Removal of stains cannot therefore be guaranteed. Certain cleaning products may be subject to statutory regulations for safe handling and usage (including COSHH and CDM regulations).

Cleaning of Paving

Natural stone paving is very low maintenance once laid. The pointing is the weakest element and may need to be replaced after a number of years. Sweep regularly with a stiff brush to remove dust and detritus. There is a tendency for algae, lichens and mosses to colonise stone paving that is permanently shaded and/or damp. This can be safely removed by a pressure washer. Freshly sawn rough Yorkstone and Sandstone flooring will generally require a little more maintenance than reclaimed Yorkstone or Sandstone flags. The surfaces of reclaimed flags will be very smooth due to 100 years or more of wear and maintenance before reclamation. There's a number of proprietary solutions that can be used to clean, seal and maintain the appearance of Yorkstone / Sandstone paving units for which Hardscape can advise on.



Supplier	**Hardscape** or equal and approved
Description	Cube Block - Lawn Edge Cube Block - Planter Edge Gardens - Block Paving Gardens - Contrast Banding
Colour Range	TBC pending confirmation with Client
Location	Throughout public realm as shown in hardworks plan.

Winter Maintenance

During Winter conditions, despite their effective ability to dissolve and loosen ice or snow from cold surfaces, salts and de-icing agents can have detrimental affects to the appearance of sandstone paving. Spalling, scalling or pitting is a common problem that often occurs after the application of de-icing salts over sandstone surfaces. The only products recommended for de-icing purposes is salt-free grits and/or urea prills (refer to page 23 for further details).

Health and Safety

Some of the cleaning methods described above involve the use of chemicals, which may be damaging or dangerous if not used in the correct manner. It is important that safety warnings issued by the manufacturers of the chemicals should be read carefully and strictly adhered to.

In general, the following precautions should be taken:

- When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.
- Ensure there is adequate ventilation in confined spaces.
- When using flammable materials, ban the use of cigarettes, naked flames and other sources of ignition in the immediate vicinity.
- When diluting acids, always add acid to water and not water to acid.
- Dispose of safely any clothing which is contaminated with chemicals.
- Ensure care is taken not to damage, contaminate or stain any adjoining material.
- Protect personnel operating near the area to be cleaned from any injury or hazard created by the cleaning.
- Whenever possible care should be taken to ensure that the disposal of ‘run-off’ materials containing chemicals does not harm personnel, animals or any part of the environment.
- Trials should be carried out on a small, preferably inconspicuous, area of paving to determine the effect of the chemicals before treating a larger area.

From New

Hardscape advise that newly laid granite is deep cleaned using low pressure steam and impregnated using Pavesaver or Pavesaver Ultra.

This will protect the surface from contamination and prevent staining, where areas are susceptible to heavy staining such as outside eateries it is advised that 2 applications of Pavesaver Ultra is specified.

The process of reapplication should always be carried out within 5 years.

Granite that is protected with Pavesaver can be maintained on a daily or weekly basis using Grimelifter, this can be applied through nebular spray bottles, scrubber driers and street washing machines using soft bristle brushes, preferably cylindrical brush head as this will maintain a good surface finish.

Exposed Aggregate In-Situ Concrete

REF - H5

Exposed aggregate concrete surfaces should require infrequent maintenance but regular upkeep will reduce the requirement for additional maintenance.

Pressure Washing

Periodic washing should be undertaken to maintain a clean and uniform appearance. Low-pressure washing is recommended, taking care not to dislodge aggregate particles or erode the surrounding cement matrix. Excessive water pressure should be avoided, and cleaning should be carried out using a sweeping motion across the surface rather than concentrating on one area.

Repairs

Localised defects should be repaired as soon as practicable using materials compatible with the existing concrete in terms of strength, aggregate type, colour, texture, and finish. Extensive cracking, spalling, or settlement may require specialist assessment and replacement of affected sections to maintain the appearance and performance of the paving.

Winter Maintenance

Snow clearance equipment should be operated carefully to avoid mechanical damage to the exposed aggregate surface.

Protection During Adjacent Works

Where utility, maintenance, or construction works are undertaken adjacent to exposed aggregate concrete surfaces, suitable protection measures should be implemented to prevent staining, impact damage, contamination, and surface scarring. Any damage resulting from adjacent works should be reinstated to match the existing finish.



Supplier	TBC
Description	In-situ concrete with exposed aggregate
Colour Range	TBC pending confirmation with Client
Location	Throughout public realm as shown in hardworks plan.

Wet Pour Play Surfacing

REF - H6

All impact attenuating surfacing (IAS) must be inspected and maintained in accordance with BS EN 1176 and BS EN 1177. Inadequate maintenance can significantly reduce the impact attenuation properties of the surface and may result in it no longer meeting the EN 1177 performance requirements for the critical fall heights specified at the time of installation.

Important: If any area of surfacing is found to be unsafe and cannot be corrected immediately, the adjacent equipment must be closed or removed from use until the surfacing is reinstated to a compliant condition.

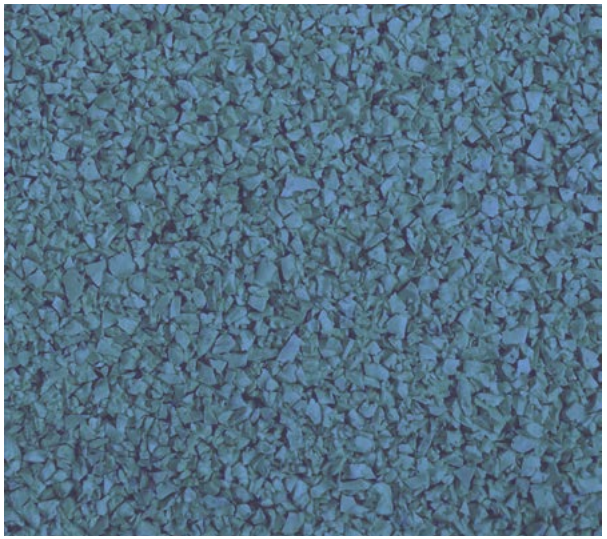
Routine Visual Check - Weekly

- Surface is not compacted or damaged. No cracking, lifting, displacement, or loss of material.
- Surface is clean and free from contaminants, sharp objects, mould growth, or obstacles.
- Surfacing is draining effectively. No standing water, soft areas, or waterlogging.
- For loose-fill surfaces, basic level marks on equipment upstands are visible, indicating adequate depth in high-use areas.

Operation Inspection - Monthly

Carry out all weekly checks above plus:

- Surface is not cracking and remains fully bonded to all perimeter edges and equipment upstands.
- No protruding hard or sharp edges on surfacing or containment edging.
- Surface is free from contamination and has not been vandalised, burnt, or excessively worn.
- Surface is free from organic growth — leaf build-up and algae create slipping hazards and must be cleared.



Supplier	TBC
Description	Wet Pour Play Surfacing Type 1 Wet Pour Play Surfacing Type 2
Colour Range	TBC pending confirmation with Client
Location	Throughout play area as shown in hardworks plan.

Annual Main Inspection - Surfacing

- Full depth survey across minimum five measurement points per equipment item within the critical fall zone.
- Record all measurements. Assess against the EN 1177 requirements for the stated critical fall height.
- Assess whether surfacing continues to meet EN 1177 performance requirements for all critical fall heights. Document any marginal areas.
- Full inspection for delamination, cracking, subsidence, and edge condition. Measure thickness at wear points.

Cleaning

Remove surface contamination and debris by power washing or by applying washing detergent with copious water and sweeping with a stiff brush. A pressure wash may be required for ingrained contamination, but ensure that the pressure washer does not damage the surfacing. Loose rubber granules must be removed to prevent accelerated wear.

Crack / Patch / Perimeter Repair:

Damaged areas should be identified as soon as possible for repair to ensure that the area or sub base doesn't become damaged. Damaged surfacing such as vandalism, punctured areas, shrunken perimeters should be repaired locally. Patch and linear patch repairs should be carried out by a specialist contractor. Contact Massey & Harris for advice.

Self-Binding Aggregate

REF - H7

Maintenance of a new surface

If the new surface is allowed to dry out there is a possibility that the surface may tend to break up through lack of bonding. Regular maintenance by watering with a hose fitted with a rose sprayer, or similar method, plus rolling with a non-vibratory roller may be necessary until the surface is entirely consolidated. Drag matting or brushing should be carried out if necessary.

Resurfacing

In the event of resurfacing at a later date, use a rake to scarify the top surface down to the tree grille. This may need some effort if the material has been down for a long period of time. Once the surface has been loosened, discard the loose debris. It is advisable that the existing laid aggregate is sprayed with water using a hose with a fine mist to improve its moisture content. Then a new layer of Breedon Golden Amber Gravel laid on to it, rolled and water rolled in accordance with our laying instructions.

Drainage

Should the surface become hard and impervious and there be some puddling, thoroughly spike the surface with a fork to improve drainage.

If the aggregate has become seriously contaminated with soil or detritus, it may need to be replaced. If erosion has occurred, it is prudent to identify the cause of the erosion before re-laying.

Litter

Collect large litter with a spiked litter collector. Raking with a spring box rake will pick up small pieces of litter, cigarette ends, chewing gum, twigs, leaves etc. A “Leaf Blower” on low power may also be used, except under very dry conditions.

Winter Maintenance

For best results, ensure that any leaves are removed from the surface by using a blower or a vacuum. Alternatively a very soft broom can be used.

Cleaning Adjacent to Self-Binding Aggregate

Care shall be taken when cleaning paving adjacent to self-binding aggregate surfaces. High-pressure washing and mechanical cleaning methods shall not direct water or debris onto the aggregate surface, as this may cause erosion and loss of fines.

Any aggregate displaced onto adjacent paved surfaces shall be swept clear and, where appropriate, reinstated to maintain the integrity of the self-binding aggregate surface.



Supplier	TBC
Description	Tree in Hard Surround - Self-Binding Aggregate
Colour Range	TBC pending confirmation with Client
Location	On top of tree grilles as shown in hardworks plan.

Gritting / De-icing

De-icing materials on hard surfaces to be urea prills, to be ‘Ice Melt Original’ or equivalent, without stone grit or other corrosive components.

This is important to prevent damage to all plants where gritting material can be expected to run off surfaces into vegetation.

No rock-salt based products should be used.

Ice Melt Original prills (as well as equivalent no-name urea prills) are known to be completely non-corrosive to metals and reinforced concrete, non-toxic to humans, animals and vegetation.

The supplier of the paving materials have confirmed that urea prills will not damage the concrete paving used on the scheme.

The supplier of Ice Melt confirmed the prills are not a trip hazard as they start to dissolve immediately on ice.

Usage: to manufacturer’s recommendation, about 1/6 as much as rock salt required.

The price per kg for urea prills is higher than that for rock salt, but it’s about 6 times more efficient when used correctly.









No rock salt to be used

3
Soft Landscape Maintenance

Soft Landscape Management

Management Areas

The site can be divided into eight soft landscape components that each have their own objectives in terms of ecology and land use.

1. Existing Retained Trees
2. New Single-stem Trees
3. New Multi-stem Trees
4. Evergreen Planting
5. Garden Planting
6. Rain Garden Planting
7. Play Planting
8. Amenity Lawn

The following sections outline the Key Aims and Objectives for the management and maintenance of each the landscape components within the site followed by the maintenance prescriptions proposed during an initial 5 year period, with the intention for this to be amended and adjusted as needed to provide long term future management of the site.

This document encompasses all aspects of management into a single, practical document that has been prepared as a working tool to guide and monitor the future development of landscape areas.

1



Existing Retained Trees

2



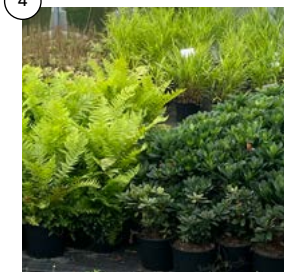
New Single-stem Trees

3



New Multi-stem Trees

4



Evergreen Planting

5



Garden Planting

6



Rain Garden Planting

7



Play Planting

8



Amenity Lawn

Tree General Arrangement

SOFTWORKS

TREE - Existing Retained
- Subject to arboricultural management & maintenance works.
Number of existing trees in hard: 8

Single Stem Tree - Proposed
Refer to tree schedule for further information

Multistem Tree - Proposed
Refer to tree schedule for further information

Existing Tree Retained and Relocated
Existing Magnolia tree retained and relocated in suitable locations within the proposed design

Note: Tree locations coordinated with GPR survey. Final tree locations to be confirmed with underground services.



