BondBryan:
Landscape Management Plan

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Project	UoM Kilburn
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Introduction

The following Landscape Management Plan has been prepared by Bond Bryan Architects Ltd on behalf of University of Manchester. This document sets out the long-term landscape management approaches for the landscape proposals within UoM Kilburn, University of Manchester.

This document should be read in conjunction with the landscape proposal plan 7799-BBA-ZZ-01-DR-L-1003-Softworks Plan and 7799-BBA-ZZ-01-DR-L-7001-Soft Landscape Details.

Background

All relevant EU and UK nature conservation law will be adhered to in relation to implementation of landscape features. All prescriptions should be read alongside supporting arboricultural and ecological information (including project HMMP) which must outline detailed habitat/tree protection measures and ecological management prescriptions/monitoring procedures necessary to deliver mandatory biodiversity net gain over a 30 year period. The landscape prescriptions of this report are designed to aid healthy establishment, whereupon ecological prescriptions must take precedent in the delivery of biodiversity net gain over the longer term.

Responsibility and Monitoring

It is the responsibility of the landscape installer to warrant and maintain the landscape proposals through until the end of the rectification and/or maintenance period, with future management undertaken by a suitably qualified landscape management practitioner.

Prescriptions outlined within this report and the resultant health of the retained and proposed landscape scheme should be reviewed by a suitably qualified professional every other year, at year 10 and onwards to ensure that prescriptions are fit for site and purpose. Monitoring must allow for any necessary changes to management procedures required to achieve the below stated Vision and delivery of mandatory biodiversity net gain.

Health & Safety

The scheme should be managed by competent landscape practitioners who are responsible for the application of best practice standards and all relevant health and safety procedures, protection of the environment, avoidance of pollution, and a thorough understanding of the site conditions (below ground and above ground) and proposals. The management items set out in this document in no way remove their responsibilities to current, or any future, statutory and best practice procedures or obligations.

Appointed landscape practitioners will carry out periodic health and safety audits of the site. Audits will review health and safety considerations, and reduce or eliminate risks to managing the site in a safe manner.

Climate Resilience

With global temperatures continuing to rise, weather patterns changing, and biodiversity in decline, it is vital that new landscape proposals are resilient in the face of change, contribute to local ecosystems, and are managed in a way which reduces carbon emissions. Planting proposals have been selected to deliver an attractive, robust and coherent environment, achieving high levels of resilience to heating and cooling, and waterlogging or dry spells. In this way, landscape improvements will persist into the long term, and in doing so, contribute to reduced surface water run-off rates, increased ecosystem resilience, and biodiversity net gain. Management prescriptions within this document are designed to encourage reduced use of chemicals, fossil fuels and plastics wherever possible.

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Vision

The Vision of this Plan is to deliver and sustain a quality, tidy, safe, useable, and attractive landscape setting to the development, that enhances opportunities for biodiversity through appropriate management of habitats on the site.

In order to achieve this Vision, the aim of this plan is to:

1. Maintain new hard and soft landscape features into the longer term for the enhancement of biodiversity and amenity value

Mitigation Measures during Construction

General

Landscape features shall be protected throughout the construction period in accordance with the project Construction Environmental Management Plan (CEMP). Adjacent planting must be protected from accidental damage arising from construction activities. No storage of materials, plant movements or other site operations shall encroach upon these areas, ensuring their continued contribution to the local landscape structure and visual amenity.

Lighting

Construction lighting strategy to accord with project Construction Environmental Management Plan. Due consideration must be given to the protection of identified nocturnal animals such as bats, with measures such as construction in daylight hours only implemented as defined by the Construction Environmental Management Plan.

Excavations

Trenches or large excavations will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape. Any large bore pipes will be capped at the end of the day to reduce the potential for wildlife to enter and become trapped.

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Landscape Management

Maintain new hard and soft landscape features into the longer term for the enhancement of biodiversity and amenity value.

The following section outlines the works programme and management regime.

Table 1: Ten Year Management Works Programme

Prescriptions	Years with Priority									
	1	2	3	4	5	6	7	8	9	10+
Tree Planting										
A weed-free mulched 1m diameter circle around the tree stem to a minimum depth of 75mm. Care will be taken when using strimmers or mowers to avoid damaging trees. Weeds and grass within 100mm of the trunks will be removed by hand.	✓	✓	✓	✓	✓					
Examine all tree stakes and ties, replace or adjust as appropriate. If the tree has yet to establish, replace or adjust ties, spacers and tree tubes as appropriate. If the tree has established well, then remove all stakes, ties, spacers, tubes etc. and make good surfaces disturbed – filling any holes with suitable topsoil.	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis. Top up mulch to a depth of 50mm where necessary.	✓	✓	✓	✓	✓					
Where periods of extreme drought occur, trees that have not yet established (not healthy, not in full leaf, suppressed growth) need to be watered where their tolerance to drought is deemed to be insufficient.	✓	✓	✓	✓	✓					
Ornamental Shrub and Herbaceous Planting										
Following planting, water shrubs in periods of extreme drought (2 or more weeks without substantial rainfall).	✓	✓	✓	✓	✓					
Replace failed specimens on a like-for-like basis.	✓	✓	✓	✓	✓					
Remove weed growth by hand and top up mulch levels as necessary. Dead-head after flowering.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back shrubs (no more than one third of woody growth) during October to March. Trim shrubs back from paths.			✓	✓	✓	✓	✓	✓	✓	✓
Neatly prune back and remove the spent stems and dead leaves of grasses during March - April. Care should be taken not damage the crown or emerging new growth.			✓	✓	✓	✓	✓	✓	✓	✓
Cut herbaceous perennials and ornamental grasses back to their base in February to allow for new growth.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Tidy up evergreen perennials during March - April. Care should be taken not damage the crown or emerging new growth.		✓	✓	✓	✓	✓	✓	✓	✓	✓
Fences, Gates and Rails										
Fencing and gates shall have a twice annual inspection in spring and autumn with repairs/replacements undertaken as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard surfacing										
Ensure access hard surfaces are free from weeds, trip hazards or other obstructions. This includes a once annual deweeding and any depressions / pits to be filled or blockwork/kerbs to be reset.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Drainage										
Ensure drainage features are performing as designed and are free from intrusive vegetation or other obstructions. This includes a once annual deweeding and visual inspection with remedial/replacement work subject to detailed investigation/advice as required. See Civils Engineer prescriptions for detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Signage, Lighting, Access and Controls										
Ensure Signage, Lighting and Access and Controls are performing as designed and are free from intrusive vegetation or other obstructions. This includes a once annual deweeding/pruning and visual/operational inspection with remedial/replacement work subject to detailed investigation/advice as required. See MEP Engineer prescriptions for detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Structures										
Ensure structures are performing as designed and are free from intrusive vegetation or other obstructions. This includes a once annual deweeding and visual inspection with remedial/replacement work subject to detailed investigation/advice as required. See Structural Engineer prescriptions for detail.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
General										
Litter will be removed from the site as part of the general management and maintenance visits. All litter, stones or other debris will be collected and removed by the Contractor immediately prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscape review by a suitably qualified professional to ensure that prescriptions are fit for site and purpose, with amendments made as required to achieve the stated Vision, Objectives and biodiversity net gain.		✓		✓		✓		✓		✓
Arboricultural visual inspection, as part of the tree safety risk assessment for the development.					✓					✓
Work programme review by those members of staff involved in site management.					✓					✓