Drg. No. 4004-PLA-XX-XX-DR-L-2000-Softworks - Trees

Planting General Arrangement

Lawn

Rain Garden Mix

Evergreen Planting Mix

Garden Planting Mix

Play Planting Mix

Lawn Bulbs Mix

- Choisya dewitteana 'White Dazzler'
- Viburnum tinus 'Gwenllian'
- Pieris japonica 'Variegata'
- Pieris Little frosty
- Pieris japonica 'Little Heath'
- Mahonia eurybracteata ganpinensis 'Soft Caress



Drg. No. 4004-PLA-XX-XX-DR-L-2003-Softworks - Planting

Soils General Arrangement

SOIL

Soil Volume - In Soft

Soil Volume - In Hard/ undergorund crate system

Proposed Tree
Refer to drawing
4004-PLA-XX-XX-DR-L-200
0 for further information on
tree species

Existing Tree

Note:
Indicative only, to be coordinated with underground services and utilities



Drg. No. 4004-PLA-XX-XX-DR-L-2002-Soils Plan

Planting Schedules

Garden Planting - Shrubs

Abbrev.	Number	Botanical Name	Height cm	Root Type	Cont. Size	Habit	Min. Breaks	Spacing
CxDWD		Choisya x dewitteana White Dazzler	40-60	C	10L	Bushy	7	Counted
Me'SC'		Mahonia eurybracteata ganpinensis 'Soft Caress'	40-60	C	5L	Bushy	3	Counted
P(V'		Pieris japonica 'Variegata'	40-60	C	10L	Branched	7	Counted
PLF		Pieris Little frosty		C	15L			Counted
PLH		Pieris Little Heath		C	15L			Counted
VI'G'		Viburnum tinus 'Gwenllian'	40-60	C	10L	Bushy	7	Counted

Garden Planting

Mix %	Number	Botanical Name	Height cm	Root Type	Cont. Size	Density	Spacing Type	Comments
		Acanthus spinosus		C	5L	5	m²	Full pot; vegetative propagation
		Agapanthus 'Dokter Brouwer'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Anthriscus sylvestris 'Ravenswing'		C	3L	9	m²	Full pot; seed or vegetative propagation
60%		Armeria maritima 'Splendens'		C	1L	13	m²	Full pot; seed or vegetative propagation
40%		Armeria maritima 'Splendens'		C	3L	9	m²	Full pot; vegetative propagation
		Aster x frikartii 'Mönch'		C	5L	5	m²	Full pot; vegetative propagation
		Astilbe 'Hyazinth'		C	5L	5	m²	Full pot; vegetative propagation
		Astilbe 'Red Sentinel'		C	3L	7	m²	Full pot
		Astilbe 'Snowdrift'		C	3L	7	m²	Full pot; vegetative propagation
		Astrantia major 'Roma'		C	5L	5	m²	Full pot
		Echinops bannaticus 'Taplow Blue'		C	3L	7	m²	Full pot; vegetative propagation
60%		Erigeron karvinskianus 'Lavender Lady		C	1L	13	m²	Full pot
40%		Erigeron karvinskianus 'Lavender Lady		C	3L	9	m²	Full pot; seed or vegetative propagation
60%		Festuca glauca 'Elijah Blue'		C	3L	7	m²	Full pot; vegetative propagation
40%		Festuca glauca 'Elijah Blue'		C	5L	5	m²	Full pot
		Gaura lindheimeri 'Siskiyou Pink'		C	5L	5	m²	Full pot; vegetative propagation
		Geranium cinereum 'Ballerina'		C	3L	7	m²	Full pot; vegetative propagation
		Geranium sanguineum 'Album'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Geranium sanguineum 'Max Frei'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Helenium 'Moerheim Beauty'		C	3L	7	m²	Full pot; vegetative propagation
		Knipholia 'Nancy's Red'		C	3L	7	m²	Full pot; seed or vegetative propagation
60%		Libertia formosa		C	3L	7	m²	Full pot; vegetative propagation
40%		Libertia formosa		C	5L	5	m²	Full pot; vegetative propagation
		Liriope muscari		C	3L	9	m²	Full pot; seed or vegetative propagation
		Miscanthus sinensis		C	5L	5	m²	Full pot; vegetative propagation
		Persicaria affinis 'Darjeeling Red'		C	5L	5	m²	Full pot; vegetative propagation
		Rudbeckia fulgida sullivantii 'Goldsturm'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Salvia nemorosa 'Schneehügel'		C	3L	7	m²	Full pot; vegetative propagation
		Sanguisorba officinalis 'Tanna'		C	3L	7	m²	Full pot; vegetative propagation
		Sedum spectabile 'Brilliant'		C	5L	5	m²	Full pot; vegetative propagation
60%		Stipa arundinacea		C	3L	7	m²	Full pot; seed or vegetative propagation
40%		Stipa arundinacea		C	5L	5	m²	Full pot; seed or vegetative propagation
		Veronicastrum sibiricum		C	3L	7	m²	Full pot; seed or vegetative propagation

Green and Robust

Mix %	Number	Botanical Name	Height cm	Root Type	Cont. Size	Density	Spacing Type	Comments
60%		Asplenium scolopendrium		C	3L	7	m²	Full pot; seed propagation
40%		Asplenium scolopendrium		C	5L	5	m²	Full pot; seed propagation
60%		Athyrium filix-femina		C	3L	7	m²	Full pot
40%		Athyrium filix-femina		C	5L	5	m²	Full pot; seed propagation
60%		Blechnum spicant		C	3L	7	m²	Full pot; seed propagation
40%		Blechnum spicant		C	5L	5	m²	Full pot; seed propagation
60%		Epimedium x rubrum		C	3L	7	m²	Full pot; seed propagation
40%		Epimedium x rubrum		C	5L	5	m²	Full pot; vegetative propagation
		Helleborus argutifolius		C	3L	7	m²	Full pot; seed propagation
		Helleborus x hybridus		C	5L	5	m²	Full pot; vegetative propagation
		Helleborus niger		C	5L	5	m²	Full pot; vegetative propagation
60%		Matteuccia struthiopteris		C	3L	7	m²	Full pot; seed propagation
40%		Matteuccia struthiopteris		C	5L	5	m²	Full pot; seed propagation
		Pachysandra terminalis		C	1L	13	m²	Full pot; seed or vegetative propagation

Rain Garden

Mix %	Number	Botanical Name	Height cm	Root Type	Cont. Size	Density	Spacing Type	Comments
		Actaea simplex 'White Pearl'		C	5L	5	m²	Full pot; vegetative propagation
		Anthriscus sylvestris 'Ravenswing'		C	3L	9	m²	Full pot; seed or vegetative propagation
		Astilbe 'Hyazinth'		C	5L	5	m²	Full pot; vegetative propagation
		Astilbe 'Red Sentinel'		C	3L	7	m²	Full pot
		Astilbe 'Snowdrift'		C	3L	7	m²	Full pot; vegetative propagation
		Astrantia major 'Roma'		C	5L	5	m²	Full pot
60%		Blechnum spicant		C	3L	7	m²	Full pot; seed propagation
40%		Blechnum spicant		C	5L	5	m²	Full pot; vegetative propagation
60%		Carex morrowii		C	3L	7	m²	Full pot; vegetative propagation
40%		Carex morrowii		C	5L	9	m²	Full pot; vegetative propagation
60%		Carex morrowii 'Ice Dance'		C	3L	7	m²	Full pot; vegetative propagation
40%		Carex morrowii 'Ice Dance'		C	3L	5	m²	Full pot; vegetative propagation
		Helleborus niger		C	5L	5	m²	Full pot; vegetative propagation
		Helenium 'Moerheim Beauty'		C	3L	7	m²	Full pot; vegetative propagation
		Hemerocallis 'Pink Damask'		C	3L	7	m²	Full pot; vegetative propagation
60%		Houttuynia cordata 'Chameleon'		C	3L	7	m²	Full pot; vegetative propagation
40%		Houttuynia cordata 'Chameleon'		C	3L	5	m²	Full pot; vegetative propagation
60%		Libertia formosa		C	3L	7	m²	Full pot; vegetative propagation
40%		Libertia formosa		C	5L	5	m²	Full pot; vegetative propagation
		Ligularia 'Sungold'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Liriope muscari		C	3L	9	m²	Full pot; seed or vegetative propagation
		Miscanthus sinensis		C	5L	5	m²	Full pot; vegetative propagation
		Nepeta 'Blue Dragon'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Osmunda regalis	60-80	C	5L	5	m²	Full pot; seed or vegetative propagation
		Persicaria affinis 'Darjeeling Red'		C	5L	5	m²	Full pot; vegetative propagation
		Persicaria bistorta 'Superba'		C	5L	5	m²	Full pot; vegetative propagation
		Polystichum setiferum		C	3L	5	m²	Full pot; seed or vegetative propagation
		Primula japonica 'Apple Blossom'		C	3L	5	m²	Full pot; seed or vegetative propagation
		Rudbeckia fulgida sullivantii 'Goldsturm'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Sanguisorba officinalis 'Tanna'		C	3L	7	m²	Full pot; vegetative propagation
60%		Stipa arundinacea		C	3L	7	m²	Full pot; seed or vegetative propagation
40%		Stipa arundinacea		C	5L	5	m²	Full pot; seed or vegetative propagation
60%		Tiarella 'Spring Symphony'	40-50	C	3L	7	m²	Full pot; seed or vegetative propagation
40%		Tiarella 'Spring Symphony'		C	5L	5	m²	Full pot; seed or vegetative propagation
		Veronicastrum sibiricum		C	3L	7	m²	Full pot; seed or vegetative propagation

Play Planting

Mix %	Number	Botanical Name	Height cm	Root Type	Cont. Size	Density	Spacing Type	Comments
		Anthriscus sylvestris 'Ravenswing'		C	3L	9	m²	Full pot; seed or vegetative propagation
		Asplenium scolopendrium		C	5L	5	m²	Full pot; seed propagation
		Astilbe 'Hyazinth'		C	5L	5	m²	Full pot; vegetative propagation
		Astilbe 'Snowdrift'		C	3L	7	m²	Full pot; vegetative propagation
		Astrantia major 'Roma'		C	5L	5	m²	Full pot
60%		Blechnum spicant		C	3L	7	m²	Full pot; seed propagation
40%		Blechnum spicant		C	5L	5	m²	Full pot; seed propagation
60%		Brunnera macrophylla		C	3L	7	m²	Full pot; seed or vegetative propagation
40%		Brunnera macrophylla		C	5L	5	m²	Full pot; seed or vegetative propagation
		Dycentra spectabilis 'pink flower'		C	5L	5	m²	Full pot; vegetative propagation
		Geranium cinereum 'Ballerina'		C	3L	7	m²	Full pot; vegetative propagation
		Geranium sanguineum 'Album'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Geranium sanguineum 'Max Frei'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Geum 'Mrs J. Bradshaw'		C	3L	7	m²	Full pot; seed or vegetative propagation
		Lamium maculatum 'Beacon Silver'		C	3L	7	m²	Full pot; vegetative propagation
60%		Libertia formosa		C	3L	7	m²	Full pot
40%		Libertia formosa		C	5L	5	m²	Full pot; vegetative propagation
		Miscanthus sinensis		C	5L	5	m²	Full pot; vegetative propagation
		Primula japonica 'Apple Blossom'		C	3L	11	m²	Full pot; seed or vegetative propagation
		Sanguisorba officinalis 'Tanna'		C	3L	7	m²	Full pot; vegetative propagation
60%		Sesleria autumnalis		C	3L	7	m²	Full pot; vegetative propagation
40%		Sesleria autumnalis		C	5L	5	m²	Full pot; seed or vegetative propagation
60%		Stipa arundinacea		C	3L	7	m²	Full pot; vegetative propagation
40%		Stipa arundinacea		C	5L	5	m²	Full pot; seed or vegetative propagation

Bulbs in green and robust planting

Mix %	Number	Botanical Name	Form	Density	Spacing Type	Comments
50.0		Galanthus nivalis	Grade 5/6	25	m²	In the green
50.0		Narcissus papyraceus	Grade 5/6	25	m²	

Bulb - Lawn mix

Mix %	Number	Botanical Name	Form	Density	Spacing Type	Comments
20.0		Crocus vernus	Grade 7/8	20	m²	
20.0		Fritillaria meleagris	Grade 5/6	20	m²	
30.0		Galanthus nivalis	Grade 5/6	25	m²	In the green
30.0		Narcissus papyraceus	Grade 5/6	25	m²	

Trees.

Abbrev.	Number	Botanical Name	Form	Age	Girth cm	Height cm	Clear Stem	Root Type	Cont. Size	Min. Breaks	Spacing	Comments
	2	Acer x freemanii 'Autumn Blaze'	Standard (Semi mature)		60-70	700-900	min 270	RB			Counted	
	3	Acer saccharinum	Standard (Semi mature)		70-80	700-900	min 270	RB			Counted	
	3	Acer Neglectum Annae	Standard (Semi mature)		80-90		min 270	RB			Counted	
	10	Amelanchier lamarkii	Multi stem, Umbrella			500-600	min 250	RB		5 stems min	Counted	
	1	Catalpa bignonioides	Standard (Semi mature)	7x	60-70	700-900	min 270	RB			Counted	
	3	Gleditsia Christine Halka	Standard (Semi mature)		40-45	500-600	min 270	RB			Counted	
	1	Gleditsia triacanthos 'Skyline'	Standard (Semi mature)	7x	60-70	700-900	min 270	RB			Counted	
	5	Gleditsia inermis	Standard (Semi mature)		40-45	500-600	min 270	RB			Counted	
	2	Liriodendron tulipifera	Standard (Semi mature)	6x	70-80	700-900	min 270	RB			Counted	
	1	Liriodendron tulipifera	Standard (Semi mature)	6x	60-70	700-900	min 270	RB			Counted	
	2	Existing Magnolia Tree - Retained and Relocated										Existing Magnolia tree lifted and stored at local nursery before being replanted into the scheme in appropiate locations.
	3	Pinus sylvestris	Standard (Semi mature)		70-80	700-900	min 270	RB			Counted	Canopy width 4-5m
	5	Paulownia tomentosa	Standard (Semi mature)		60-70	700-900	min 270	RB			Counted	
	3	Acer saccharinum 'Laciniatum Wieri'	Standard (Semi mature)	6x	60-70	700-900	min 270	RB			Counted	
	2	Prunus avium plena	Standard (Semi mature)		70-80	700-900	min 270	RB			Counted	
	4	Ginkgo biloba	Multi stem, Umbrella	7x		700-900	min 250	RB		5 stems min	Counted	
	1	Liquidambar styraciflua	Standard (Semi mature)		80-90	700-900	min 270	RB			Counted	

Existing Retained Trees

Existing Trees

Current

- The existing trees have been assessed by Arbtech on behalf of Civic, within the arboricultural reports:
  BS5387 - Piccadilly Gardens - 46241505_TCP01
  BS5387 - Piccadilly Gardens - 46241505_TS01
- Trees of the highest retention value, Category B, as identified in the reports should be retained and accommodated in design proposals where possible.
- For existing trees protected by a Tree Preservation Order (TPO) or Conservation Order, all relevant permissions and licences must be sought from the appropriate authority before maintenance work commences. (Currently, no existing trees have a TPO or Conservation Order.)

Aims

- Retain, support and enhance the existing biodiversity value.
- Strengthen local vegetation character by using species of local provenance to provide year round interest and diversity, and support an increased range of species.
- Manage existing stock and introduce new species to embed climate resilience in the tree community.

Key Actions

- Retain and protect vegetation during all stages of construction (to post construction) by respecting the stated root protection areas. Vegetation to be protected in accordance with tree protection fencing as described within *BS 5837 (2012) – Trees in Relation to Design, Demolition and Construction.*
- Introduce additional native species where appropriate throughout tree plantings to increase species diversity.
- Annually review the condition of retained trees for evidence of structural weakness, pests and diseases and undertake any arboricultural operations as needed to ensure the longevity of the trees. Arboricultural operations should be undertaken in accordance with good arboricultural practice and by approved operators.
- Undertake a health and safety inspection of all trees following high winds or periods of extreme weather and undertake any arboricultural work as needed to minimise the health and safety risk to the public.

	Task	Year	Season	Frequency
Existing Trees Maintenance				
	Before any existing tree maintenance work, including pruning and removal, the maintenance team must check whether the specimen is subject to a Conservation Order or Tree Protection Order. If so, all relevant permissions and licences must be sought from the appropriate authority before maintenance work commences.			
1	Review existing mature trees to be retained. Remove dead and dangerous limbs as and when necessary. An annual tree safety check of trees situated close to footpaths and other publicly accessible areas is required for H and S reasons. Over mature and dying trees also often possess suitable features for bat roosts. Such trees can pose a public health and safety risk and remedial action in the form of pruning may be necessary to prolong the life of trees and to maintain them in a safe condition. Pruning of dead / dying limbs with bat roosting features should be carried out under the supervision of a bat licensed ecologist	On-going from Year 1	Timing dependent on level of risk - avoid spring and summer if possible	Review annually and following high winds. Limbs removed as and when required.
2	Ensure clear and safe routes are maintained. Clearance of overhanging branches. Strimming of vegetation to path / road edge. Removal of dead or dangerous limbs. Undertake works outside of the bird nesting season or under ecological supervision.	On-going from Year 1	September-February	As required
3	Undertake an annual inspection of retained trees in accordance with the relevant British Standards at the time. Undertake any work that this report recommends.	1-5	Late Winter	1x
Existing Tree Maintenance in Addition to Above (Post Year 5)				
4	Replace trees that have died with suitable alternatives. Replacement trees should be native species if possible and implemented at a size of Extra Heavy Standard or larger	6+	November-February	As needed subject to inspection

Projected Maintenance - New Individual Trees Generally

Tree Pruning

Formative pruning will have already been carried out in the nursery and this will produce suitable growth and canopy shape for the space provided.

Where possible, pruning should be carried out in the dormant season to avoid excessive sap loss. The onset of sap pressure varies with species so the correct time for pruning should be investigated for individual species before work is undertaken.

Irrigation

Irrigation of the trees and shrub areas particularly during the first 5 years will be fundamental to their long term successful establishment. The maintenance team is responsible for watering as and when needed to ensure successful establishment and continued longevity.

Water Restrictions

Watering with captured rainwater should be prioritised over the use of treated water to minimise the risk of additional supply being required. Contingency proposals for alternative water sources in the event that water supply is, or is likely to be, restricted by emergency legislation should be prepared.

Nutrition

At planting, the tree pits have been backfilled with a suitable growing medium containing nutrition sufficient for the initial period of establishment.

After three years it would be advisable to apply an application of fertiliser in the Spring as a top dressing. A broad spectrum fertiliser such as HortiTop Complete (available from Hortifeeds) would be suitable. A routine soil test carried out every 2 years would establish the need for any supplementary fertiliser or additives.

Tree Work Generally

- All tree work be carried out by an approved member of the Arboricultural Association Standards: To BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- In the event a tree has to be removed and bat roosting is noted, trees should be retained where possible. Incidental damage to a confirmed breeding site or resting site of any bat species is an offence under the Conservation of Habitats and species Amendment (EU Exit) Regulations 2019.
- A bat licensed ecologist will be consulted and appropriate survey / licensing undertaken prior to any arboricultural works being undertaken in accordance with relevant wildlife legislation (particularly for roosting bats and nesting birds).
- Any tree planting should be carried out between Oct and Feb.
- Any works to existing trees should avoid the bird nesting season, March to August. Any works required within this period should be inspected by a qualified ecologist to ensure no nesting birds are present. If found, no works can be undertaken until the young birds have fledged.
- All tree work to be carried out to BS 3936-1 Nursery Stock: Specification for Trees and Shrubs.
- Removing branches: Cut as shown in Arboricultural Association Leaflet No 8 'Mature tree maintenance'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Chainsaw work: Operatives must hold a Certificate of Competence.
- Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention. Give notice if detected.
- Prevention Of Wound Bleeding. Standard: To BS 3998, clause 8.
- Prevention Of Disease Transmission. Standard: To BS 3998, clause 9 and Appendix B.
- No works can be undertaken to trees that are protected by TPO or are within the conservation area. All permissions should be obtained from the relevant authority before proceeding

New Individual Single Stem Trees

Aims

- To ensure satisfactory establishment and continuing health.
- To maintain the plants in a healthy condition and develop good structure.
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a valued and appropriate green resource with a high species diversity for both users and wildlife.
- To ensure that the trees survive long-term and are resilient to climate change and plant diseases.
- To increase the site's environmental and ecological value and reflect local vegetation character by using species of local provenance to provides year round interest and diversity, and support an increased range of species.
- To ensure proposed trees remain in line with security requirements and a minimum clear stem of 2.7m is maintained.

Key Actions

- Undertake formative pruning during the establishment period to maintain a dominant central leader and remove competing leaders, weakly attached branches and structural defects in accordance with good arboricultural practice.
- Where necessary, undertake crown lifting and selective pruning to maintain clearance from footpaths, highways, buildings, lighting columns and other infrastructure, whilst retaining the natural form and character of the tree.
- Annually review, for 30 years, the condition of retained single-stem trees for evidence of structural weakness, pests, diseases, decay and storm damage, and undertake any arboricultural operations as required to ensure the long-term health, safety and longevity of the trees. Arboricultural operations should be undertaken in accordance with good arboricultural practice and by suitably qualified contractors.

	Task	Year	Season	Frequency
New Single Stem Tree Maintenance (Year 0-5)				
1	Review of newly planted tree species and tagging of trees that have failed to survive or are failing.	1-5	August-September	As required
2	Replace any dead or dying trees that failed to establish with equivalent or equal and approved species.	1-5	November-March	As required
3	Check stakes and ties on newly planted trees for looseness, breaks or decay and adjust, re-fix or replace defective items.	1-5	All year	Each maintenance visit
4	Remove all stakes and ties.	3	Autumn	1x
5	Trees are to be maintained upright and adjustments made during strong winds. Ensure trees remain firmly bedded after disturbance and re-firm if necessary.	1-5	All year	Each maintenance visit and after high winds.
6	New trees to be inspected by a suitably experienced arborist. Monitoring to inform action required to aid establishment, including watering and application of mulch and/or fertilisers.	1-5	May-September	1x
7	Water as necessary to ensure establishment and continuing health. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September. Monitor regularly the irrigation pipes and outlets for damage to ensure effective water flow.	1-3	All year	As required
8	Apply granular fertiliser according to manufacturer's recommendations	1-5	Spring and Autumn	2x
9	Control all pests and diseases as necessary	1-5	All year	As needed
10	Prune all trees annually as needed to maintain a minimum clear stem height and/or desired form.	1-5	Late Winter	1x
11	Top up bark or gravel mulch to original specification annually.	1-5	Spring	1x
New Single Stem Tree Maintenance in Addition to Above (Post Year 5)				
12	Replace any dead / under performing trees planted. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause	6+	Autumn - Winter providing ground conditions are suitable	1x
13	Carry out an annual inspection of all trees and carry out remedial work as necessary	6+	Summer/Autumn	1x
14	Control all pests and diseases as necessary	6+	All year	As required
15	Undertake crown lifting and selective pruning where required to maintain statutory and operational clearances from adjacent infrastructure and public routes. (minimum 2.7m clear stem)	6+	All year	As required
16	Apply granular fertiliser according to manufacturer's recommendations	6+	Spring and Autumn	2x

***Additional inspections should be undertaken following significant weather events where there is potential for structural damage or increased risk of branch or stem failure.**

New Individual Multi-stem Trees

Aims

- To ensure satisfactory establishment and continuing health.
- To maintain the plants in a healthy condition and develop good structure.
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a valued and appropriate green resource with a high species diversity for both users and wildlife.
- To ensure that the trees survive long-term and are resilient to climate change and plant diseases.
- To increase the site's environmental and ecological value and reflect local vegetation character by using species of local provenance to provides year round interest and diversity, and support an increased range of species.
- To ensure proposed trees remain in line with security requirements and a minimum clear stem of 2.5m is maintained.

Key Actions

- Retain and manage the characteristic multi-stem form. Undertake selective pruning where necessary to remove damaged, suppressed or poorly attached stems and to reduce excessive congestion within the crown.
- Inspect principal stem unions for signs of included bark, splitting, movement or other structural defects and undertake remedial pruning or support measures where necessary to maintain tree safety and longevity.
- Remove basal suckers and epicormic growth where these are considered detrimental to the desired form, health or management objectives of the tree.
- Where necessary, undertake selective pruning to maintain appropriate clearance from footpaths, highways, buildings and other adjacent infrastructure whilst retaining the intended multi-stem character.
- Annually review, for 30 years, the condition of retained multi-stem trees for evidence of structural weakness, pests, diseases, decay and stem union defects, and undertake any arboricultural operations as required to ensure the long-term health, safety and longevity of the trees. Arboricultural operations should be undertaken in accordance with good arboricultural practice and by suitably qualified contractors.
- Where inspections identify significant defects or increased loading at stem unions, consider the installation of suitable support systems or crown management measures to reduce the likelihood of stem failure and prolong the useful life of the tree.

	Task	Year	Season	Frequency
New Multi-stem Tree Maintenance (Year 0-5)				
1	Review of newly planted tree species and tagging of trees that have failed to survive or are failing.	1-5	August-September	As required
2	Replace any dead or dying trees that failed to establish with equivalent or equal and approved species.	1-5	November-March	As required
3	Check stakes and ties on newly planted trees for looseness, breaks or decay and adjust, re-fix or replace defective items.	1-5	All year	Each maintenance visit
4	Remove all stakes and ties.	3	Autumn	1x
5	Trees are to be maintained upright and adjustments made during strong winds. Ensure trees remain firmly bedded after disturbance and re-firm if necessary.	1-5	All year	Each maintenance visit and after high winds.
6	New trees to be inspected by a suitably experienced arborist. Monitoring to inform action required to aid establishment, including watering and application of mulch and/or fertilisers.	1-5	May-September	1x
7	Water as necessary to ensure establishment and continuing health. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September. Monitor regularly the irrigation pipes and outlets for damage to ensure effective water flow.	1-3	All year	As required
8	Apply granular fertiliser according to manufacturer's recommendations	1-5	Spring and Autumn	2x
9	Control all pests and diseases as necessary	1-5	All year	As needed
10	Prune all trees annually as needed to maintain a minimum clear stem height and/or desired form.	1-5	Late Winter	1x
11	Remove basal suckers and epicormic growth where these detract from the intended character or management objectives of the tree.	1+	All year	As required
12	Undertake remedial pruning, crown reduction or install support systems where inspections identify significant structural defects or excessive loading at stem unions.	1+	All year	As required
13	Top up bark or gravel mulch to original specification annually.	1-5	Spring	1x
New Multi-stem Tree Maintenance in Addition to Above (Post Year 5)				
14	Replace any dead / under performing trees planted. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause	6+	Autumn - Winter providing ground conditions are suitable	1x
15	Carry out an annual inspection of all trees and carry out remedial work as necessary	6+	Summer / Autumn	1x
16	Control all pests and diseases as necessary	6+	All year	As required
17	Undertake selective pruning to maintain adequate clearance from footpaths, highways, structures and street furniture (minimum 2.5m clear stem) whilst retaining the characteristic umbrella multi-stem form.	6+	All year	As required
16	Apply granular fertiliser according to manufacturer's recommendations	6+	Spring and Autumn	2x

***Additional inspections should be undertaken following significant weather events where there is potential for structural damage or increased risk of branch or stem failure.**

Evergreen Planting

Aims

- To establish and maintain a robust, low-maintenance evergreen planting scheme that provides year-round structure, colour and visual interest within the public realm.
- To create a resilient and sustainable planting composition capable of withstanding urban conditions, including drought, pollution, pedestrian activity and seasonal climatic variation
- To contribute to the ecological value of the site through the use of diverse planting.
- To maintain healthy, vigorous planting through appropriate management practices and the timely replacement of failed or defective specimens.
- To minimise weed ingress and reduce ongoing maintenance requirements through effective establishment and long-term management.
- To ensure planting remains proportionate to the available space and does not impede pedestrian movement, sight-lines, access routes or adjacent infrastructure.
- To retain the intended design character and contribution of the planting to the overall quality, amenity and sense of place of the public realm.
- To promote the long-term sustainability, resilience and successful maturation of the planting through a programme of monitoring, management and maintenance for a minimum period of 30 years.

Key Actions

- Providing a variety of native and non-native ornamental shrub and herbaceous planting to deliver ecological value, stimulate senses and establish a high quality landscape setting.
- Ensure shrub and herbaceous species have the appropriate maintenance regime in place to ensure continued health and that high quality is being achieved.
- Monitor the management regime every 5 years with an annual review to identify public health and safety concerns for at least 30 years.

Task		Year	Season	Frequency
Evergreen Planting (Year 0-5)				
1	Maintain weed free area to the surface of all planting areas by hand weeding. All waste is to be removed off site to licensed facility unless otherwise confirmed by client.	1-5	March-October	Monthly (x8 minimum)
2	Apply granular fertiliser according to manufacturer's recommendations to promote flowering and healthy leaf growth.	1-5	Spring	x1
3	Re-firm all shrubs as necessary and introduce supporting structures if required to aid establishment.	1-5	Spring-Autumn	As required
4	Cut back old foliage of Epimedium and Helleborus species prior to the emergence of new growth and flowering.	1-5	Late Winter	x1
5	Replenish mulch to maintain soil moisture, improve soil condition and suppress weed growth.	1-5	Spring	x1
6	Remove dead, damaged or senescent foliage from ferns and herbaceous species to promote healthy growth and maintain appearance.	1+	Late Winter - Early Spring	x1
7	Monitor planting for signs of pests, diseases, nutrient deficiencies and physical damage, undertaking remedial works where required.	1+	As required	As required
8	Water as necessary to ensure establishment and healthy growth. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1-2	Spring, Summer, Autumn	As required
9	Replace dead or damaged plant material to original specification	1-5	Autumn	x1
10	Remove litter regularly from planted areas by hand and remove off site to licensed facility unless otherwise confirmed by client.	1-5	Year Around	As required
Bulb Planting (Year 0 Onwards)				
11	Allow foliage to die back naturally once flowering has ended and do not deadhead naturalising species. Do not remove foliage when green.	1-5	Spring-Early Summer	1x
Evergreen Planting Maintenance in Addition to Above (Post Year 5)				
12	Replace any dead / under performing shrubs. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	6+	Spring	1x
13	Apply granular fertiliser according to manufacturer's recommendations.	5+	Spring	1x
14	Divide or selectively thin species where required to maintain the intended planting composition and prevent dominance of individual species.	5+	Spring-Autumn	2x
15	Replace shrubs that are in decline as a result of over-maturity and age.	5+	Spring	As required

Garden Planting

Aims

- To establish and maintain a healthy, resilient and visually attractive perennial planting scheme in accordance with the approved landscape design.
- To provide seasonal interest through a diverse mix of species, colours, forms and textures throughout the year.
- To support biodiversity by providing a range of habitat, nectar and pollen resources for wildlife and pollinating insects.
- To maintain plant health, vigour and coverage through appropriate horticultural management and timely replacement of failed specimens.
- To minimise weed growth and prevent the establishment of invasive species through regular monitoring and maintenance.
- To ensure planting remains proportionate to the space available and does not impede pedestrian movement, sightlines or adjacent infrastructure.
- To retain the intended design character and contribution of the planting to the overall quality, amenity and sense of place within the public realm.
- To promote the long-term sustainability and successful maturation of the planting through an appropriate programme of ongoing management and maintenance.

Key Actions

- Providing a variety of native and non-native ornamental shrub and herbaceous planting to deliver ecological value, stimulate senses and establish a high quality landscape setting.
- Ensure shrub and herbaceous species have the appropriate maintenance regime in place to ensure continued health and that high quality is being achieved.
- Monitor the management regime every 5 years with an annual review to identify public health and safety concerns for at least 30 years.

Task		Year	Season	Frequency
Garden Planting (Year 0-5)				
1	Maintain weed free area to the surface of all planting areas by hand weeding. All waste is to be removed off site to licensed facility unless otherwise confirmed by client.	1-5	March-October	Monthly (x8 minimum)
2	Apply granular fertiliser according to manufacturer's recommendations to promote flowering and healthy leaf growth.	1-5	Spring	x1
3	Re-firm all shrubs as necessary and introduce supporting structures if required to aid establishment.	1-5	Spring-Autumn	x8
4	Prune woody species as necessary and in accordance with pruning requirements of each species to encourage healthy growth	1-5	Spring-Autumn	x2
5	Prune late flowering shrubs such as *Viburnum tinus Gwenllian* before new growth emerges in Spring.	1-5	Early Spring	1
6	Prune early flowering shrub species such as *Choisya x dewitteana White Dazzler* once flowering has completed in Summer.	1-5	Summer	1
7	Cut back deciduous perennials *Salvia spp, Geranium spp*) and deciduous ornamental grasses (*Stipa arundinacea, Miscanthus sinensis*) in the spring to the base removing all the previous years growth, cut above any emergent growth to protect new shoots. All arisings are to be removed off site to licensed facility unless otherwise confirmed by client. Species with structural or ecological value during winter should be left during winter and only cut down as outlined above in spring.	1-5	Late Winter	x1

8	Control all pests and diseases as necessary	1	As required	As required
9	Remove all crossing, rubbing, dead or damaged material and remove off site to licensed facility unless otherwise confirmed by client.	1-5	March-October	x8
10	Water as necessary to ensure establishment and healthy growth. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1-2	Spring, Summer, Autumn	As required
11	Replace dead or damaged plant material to original specification	1-5	Autumn	x1
12	Top up bark mulch to maintain a 50mm and 75mm depth respectively at the start of each year after the cutting back of perennials and ornamental grasses.	1-5	Spring	x1
13	Divide large groups of perennials and ornamental grasses every 3 years. Use spare plants to either replace dead / dying plants, infill gaps, or remove from site to a licensed facility.	3	Spring or Autumn	x1
14	Remove litter regularly from planted areas by hand and remove off site to licensed facility unless otherwise confirmed by client.	1-5	Year Around	As required
Bulb Planting (Year 0 Onwards)				
15	Allow foliage to die back naturally once flowering has ended and do not deadhead naturalising species. Do not remove foliage when green.	1-5	Spring-Early Summer	1x

Garden Planting Maintenance in Addition to Above (Post Year 5)

16	In Year 5 commence thinning regime of any shrub planting implemented in Year 1. Extent of thinning to be determined at the time with horticultural advice sourced if necessary.	5+	Autumn	3 years
17	Replace any dead / under performing shrubs. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	6+	Spring	1x
18	Apply granular fertiliser according to manufacturer's recommendations.	5+	Spring	1x
19	Continue to divide large groups of perennials and ornamental grasses every 3 years. Use resultant plants to either replace dead / dying plants, infill gaps, or remove from site to a licensed facility.	5+	Spring	Every 3 years
20	Where species are self-seeding dominantly or over-taking a planting bed, these should be removed and disposed of to a licensed facility unless otherwise confirmed by the client.	5+	Spring-Autumn	2x
21	Replace shrubs that are in decline as a result of over-maturity and age.	5+	Spring	As required

Rain Garden Planting / SuDS

Aims

- To establish an attractive, low-maintenance rain garden system that positively contribute to the site's environmental and ecological value to provide year round interest and support an increased range of species.
- To improve and create effective and sustainable surface water drainage on the site.
- To ensure all species are resilient to irregular water availability and climate change.

Key Actions

- Manage watering regime as necessary to ensure establishment of planting.
- Ensure shrub and herbaceous species have the appropriate maintenance regime in place to ensure continued health and that high quality areas are being achieved.
- Monitor the management regime every 5 years with an annual review to identify public health and safety concerns for at least 30 years.
- Monitor overflow and drainage infrastructure to prevent blockages.

	Task	Year	Season	Frequency
Rain Garden Year 0-5				
1	Water as necessary during the establishment period to ensure healthy growth. This may require weekly or even daily watering in particularly hot and dry spells	1-5	March - November	As required
2	Introduce an organic or granular surface mulch during the establishment period to control weed growth and regulate water evaporation. Mulch should be reapplied annually as required with care taken not to bury the crowns of the plants.	1-5	Annually	1x
3	Inspect rain gardens for weeds regularly and remove by hand.	1-5	March - November	8x
4	Remove rubbish and animal waste	1-5	All year	As required
5	Remove and replace diseased or dead plant specimens as needed to the original specification	1-5	Spring and Autumn	2x
6	Apply granular fertiliser according to manufacturer's recommendations	1-5	Spring	1x
7	Check for excessive sedimentation and remove excess with a flat shovel as required.	1-5	Spring and Autumn	1x
8	Inspect inlets, outlets and overflows for blockages and silt accumulation and clear at an appropriate frequency	1-5	Spring and Autumn	2x
9	Inspect infiltration surfaces for ponding, compaction, silt accumulation, record areas where water is ponding for > 48 hours	1-5	Spring and Autumn	Monthly or As required
10	Re-level uneven surfaces and reinstate design levels	1-5	As required	As required
11	Repair erosion or other damage by replanting	1-5	As required	As required
12	Scarify and spike topsoil layer to improve infiltration performance, break up slit deposits and prevent compaction of the soil surface	1-5	As required	As required
13	Remove build up of sediment on upsteam gravel trench, flow spreader or at top of filter strip	1-5	As required	As required
14	Remove and dispose of oils or petrol residues using safe standard practices	1-5	As required	As required
Rain Garden Ongoing Maintenance in Addition to Above (Post Year 5)				
15	Manage as above	6-15	All year	2x
16	Regularly check overflow drainage infrastructure removing blockages and debris	6-15	Spring and Autumn	As required
17	Silt management: inspect swales for silt accumulation, excavate silt, stack and dry within 10m of the SuDS feature, but outside the design profile where water flows, spread, rake	Ongoing	As required	As required
18	Inspect SuDS systems regularly to check for damage or failure, undertake remedial work as required. All damage to be made good to design profile unless there is a design flaw.	Ongoing	As required	As required

Play Planting

Aims

- To establish and maintain a healthy, resilient and visually attractive play planting scheme in accordance with the approved landscape design.
- To provide year-round colour, texture, movement and seasonal interest through a diverse mix of species, forms and foliage characteristics.
- To create a stimulating and engaging landscape setting that encourages sensory exploration through varied planting textures, colours, sounds and seasonal change.
- To support biodiversity by providing a range of nectar, pollen and habitat resources for wildlife and pollinating insects.
- To maintain plant health, vigour and coverage through appropriate management.
- To ensure planting remains appropriate to the play environment and does not impede sight-lines, natural surveillance, pedestrian movement or access to play equipment and associated infrastructure.
- To retain the intended playful character and contribution of the planting to the overall quality, amenity and sense of place within the public realm.
- To promote the long-term sustainability and successful maturation of the planting through an appropriate programme of ongoing management and maintenance.

Key Actions

- Providing a variety of native and non-native ornamental shrub and herbaceous planting to deliver ecological value, stimulate senses and establish a high quality landscape setting.
- Ensure shrub and herbaceous species have the appropriate maintenance regime in place to ensure continued health and that high quality is being achieved.
- Monitor the management regime every 5 years with an annual review to identify public health and safety concerns for at least 30 years.

Task		Year	Season	Frequency
Play Planting (Year 0-5)				
1	Maintain weed free area to the surface of all planting areas by hand weeding. All waste is to be removed off site to licensed facility unless otherwise confirmed by client.	1-5	March-October	Monthly (x8 minimum)
2	Apply granular fertiliser according to manufacturer's recommendations to promote flowering and healthy leaf growth.	1-5	Spring	x1
3	Re-firm all shrubs as necessary and introduce supporting structures if required to aid establishment.	1-5	Spring-Autumn	x8
4	Prune woody species as necessary and in accordance with pruning requirements of each species to encourage healthy growth	1-5	Spring-Autumn	x2
5	Prune late flowering shrubs before new growth emerges in Spring.	1-5	Early Spring	1
6	Prune early flowering shrub species such as *Pieris japonica 'Variegata'* once flowering has completed in Summer.	1-5	Summer	1

7	Cut back deciduous perennials such as *Geraniums* and deciduous ornamental grasses (*Sesleria autumnalis, Stipa arundinacea*) in the spring to the base removing all the previous years growth, cut above any emergent growth to protect new shoots. All arisings are to be removed off site to licensed facility unless otherwise confirmed by client. Species with structural or ecological value during winter should be left during winter and only cut down as outlined above in spring.	1-5	Late Winter	x1
8	Control all pests and diseases as necessary	1	As required	As required
9	Remove all crossing, rubbing, dead or damaged material and remove off site to licensed facility unless otherwise confirmed by client.	1-5	March-October	x8
10	Water as necessary to ensure establishment and healthy growth. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1-2	Spring, Summer, Autumn	As required
11	Replace dead or damaged plant material to original specification	1-5	Autumn	x1
12	Top up bark mulch to maintain a 50mm and 75mm depth respectively at the start of each year after the cutting back of perennials and ornamental grasses.	1-5	Spring	x1
13	Divide large groups of perennials and ornamental grasses every 3 years. Use spare plants to either replace dead / dying plants, infill gaps, or remove from site to a licensed facility.	3	Spring or Autumn	x1
14	Remove litter regularly from planted areas by hand and remove off site to licensed facility unless otherwise confirmed by client.	1-5	Year round	As required
Bulb Planting (Year 0 Onwards)				
15	Allow foliage to die back naturally once flowering has ended and do not deadhead naturalising species. Do not remove foliage when green.	1-5	Spring-Early Summer	1x

Play Planting Maintenance in Addition to Above (Post Year 5)

16	In Year 5 commence thinning regime of any shrub planting implemented in Year 1. Extent of thinning to be determined at the time with horticultural advice sourced if necessary.	5+	Autumn	3 years
17	Replace any dead / under performing shrubs. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	6+	Spring	1x
18	Apply granular fertiliser according to manufacturer's recommendations.	5+	Spring	1x
19	Continue to divide large groups of perennials and ornamental grasses every 3 years. Use resultant plants to either replace dead / dying plants, infill gaps, or remove from site to a licensed facility.	5+	Spring	Every 3 years
20	Where species are self-seeding dominantly or over-taking a planting bed, these should be removed and disposed of to a licensed facility unless otherwise confirmed by the client.	5+	Spring-Autumn	2x
21	Replace shrubs that are in decline as a result of over-maturity and age.	5+	Spring	As required

Amenity Lawn

Aims

- To maintain a neat and attractive grass areas for light use.
- To ensure that grassed areas establish well and continue to thrive.
- To manage grass areas for the benefit of wildlife through variable mowing techniques where appropriate.

Key Actions

- Undertake the appropriate maintenance operations needed to ensure a healthy and complete grass sward.
- Ensure grass mix specification is suitable for high foot traffic areas and expected wear and tear.
- Manage broad leaved weeds in an appropriate manner.

	Task	Year	Season	Frequency
Maintenance for Amenity Grass (Year 0 Onwards)				
1	Mowing to maintain optimal height of cut.	Ongoing	Summer (25-30mm), Winter (40-50mm)	2x
2	Watering to maintain turf health and prevent moisture stress or overhead watering for disease pressure.	Ongoing	Year round	As required
3	Fertiliser to maintain growth, colour and stress tolerance.	Ongoing	March-October	5x
4	Seaweed and wetting agent to support turf health.	Ongoing	Spring and Autumn	4x
5	Aeration to relieve compaction and improve soil air and water movement.	Ongoing	Spring and Autumn	As required
6	Aeration - Hollow coring to control thatch and organic matter build-up	Ongoing	Spring and Autumn	2x
7	Sand Topdressing to maintain levels and dilute organic matter.	Ongoing	Spring and Autumn	2x
8	Scarification to remove organic matter from surface profile.	Ongoing	Spring and Autumn	2x
Bulb Planting				
13	Allow foliage to die back naturally once flowering has ended. Do not remove foliage when green.	1-5	Note	Note
14	Do not mow grassed areas containing bulbs until foliage has browned	1-5	Note	Note

Rolling

On completion of the turfing, the lawn areas should be lightly rolled with a 250 kg hand roller. Two passes in transverse directions . Any small stones or debris shall also be removed as part of the works. Care should be taken to make sure ground / tuft conditions are suitable for rolling.

Top Dressing

The whole area should be treated with 4kg/m ^2 approved proprietary 70% sand: 30% soil top dressing material, evenly applied and drag / hand brushed into the dry surface.

Mowing

The turf should be mowed with a cylinder mower with the height of cut set at 25-30mm and boxing off the clippings. The correct forwards speed (3mph) should be selected when using a mower with a cylinder action cut.

The turf should be maintained at a height of cut of 25-30mm during the summer months, increasing to 40-50mm throughout the winter months. The increased height of cut during winter will provide greater leaf areas, helping to maintain sward density and ground cover when grass growth is reduced. Mowing should be carried out using cylinder mowers wherever practicable, with clipping collected after each cut.

Weed Control

The contractor should allow for hand picking any broad leaf weeds that may be present post completion.

Fertiliser Applications

Refer to supplier information on fertiliser timings and rate of application.

Overseeding

The lawns should be overseeded using suitable equipment as part of the renovation programme, with two renovation periods ideally undertaken during the spring and autumn. The lawn areas should be temporarily closed to the public to allow the renovation works to be completed and to ensure successful seed establishment. A closure until seed is sufficiently established should be anticipated, accounting for longer periods potentially required during cooler weather conditions or where establishment rates are slower.

Refer to supplier information for recommended seed mix and application rate. It would be beneficial to overseed after solid or hollow core aeration to aid integration of the seed into the sward followed by appropriate irrigation. Overseeding may not be required dependent on the density of the sward across the lawns, therefore close monitoring should take place.

Aeration

The lawns should be hollow cored (removal of small cores) as part of the maintenance programme to help manage and reduce any accumulated thatch and imported organic matter within the turf profile following establishment. This operation should be carried out twice annually during the renovation windows, typically in spring and autumn, until the organic matter content is reduced and maintained at an acceptable level. Once organic matter has reduced, the frequency of hollow coring may be adjusted in line with ongoing turf performance and maintenance requirements.

The lawns should be solid tined (no core removal) as part of the routine maintenance programme to alleviate soil compaction, improve air and water movement within the rootzone, and encourage healthy root development. A smaller pedestrian or compact ride - on aeration machine should be used to minimise surf ace disturbance while providing effective aeration. The frequency and depth of aeration should be adjusted to suit ground conditions and the level of public use throughout the year. But at a minimum, should achieve 75mm depth.

Scarifying

Scarifying as part of the routine maintenance programme to control thatch and organic matter accumulation within the sward twice annually. Scarification depth should be carefully targeted to correspond with the existing organic matter layer, ensuring effective removal without causing undue stress to the grass. This operation should be undertaken as required during the growing season, with frequency adjusted based on turf condition and thatch development, All organic removal should be collected and removed from the surface.

Sand Topdressing

The lawns should receive sand topdressing twice annually as part of the routine maintenance programme, typically in spring autumn. A suitable sand topdressing should be applied evenly across the surface and brushed in to support surface levels and assist in diluting organic matter within the upper rootzone. The existing grass sward should not be smothered as part of the process.
It would be favourable to apply irrigation after application and brushing in of the sand to help integrate into the sward and wash off the leaf.

Irrigation

Daily inspections shall be undertaken to assess turf moisture levels and determine the need for irrigation, ensuring optimum conditions for successful establishment and ongoing maintenance.

Selective Herbicide

The maintenance team should allow for applying a selective herbicide appropriate to the weeds present if required in accordance with the manufacturer's instructions and all current legislation and as directed by the Client.

Irrigation

The irrigation system shall be maintained to support the establishment and long-term health of all planted areas within the public realm, ensuring efficient water use whilst promoting sustainable landscape management practices. Irrigation shall be adjusted in response to seasonal conditions, plant maturity, rainfall levels, and any additional requirements specific to the scheme.

Irrigation plant will be provided within the existing basement plantroom to serve the proposed landscape areas. Existing irrigation plant and infrastructure will be retained, modified or replaced as required.

The irrigation strategy will seek to maximise the reuse of collected surface water, with surface water conveyed by gravity to the irrigation storage tanks and mains water top-up provided where required.

The installation will be arranged to maintain suitable access for inspection, servicing and replacement of pumps, filters, valves and associated equipment. Buried irrigation storage tanks will be provided with suitable access covers/manholes to allow inspection, cleaning and maintenance. Irrigation heads and other maintainable components within the landscape areas will similarly be positioned to allow ongoing inspection and maintenance.

Irrigation Requirements

During the establishment period, all newly planted trees, shrubs, herbaceous planting and turf areas shall receive sufficient water to ensure successful establishment and healthy growth. Watering frequencies shall be increased during periods of prolonged dry weather and reduced or suspended during periods of significant rainfall.

Following establishment, irrigation shall be applied only as necessary to maintain plant health and appearance, with priority given to newly planted and high-value landscape areas. Watering operations shall be undertaken during periods that minimise evaporation losses, typically during the early morning or evening.

The irrigation system shall be operated in accordance with the manufacturer's recommendations and any site-specific water management strategies.

Inspection and Monitoring

The irrigation network shall be inspected regularly throughout the growing season to ensure its effective operation. Inspections shall include, but not be limited to:

- Verification of controller settings and irrigation schedules.
- Inspection of pumps, filters, storage tanks, pipework, valves, emitters, sprinkler heads and drip lines for leaks, blockages, damage or vandalism.
- Confirmation of adequate water pressure and overall system performance.
- Monitoring of planting health to identify areas of under- or over-watering.
- Inspection of rain sensors, moisture sensors and other water management devices where installed.
- Inspection of irrigation storage tanks, access chambers and associated infrastructure to ensure they remain clean and fully operational.

Any defects identified during inspections shall be rectified promptly to prevent water loss and maintain system performance.

Maintenance Operations

Routine irrigation maintenance shall include:

- Cleaning and flushing of irrigation lines, filters and storage tanks as required.
- Adjustment and realignment of sprinkler heads and emitters.
- Replacement of damaged or defective components.
- Seasonal adjustment of watering schedules.

- Testing and calibration of controllers and sensors.
- Inspection, servicing and maintenance of pumps, valves and associated irrigation equipment.
- Winterisation procedures where required to protect system components from frost damage.
- Recommissioning and testing prior to the commencement of each growing season.

All repairs shall utilise components compatible with the existing system and be undertaken by suitably qualified personnel.

Water Efficiency

The irrigation system shall be managed to minimise potable water consumption and prevent wastage. Priority shall be given to the reuse of harvested surface water stored within the irrigation system, with mains water used only as a supplementary supply when necessary. Water application rates shall be monitored and adjusted to account for weather conditions, soil moisture levels and plant requirements.

4 Furniture and Fixture Maintenance

Furniture General Arrangement

FURNITURE & LIGHTING

Seating
- **Description**: Contemporary timber bench with PPC metal framing/armrests, Variety of seated options to be included. (with/without arm rests, wheelchair transfer options and variable seated heights.)

Lawn Seating Edge
- **Description**: Natural stone plinth holding raised lawn.

Play Equipment
- **Description**: Variety of play equipment, for further detail, refer to specialist play designer information.

Catenary Lighting
- **Description**: Lighting positions for information only, refer to specialist lighting designer information.

Lighting Column - Single Head
- **Description**: Lighting positions for information only, refer to specialist lighting designer information.

Lighting Column - Multi Head
- **Description**: Lighting positions for information only, refer to specialist lighting designer information.

Illuminated Bollard
- **Description**: Lighting positions for information only, refer to specialist lighting designer information.

Lighting Projectors
- **Description**: Lighting positions for information only, refer to specialist lighting designer information.

Stacked Natural Stone Slabs
- **Description**: Indicative locations of stacked natural stone slabs within play area, some etched with graphics

Interpretation Board
- **Description**: Indicative locations of interpretation boards to explain key elements of Piccadilly Gardens and important historical context.

Plant Information Tags
Description: Indicative locations of smaller information boards to supplement main boards (for example identifying tree species). Not indicated on plan at this stage.

Bollard
- **Description**: Existing bollards to be refinished and reused within proposed scheme - subject to condition of exisiting bollards.

CCTV
Lighting columns to accept CCTV infrastructure, where possible CCTV fittings to be integrated within standard light shrouds or within columns. Where externally visible options such as colour matching to be explored.

Light column positions have been coordinated with MCC CCTV providers wider strategy for Piccadilly Gardens - subject to ongoing detailed reviews.



Drg. No. 4004-PLA-XX-XX-DR-L-4000-Furniture Lighting and CCTV Plan

Public Realm Furniture Management

General Maintenance Operations

In addition to the recommendations below, also refer to the maintenance and operational instructions from the individual street furniture suppliers.

Advice from the suppliers can also be sought regarding the maintenance of their products using the contact details supplied.

Timber to Benches / Seating / Play Equipment

The timber should be treated with Osmo or Owatrol Rubbing Oil. Every 2 years the wood should be cleaned down using the a pre treatment solution which de-oxidises the wood before re-coating with the Oil. As long as this is done, the wood will keep its colour and will have a much greater lifespan than if left untreated. Osmo / Owatrol Oil are commercially available products and will be available through any good wholesaler or exterior furniture supplier.

Public Realm Furniture - Powder Coated Elements

Powder coatings can be treated like most other paints and will benefit from regular washing. If the powder coating is chipped or the steel is exposed in anyway, it is recommended that this should be 'touched up' using external grade paint.

Cleaning should take place every 6 months. A mild detergent applied by cloth, sponge or soft brush should be used. The aesthetic life will be prolonged by waxing or polishing with good quality car shampoos and waxes.

Public Realm Furniture - Metal Railings

Metal railings shall be finished with a highly durable epoxy / polyurethane coating system to provide long-term corrosion protection and resistance to weathering, vandalism and heavy public use. Railings should be inspected annually and cleaned using a mild detergent and water to remove dirt, pollutants and salt deposits. Any damage to the coating, including chips, scratches or signs of corrosion, shall be repaired promptly in accordance with the manufacturer's recommendations to maintain protective performance and appearance. Graffiti and other surface contaminants should be removed using appropriate cleaning products that do not damage the coating finish.

Public Realm Furniture - Litter Bins

The stainless / powder coated steel should be washed down with proprietary cleaner and washed down with clean water. All hinges on bins to be checked and oiled regularly being careful not to leave oil satins on surrounding paving.

Contact the supplier - Wybone for further advice.
Contact: +44 (0)1226 352333
kerrylaw@wybone.co.uk

Public Realm Furniture - Bollards

For demountable bollards, ensure the post is kept clean and free of debris. Clean and lubricate the lock using a lubricant similar to WD40. Always ensure the cover plate is closed when the bollard is not in use. Clear any debris around the cover plate and hinge. Contact the supplier for further advice.

Public Realm Furniture - Cycle Stands

Minor abrasions and scratches to painted or powder-coated finishes, particularly those resulting from bicycle locks and regular use, shall be monitored and repaired as necessary to maintain appearance and prevent corrosion. Damaged or unsafe cycle parking elements shall be repaired or replaced as required.

Public Realm Furniture - Interpretation Boards

Check for damage, vandalism, loose fixings, fading, or deterioration of graphics and text, together with the removal of dirt, graffiti, and vegetation that may obstruct visibility.

Any damaged, illegible, or excessively weathered panels shall be repaired or replaced as necessary to maintain their educational and public information function.

Description	Year(s)	Season/Month	Frequency (per year)
Timber Benches / Seating			
Graffiti removal	Ongoing	As required	As required
Cleaning of gaps between timber to keep free from litter and other detritus.	Ongoing	Year round	x6
Cleaning of stone. Wash down with soap or mild detergent and warm water followed by a clear water rinse. For specific cleaning advice, seek instruction from the relevant supplier.	Ongoing	Year round	x6
Cleaning of legs and supporting structure. Wash down with soap or mild detergent and warm water followed by a clear water rinse.	Ongoing	Spring	Yearly (x1)
Litter Bins			
Cleaning of metalwork. Wash down with soap or mild detergent and warm water followed by a clear water rinse. For specific cleaning advice, seek instruction from the relevant supplier.	Ongoing	Year round	Quarterly (x4)
Maintenance of hinges. Door hinges to be oiled regularly being careful not to leave oil satins on surrounding paving.	Ongoing	Year round	Quarterly (x4)
Metal Furniture - including metal posts			
Wash down with soap or mild detergent and warm water followed by a clear water rinse. For specific cleaning advice, seek instruction from the relevant supplier.	Ongoing	Year round	Quarterly (x4)

Play Equipment

All playground equipment installed in publicly accessible areas must be inspected and maintained in accordance with the recommendations of BS EN 1176-7. This guide sets out the minimum inspection and maintenance requirements for all equipment supplied and installed by Massey & Harris.

The frequency of inspection will vary depending on equipment type, materials, level of use, vandalism, climate and the age of the installation. Owners and operators should adjust inspection frequency accordingly. Sites subject to heavy use or vandalism require daily checks.

Records of all inspections and maintenance activity must be kept by the owner or operator, detailing dates,findings, and actions taken. A Defect and Repair Log is provided at the end of this document for this purpose.

As the site will experience high-use and is vandalism prone, daily routine visual checks are required.

Defect Management

Any defect identified during inspection must be recorded in the Defect and Repair Log. Where a defect presents an immediate risk of injury, the equipment must be closed or removed from use and not reinstated until the defect has been repaired and re-inspected by a competent person.

- FAIL - immediate or urgent action required. Close or remove equipment if risk is immediate.
- MONITOR - defect noted. Record and action at next inspection or within agreed timescale.
- PASS - item meets required standard. No action required at this time.

Spare Parts and Repairs

All replacement parts must comply with the original equipment specification. Refer to the relevant product installation guide for part numbers and assembly instructions. Where specialist repairs are required particularly to dynamic components, bearings, and structural elements, Massey & Harris recommends that work is carried out by a suitably qualified engineer.

Contact Massey & Harris for further advice.

Routine Visual Inspection - Daily

A routine visual inspection must be carried out daily. The purpose of the routine visual inspection is to identify any obvious hazard, damage, or missing component that could cause immediate harm to users.

No specialist tools or training are required for the routine visual inspection, but the inspector must be familiar with the equipment on site and must know how to record and report defects correctly.

The adjacent list is an example of what the Daily Inspection should consist of.

Site and General Checks

- Site signage is present, legible, and undamaged. Age range and rules signage and emergency contact details are visible.
- No litter, broken glass, syringes, or hazardous objects are present within the equipment area or surfacing zone.
- No evidence of animal fouling on or around equipment or surfacing.
- No evidence of vandalism, graffiti, or deliberate damage to equipment or signage.

Safety Surfacing - Visual Check

- No cracking, lifting, displacement, or damage to impact attenuating surfacing. No exposed subbase or trip hazards.
- No contamination (glass, stones, debris) on or embedded in surfacing.
- For loose-fill surfaces, surfacing appears present at adequate depth. Basic level marks on equipment.
- Upstands are visible. (Depth gauge check required at monthly inspection).
- No ponding or waterlogging on surfacing or in the equipment zone.

Equipment - Structural and General

- All equipment appears stable when subject to a hand-test push or rock. No unusual movement, listing, or settlement.
- No visibly loose, missing, or projecting bolts, screws, or fixings on accessible surfaces. All bolt caps and covers are present and secure.
- No visible fresh splits, cracks, or shakes in structural timber. No evidence of rot or soft spots at ground level.
- No splinters on accessible surfaces.
- No visible corrosion, deformation, or damage to metal posts, handrails, or structural elements.
- No cracks, breaks, or deformation in plastic decks, slides, panels, or trim. No sharp edges resulting from damage.
- No damaged paint, rusting, or surface deterioration. All walking surfaces are clean and free from contamination that could cause slipperiness.

Moving and Dynamic Components - Visual Check

- All steps, rungs, and ladders are present, secure, and free from damage. No excessive wear on step edges.
- All handrails and barriers are present, secure, and undamaged. No wobble or play.
- Slide surface is free from damage, rough edges, or obstruction. Slide anchor connections appear secure. Run out zone is clear.
- Swing seats are undamaged and free from sharp edges. Chains or ropes are intact with no twisting, kinking, or visible damage.
- Rotating and spinning equipment rotates freely without obvious obstruction, grinding, or instability.
- Spring rockers appear stable. No cracking of spring housing or visible damage to seats or handles.
- Climbing holds, ropes, and nets are secure and undamaged. No missing components. Grip surfaces are intact.
- In-ground trampolines, check the jumping mat, springs and safety pads for damage, wear or vandalism. Any litter, debris or standing water should be removed, and any defects identified and reported.

Post-Severe Weather Additional Checks

Following storm, high winds, heavy rain, frost, or flooding, carry out all standard checks above with particular attention to:

- Structural stability of all items, including any windblown debris on or around equipment.
- Ice formation on slides, steps, handrails, and walking surfaces. Equipment must not be used while surfaces are icy.
- Surfacing depth and drainage following heavy rain. Check for any undermining of foundations or post bases.

Important: Any item identified as presenting an immediate risk during the routine visual inspection must be recorded in the Defect and Repair Log and reported to the site manager / operator immediately. The equipment must be closed or removed from use until the defect is resolved.

Operational Inspection - Monthly

Operational inspections must be carried out at intervals not exceeding three months, and monthly is recommended as standard practice. They must be carried out by a trained and competent operative and all results must be recorded in a permanent log. The rate of wear and time to the next inspection must be taken into account when assessing findings. Each play feature should be tested with a suitable applied force to confirm its function.

The operational inspection includes all checks from Section 2 plus the detailed assessments below.

Structural Assessment

- All structural components — posts, decks, roofs, panels, barriers, and play features — are free from bending, cracking, loosening, or excessive corrosion.

Note: Particular attention must be given to: equipment where stability relies on a single structural post or support; dynamic items subject to fluctuating loads; the zone where any structural member enters the ground.

- Foundations are not cracked, loose in the ground, or exposed due to damage or deterioration of the
- Surrounding surface.
- All visible welds show no cracking or corrosion.
- No trip points, protrusions, or obstructions within the fall zone, free space, or surrounding area.
- Structural HDPE components (decks, panels, climb walls, step treads) retain more than 90% of their original thickness and have no sharp edges.
- Wearing components (decks, steps, walkways) retain more than 70% of their original thickness.

Fixings and Connections

- All fixings are tightened and have no protruding sharp edges. No wear in attachment holes.
- All parts are secure with no excessive movement between them that could lead to finger traps or other entrapment.
- Anti-slip surfaces on decks, platforms, step treads, and seat treads have not worn through the top layer.

Timber Components - Detailed Inspection

- All timber items are intact with no sharp edges or splinters. Any cracks are monitored to ensure they do not grow to a finger trap or compromise structural strength.
- Probe all structural timber posts at ground level using a small-diameter rounded steel rod (approximately 3–4mm diameter). Insert at evenly spaced points around the post in the zone of greatest risk — at and just above / below ground level where moisture and oxygen combine. The probe must not easily enter the timber; any softness indicates potential rot.
- For loose-fill surfacing, temporarily scrape back material to expose the ground-level zone of the post. For synthetic surfacing, inspect directly at surface level.

- Any concern about timber structural integrity must be escalated immediately. Contact Massey & Harris or a qualified timber specialist for advice. Equipment must be taken out of use pending investigation if any structural doubt exists.

Note: Temporary splits due to seasonal expansion and contraction are common in timber and do not necessarily indicate failure. Monitor to ensure they do not grow to compromise structural capacity.

Steel Components - Detailed Inspection

- All steel parts are free from corrosion or degradation that could compromise structural capacity. Probe
- structural steel posts at ground level as described for timber above — the probe must not easily enter the steel.
- Where surface coating is broken, treat as a higher-risk area and inspect more closely for corrosion progression.

Rope Components

- Ropes are smooth along their full length. No fraying, deformation, or visible internal metal cord.
- All rope fixings are tight with no protruding sharp edges.
- Rope end fixings, split links, and eye terminal connections are checked for wear. Replace rope end fixings when the link cross-section is reduced to 70% of its original size compared to a non-wearing surface.
- Surface finishes on rope fittings are not damaged, rusting, or deteriorating.

Frames

- Frame legs are securely attached to ground anchors and foundations. Top beam is securely attached to the frame legs.

Bushes, Bearings and Swivels

- Applies to all pivoting and rotating items including swings, seesaws, roundabouts, and overhead wheels.
- Inspect each bush, bearing, or swivel for wear and excessive play. Recommended maximum acceptable play is 0.5mm in the vertical plane.
- All bushes, bearings, and swivels rotate or pivot freely without squeaking or binding.
- If noise or sticking occurs, apply universal grease or silicone spray. Clean off any excess. If motion is still unsatisfactory or play exceeds 0.5mm, replacement is required.

Springs and Clamps

- Inspect clamps for wear, fretting, cracks, deformation, or excessive corrosion. Inspect springs for corrosion, deformation, fretting, or cracking — paying particular attention to the area around the last base fixing position.
- No stones, gravel, or debris inside or close to springs.
- Replace any spring or clamp immediately if excessive corrosion, deformation, or cracking is found. Do not attempt to repaint springs — surface preparation for repainting can introduce weaknesses.
- After five years of use, schedule spring replacement as part of the routine maintenance programme.

Plastic, Rubber and HPL Components

- All plastic components are secure and free from breaks, cracks, sharp edges, burns, or deformation. Check for signs of UV embrittlement — after ten years all plastic components should be checked regularly and replaced as required.
- Rubber steps, discs, and dampening components are not broken and are securely attached. No slipperiness.

- Dampening components (e.g. seesaw stops) provide sufficient damping effect and show no damage or excessive wear.

Slides and Crawl Tunnels

- All tube sections are fully clamped together with no gap between sections, inside or outside.
- No foreign bodies are put in between slide sections.
- No gaps between tube slide and start panel where straps or strings from clothing could become caught.
- Support posts are stable and firmly attached to the tubes.

In-ground Trampolines

- Inspect the frame for signs of corrosion, distortion, or structural damage.
- Check springs, connectors, and fixings for wear, corrosion, and security.
- Assess the condition of the jumping mat and edge protection pads.
- Clear accumulated debris from beneath the trampoline and within the pit.
- Inspect retaining structures and surrounding surfacing for deterioration or movement.
- Test and clean drainage systems to prevent waterlogging.
- Tighten or replace any loose or damaged components as required.

Annual Main Inspection

An annual main inspection must be carried out by a specialist engineer or accredited independent inspector at intervals not exceeding 12 months. The purpose is to establish the overall safety of the equipment, foundations, and playing surfaces. The operational inspection log must be reviewed as part of the annual inspection.

Special attention must be given to the effects of weather, the presence of rot or corrosion, and any change in safety level resulting from repairs, modifications, or added components since the last annual inspection.

Important: The annual main inspection may require equipment to be taken out of use temporarily as some components may need to be dismantled for full inspection. The inspection report must be entered into a permanent record and retained as part of the project Health and Safety file.

Annual Inspection Scope

In addition to all checks covered in Sections 2 and 3, the annual main inspection must include:

- Full structural assessment of all timber and steel elements using probe testing methods as described in Section 3, with particular attention to concealed surfaces and embedded sections.
- Foundation integrity assessment - probe test around all post bases; check for voids, undermining, soil shrinkage, and concrete condition.
- Full bearing wear measurement against manufacturer tolerance limits. Record wear measurements.
- Replace if at or beyond tolerance.
- Chain link cross-section measurement against the 70% wear criterion.
- Full EN 1176 entrapment probe check on all openings, measure and record any deformation from original specification.
- Measurement and confirmation of fall zone dimensions and equipment spacing against EN 1176 requirements.
- Full safety surfacing depth survey, minimum five measurement points per equipment item within the critical fall zone. Record all measurements and assess EN 1177 compliance.
- Review of all product identification markings, confirm EN 1176 product codes and installation dates are present and legible on all items.
- Review of the O&M manual, confirm it is current and reflects any changes since last inspection.
- Review of all weekly and monthly inspection records, confirm all FAIL items were actioned and note any recurring defects.

Maintenance Procedures

Whilst any maintenance is being carried out, the equipment must be secured against use and the public must be warned of any associated risks. All replacement parts must comply with the original equipment specification.

General Cleaning

All equipment must be cleaned at least once per year to remove dirt, mould, contamination, and organic growth. For sites within 1500m of the sea, cleaning must be carried out every three months to manage salt deposition.

Use a mild detergent solution with a soft cloth, sponge, or brush. Do not use strong solvents, solutions containing chlorinated hydrocarbons, esters, or ketones, or abrasive cleaners or polishes. Pay particular attention to walk areas, handrails, timber items, and horizontal surfaces where contamination accumulates.

A robust cleaning schedule will ensure that the equipment lasts far longer than it's expected service life. Cleaning shouldn't be seen as being optional, but is a necessary act for all pieces of play equipment.

Powder coated Steel Surfaces

Periodically inspect all powder-coated steel components for damage. Clean with mild detergent and soft cloth at least annually (every three months for coastal sites).

Any breaks or scratches in the coating should be made good within one month:

- Abrade any bare metal with fine-grade sandpaper to remove corrosion.
- Clean the area with a non-aggressive solvent.
- Apply a zinc-rich primer to bare metal before applying a suitable touch-up topcoat. Contact Massey & Harris for advice on matching finish colour or to purchase spray paints / touch up paints.

Galvanised Steel Components

Any damage or scratches to galvanised surfaces should be made good within one month:

- Abrade bare metal with fine-grade sandpaper to remove corrosion.
- Clean with a non-aggressive solvent.
- Apply a suitable cold galvanising compound to the affected area.

Stainless Steel Components

Any damage or scratches to stainless steel surfaces can normally be treated by either rubbing down with scotch brite or a polishing disc. It shouldn't be expected to achieve a flat and uniform finish when removing graffiti or staining as the rubbed down area will have a different grain direction. Staining on Stainless Steel is common and could be due to surface contamination or environmental effects. Staining on stainless steel can be treated with a surface cleaner or scotch brite pad.

Timber Components

Remove any sharp edges or splinters from timber components. Monitor any cracks to ensure they do not develop into entrapment points or indicate structural compromise.

Wearing timber components (decks, steps, walkways) with less than 70% of their original thickness remaining must be replaced.

Rope Components

For minor surface wear, heavy-duty external-grade tape may be applied. Ensure it is securely applied so as not to create new entrapment points.

Exposed steel core strands could be acceptable as long as the strands haven't snapped and prevent a sharp point.

For extensive fatigue, breaks, or structural rope failure, remove and replace the affected component. Contact Massey & Harris for rope replacements.

Bearings, Bushes and Swivels

If any bearing, bush, or swivel produces noise, squeaking, or does not rotate freely, apply universal grease or silicone spray. Remove all excess lubricant. If motion remains unsatisfactory or wear exceeds 0.5mm, the component must be replaced.

For roundabout slew bearings, top up the oil bath every 12 months with 5W-40 oil. For slew bearings above ground and not in an oil bath, use a suitable general purpose grease. Apply until grease emerges from the component.

End of Service Life and Disposal

After providing years of smiles, fun and enjoyment, playground equipment should be dismantled and component parts sorted by material type for recycling or appropriate disposal.

The following material types for sorting are:

- Mild Steel
- Stainless Steel
- Aluminium
- Galvanised Steel
- Rubbers and Plastics
- Timber

Lighting

In addition to the recommendations below, also refer to the maintenance and operational instructions from the individual lighting suppliers. Advice from the suppliers can also be sought regarding the maintenance of their products using the contact details supplied.

Management Objective

To maintain a safe, efficient and reliable lighting installation that supports the character, functionality and long-term management of the public realm.

Inspection and Monitoring

Regular inspections should be undertaken to ensure the lighting installation remains safe, operational and fit for purpose.

- Inspect lighting columns, catenary lighting, bollards, luminaires and controls for defects or damage.
- Monitor lighting performance and undertake repairs where required.
- Record maintenance activities and identified defects.

Access for Maintenance

Appropriate access equipment should be used to safely undertake maintenance operations whilst minimising disruption to the public.

- Utilise suitable MEWPs for maintenance of lighting columns.
- Utilise alternative MEWPs suitable for accessing catenary lighting systems.
- Ensure maintenance works are undertaken in accordance with safe working procedures.

Luminaire Maintenance

- The lighting system has been designed to minimise maintenance requirements through the use of integrated LED fittings.
- Inspect luminaires for damage, deterioration or reduced performance.
- Clean fittings where necessary.
- Replace LED light source and driver assemblies in accordance with manufacturer recommendations.

Electrical Maintenance

Electrical components should be maintained to ensure the continued safety and reliability of the lighting installation.

Inspect power supplies, isolation equipment and electrical connections. Carring out testing and repairs as required. Access to electrical equipment through the integral access doors at the base of columns and bollards.

Asset Management

Planned maintenance should be undertaken to maximise the lifespan and performance of lighting assets.

- Maintain records of inspections, repairs and replacements.
- Monitor asset condition and replace defective or obsolete equipment as required.
- Review system performance periodically to inform future maintenance requirements.

CCTV

To maintain a safe, reliable and adaptable CCTV infrastructure that supports the long-term management, security and operation of the public realm whilst enabling the future integration of surveillance, communications and digital technologies without the need for additional street furniture or significant alteration to the landscape.

The CCTV installation shall be maintained in accordance with the manufacturer's recommendations, relevant British Standards, and all applicable data protection and surveillance legislation, including the principles set out within the UK General Data Protection Regulation (UK GDPR) and the Data Protection Act 2018.

Management Responsibilities

Responsibility for the operation, inspection, maintenance and repair of the CCTV system shall rest with the Site Management Company (or other appointed responsible body) following practical completion and handover.

Access for Maintenance

Maintenance activities should be undertaken using appropriate access equipment to ensure safe working and minimise disruption to public use of the Gardens.

- Utilise suitable MEWPs to access CCTV equipment mounted on lighting columns.
- Plan maintenance activities to minimise disruption to pedestrian movement and adjacent public spaces.
- Ensure works are undertaken in accordance with relevant health and safety requirements.

CCTV and Equipment Maintenance

Where CCTV equipment is installed, components should be maintained to ensure continued reliability, image quality and operational effectiveness.

- Clean camera lenses and housings as required.
- Inspect mounting brackets, fixings and enclosures for defects or damage.
- Repair or replace defective cameras and associated equipment in accordance with manufacturer recommendations.

Future Infrastructure Provision

Selected lighting columns have been designed to accommodate future CCTV installations, reducing the need for additional infrastructure within the public realm.

- Periodically review operational requirements for CCTV.
- Maintain structural and service capacity within designated columns to facilitate future installation where required.
- Ensure any future installations are integrated with existing infrastructure and public realm objectives.

Asset Management

The CCTV infrastructure should be managed as part of the wider public realm asset strategy to ensure long-term performance and adaptability.

- Maintain records of inspections, repairs, upgrades and equipment replacement.
- Review system coverage and operational requirements periodically.
- Replace obsolete or defective equipment as required to maintain system effectiveness.

Landscape Interface

Landscape maintenance operations shall be undertaken with due regard to CCTV infrastructure. Maintenance contractors shall ensure that:

- Trees, shrubs and climbing vegetation do not obstruct camera views or reduce surveillance coverage.
- Planting is managed to maintain clear sightlines between cameras and monitored areas.
- Maintenance equipment does not damage cameras, columns, ducting or associated infrastructure.
- Any observed defects or damage to CCTV equipment are reported promptly to the Site Management Company.

Where vegetation growth has the potential to affect camera performance, pruning works shall be prioritised to maintain the intended surveillance coverage whilst preserving the quality and character of the landscape design.

Review

The effectiveness of the CCTV system shall be reviewed periodically by the Site Management Company to ensure that surveillance coverage remains appropriate as the landscape matures and site usage patterns evolve. Any necessary adjustments to camera positioning, equipment specification or vegetation management shall be incorporated into future maintenance operations.

Proposed Bollards

A series of bollards are proposed at key locations around the perimeter of Piccadilly Gardens to provide protection to principal pedestrian areas, access routes and public spaces. The bollards will be integrated within the wider public realm design and may comprise a combination of specialist security infrastructure, street furniture, hard landscape elements and planting.

Bollards shall be maintained to ensure continued operational performance, public safety, and visual quality within the public realm. All equipment shall remain fit for purpose and capable of performing its intended protective function throughout the maintenance period.

Maintenance operations

Bollards shall be inspected regularly for signs of damage, movement, corrosion, vandalism, or operational defects. Inspections shall include checks of structural integrity, surface finishes, locking mechanisms, access controls, and associated electrical systems where applicable.

Routine maintenance shall include:

- Cleaning and removal of dirt, graffiti, and debris.
- Lubrication and adjustment of moving components.
- Repair or replacement of damaged or defective elements.
- Maintenance of protective coatings and finishes.
- Removal of vegetation or obstructions affecting operation.

Retractable or automated systems shall be tested periodically to ensure correct operation, including any safety features, control systems, and emergency override functions.

Landscape Integration

Where bollards are integrated within the landscape, associated paving, street furniture and planting should be maintained to ensure the continued effectiveness of the security measures whilst preserving the quality and appearance of the public realm. Vegetation should be managed to maintain visibility, access and ongoing inspection of security assets.

Defect Management

Any damaged, unstable, or non-operational bollards shall be reported and repaired promptly. Assets subject to vehicle impact shall be assessed by a suitably qualified specialist.

Drainage

The site drainage network comprises inspection / manhole chambers, catchpits, pipework, drainage channels and gullies, a vortex flow control device, a cellular attenuation tank and SuDS bio-retention features (rain gardens). Responsibility for the inspection, maintenance and ongoing operation of these components lies with the appointed management company, unless otherwise adopted by the relevant statutory undertaker. Full maintenance requirements are contained within the Drainage Inspection and Maintenance Schedule (Ref. 4475-CIV-XX-XX-T-C-00001) and should be referred to for detailed procedures, frequencies, health and safety requirements and manufacturer-specific guidance.

A proactive inspection and maintenance regime shall be implemented to ensure the long-term performance of the drainage system and to minimise flood risk. As a minimum, the drainage network should be inspected twice annually and following significant storm events. Inspection frequencies may be increased during the first year of operation to establish site-specific maintenance requirements and adjusted thereafter based on performance.

Routine maintenance activities shall include:

- Removal of litter, debris, sediment and vegetation from drainage assets.
- Regular inspection of chambers, manholes, pipes, channels, gullies and SuDS features for signs of blockage, poor performance or damage.
- Monitoring of standing water levels and drainage performance following rainfall events.
- Monthly sweeping of adjacent hard landscaped areas to reduce sediment entering the drainage system.
- Removal of snow, ice and accumulated debris from drainage channels during winter months where necessary.
- Disposal of removed sediment and contaminants in accordance with environmental regulations and relevant guidance.

Pipework and Chambers

Inspection chambers and manholes provide access for monitoring and maintenance of the drainage network. Chambers should be inspected regularly for evidence of surcharge conditions, sediment accumulation or blockages. Any water remaining within the system more than 48 hours after a significant rainfall event should be investigated and remedial action undertaken.

Pipework should be inspected at least quarterly and following major storm events. Maintenance may include removal of vegetation adjacent to pipe runs, rodding of poorly performing sections and, where required, jetting and CCTV surveys to identify and resolve defects or obstructions.

Drainage Channels and Gullies

Drainage channels and gullies should be inspected on a regular basis to ensure that water can freely enter and pass through the system. Litter and debris should be removed monthly or as required, while checks for silt build-up, excessive vegetation growth and operational performance should be undertaken at least quarterly and after major storm events. Channel grilles, covers and fixings should be maintained in accordance with manufacturer recommendations.

Flow Control Devices and Attenuation Infrastructure

The vortex flow control and cellular attenuation tank form critical components of the site's surface water attenuation strategy and should be maintained in accordance with manufacturer guidance.

Routine inspections should be undertaken at least every six months and after significant storm events, with litter, debris and sediment removed as required. Connected chambers, silt traps, air vents and control structures should be checked periodically to ensure unrestricted operation. Where performance issues are identified, outlets should be cleared and specialist advice sought if problems persist.

Bio-retention Areas (Rain Gardens)

Rain gardens provide water quality treatment, attenuation and biodiversity benefits and require both landscape and drainage maintenance. Quarterly inspections should assess infiltration performance, ponding, sediment accumulation, inlet and outlet functionality and planting health.

Routine maintenance shall include removal of litter, weeds and debris, replacement of failed planting and management of invasive species where necessary. Sediment build-up around inlets and forebays should be removed periodically, while occasional remedial works may include restoration of eroded areas, scarification of the filter medium or replacement of planting and growing medium where long-term performance has declined.

Health and Safety

All inspection and maintenance works shall be undertaken by suitably qualified personnel in accordance with relevant health and safety legislation. Access to manholes and confined spaces shall only be carried out by trained operatives holding appropriate certifications and permits.

Note: This section provides a summary only. Detailed maintenance activities, inspection frequencies, remedial actions, asset-specific requirements and manufacturer recommendations are contained within the Drainage Inspection and Maintenance Schedule (Ref. 4475-CIV-XX-XX-T-C-00001), which should be read in conjunction with this Landscape Maintenance and Management Plan.

5 Heritage Assets

Heritage Assets

Piccadilly Gardens holds significant heritage value, the collection of listed monuments stands testament to this. The proposal seeks to improve the setting and appreciation of these assets by reducing visual clutter, improving sight lines and creating high-quality surrounding public realm.

Currently these stand as a series of isolated monuments obscured by temporary clutter, the design incorporates them into the overall composition of the gardens. New planting, paving and creation of civic spaces around the monuments create appropriate settings that enhance their prominence and allow their historic and cultural significance to be better appreciated by visitors and residents alike.



Proposed enhanced setting of monuments

Listed Buildings

Listed Building Protection Requirements

No cleaning, maintenance, repair or other work shall be undertaken on the listed buildings (statues - including their associated plinths) without prior written approval from Manchester City Council's Conservation Officer. This includes pressure washing, the use of chemical cleaning products in the nearby vicinity (due to the risk of damaging the patina of the bronze), abrasive cleaning, vegetation removal from the structure, or any intervention that may affect the appearance, condition or historic significance of the asset. Any proposed works to the listed buildings must be assessed and authorised before commencement to ensure their historic significance, appearance and condition are safeguarded.

General Cleaning and Grounds Maintenance Adjacent to Listed Buildings

Routine maintenance activities adjacent to listed buildings should be limited to general housekeeping measures that help preserve the setting and prevent deterioration. This includes the regular clearance of leaves, debris, vegetation growth and other accumulations from paved areas, drainage channels, gullies and surface water collection points to ensure effective drainage adjacent to the listed buildings. All works should be undertaken using non-invasive methods, taking care to avoid damage to adjacent Listed Buildings and surfaces.

Site works

- All drainage, hard landscaping and soft landscaping works undertaken in the vicinity of the listed buildings shall be carefully planned and executed to avoid direct or indirect harm to their historic fabric, setting and significance. Before commencing works, the location of all listed buildings, including statues, should be clearly identified and the working area appropriately demarcated. Construction traffic, plant, materials storage and excavation activities should be located away from heritage assets wherever practicable. Ground disturbance should be minimised.
- Where drainage excavations or landscaping operations are proposed near heritage features, suitable exclusion zones should be established to prevent accidental impacts from machinery, vehicles or stored materials. Temporary protective fencing should be installed around statues before works commence and retained for the duration of the project. Protection measures should be sufficient to prevent damage from accidental contact, vibration, soil accumulation, chemical contamination, staining, or airborne dust. Materials, spoil, fuels, cementitious products and landscaping chemicals shall not be stored adjacent to statues or historic structures.
- Vibration monitoring may be necessary during drainage excavations close to listed structures (or if, for example, breakers, hydraulic hammers, compactors or vibratory rollers are to be used during ground works).
- Particular care shall be taken during hard landscaping works, excavation for drainage channels, installation of underground services and ground preparation for planting. Excavation depths and construction methods should be reviewed to ensure that historic foundations, plinths, paving or associated features are not undermined or destabilised.

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