Crabtree Lane, Manchester

LANDSCAPE AND ECOLOGY MANAGEMENT PLAN

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Triton Construction

Prepared by:

A Gaskell
Contracts Manager
Triton Construction

1.0 INTRODUCTION

1.1 In 2023 Urban Green (Consultant Ecologists) prepared the relevant guidance in relation to achieving a BREEAM rating for the development at Crabtree Lane, Manchester M114GU. In connection with criterion LE05 a site Landscape and Habitat Management Plan is required.

1.2 In accordance with the BRE Ltd guidance and BS 42020:2013 Section 11.1, the plan must cover at least the first 5 years after project completion and include:

a. A description and evaluation of the features to be managed;

b. Ecological trends and constraints on site that could influence management;

c. The aims and objectives of management;

d. Appropriate management options for achieving aims and objectives;

e. Prescriptions for management actions;

f. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);

g. The body or organisation responsible for implementation of the plan;

h. Details of monitoring and remedial measures; and

i. Funding resources and mechanisms to ensure sustainable long-term delivery of the proposed management.

1.3 It is assumed that all works are carried out in accordance to a relevant British Standard (BS).

1.4 This Management Plan also includes actions to be carried out within the first 12 months Defects Liability Period.

1.5 This Management Plan is a reviewable document that can be updated and amended as required.

2.0 SCOPE AND OBJECTIVES OF THE MANAGEMENT PLAN

2.1 Throughout the design of the development all efforts have been made to explore opportunities to maximise the biodiversity value of the completed site (above the baseline prior to construction) whilst taking into account the end use of the site.

2.2 This Management Plan encompasses all actions to be implemented to ensure the features continue to serve their function over the long-term.

2.3 This Management Plan covers the following habitats:

New, existing or enhanced habitats:

a. The proposed landscape planting, comprising trees, herbaceous planting (including wet tolerant plants), native shrubs, hedgerows, amenity grass, wildflower grassland;

b. The bat and bird boxes proposed; and

c. General site management and maintenance.

2.4 The objectives of the Management Plan are:

i. Promote the establishment of the proposed landscape planting;
ii. To maintain the proposed habitats to ensure they remain suitable for long-term use
iii. To maintain the bat and bird boxes to ensure they remain suitable for long-term use; and
iv. To maintain a safe and attractive environment around the site.

3.0 MANAGEMENT PRESCRIPTIONS

3.1 Introduction

3.1.1 The management prescriptions for all areas / habitats are identified in the following sections. A maintenance schedule is presented in Table 6.1.

3.1.2 All the management prescriptions described in this section and at Table 6.1 are the responsibility of the appointed contractor.

3.2 Landscape Planting

3.2.1 All landscape planting will be completed in accordance with Crabtree Lane Planting Plan Drawing attached at the end of this document.

3.2.2 Individual prescriptions for the establishment and long-term management of each habitat type proposed are presented below. Tree Planting and Management

3.2.3 The following management prescriptions will be adopted during the planting and subsequent management of the planted trees:

a. Plant handling at the nursery, and transit up to delivery, shall be in accordance with 'Plant Handling', the booklet published by the Committee for Plant Supply and Establishment (CPSE). The contractor shall comply with comply with clauses 3 & 4 of the above booklet (obtained from the Horticulture Trades Association) which refers to the receipt, uploading and temporary storage of plants;

b. Plants shall be first class examples of their species or variety, free from all pests and diseases with good fibrous roots systems and materially undamaged. (Refer to relevant sections of BS3936 Parts 1-4 'Specification of Nursery Stock');

c. All planting is to be in general compliance with BS4428:1989 'Code of Practice for general landscape operations (excluding hard surfaces)';

d. All trees are to be staked and secured. Anchoring and staking details to be agreed with Landscape Architect. Contractor to determine if drainage layer to base of tree pit is required following percolation rate test;

e. The contractor must ascertain for himself the exact location of any underground services and maintenance points. Root barrier to be installed adjacent any underground services;

f. Plants will be watered as necessary to ensure their establishment and continued thriving of planted matter;

g. All works will be carried out when soil and weather conditions are suitable: planting will not be undertaken during periods of frost or strong winds;

h. Planting will only be undertaken during the following periods:
- Bare root deciduous trees and shrubs: Late October to late March
- Container grown plants: At any time if ground water and weather conditions are favourable.

i. Adequate watering and weed control must be available; and

j. Once established, trimming / pruning will be carried out annually outside of the bird breeding season (unless it is confirmed by an Ecologist or Ornithologist that breeding birds are absent). The bird breeding season typically extends between March and August inclusive.

Herbaceous and Wet-tolerant Plants Planting and Management

3.2.4 The new herbaceous planting will be managed to ensure the successful establishment and prolonged health of the proposed plants:

a. Dead, diseased or dying specimens will be removed and replaced with the same species and age of plant.

b. Any damaged or vandalised trees will also be removed and replaced with a specimen of the same species.

c. Regular watering will be required particularly during periods of warm, sunny weather.

d. Tree stakes and ties will be checked twice a year and repaired / adjusted as required.

e. Bark mulch will (where appropriate) be maintained at an average depth of 75mm and will be checked and topped up annually.

f. Weed control measures will involve the application of hand weeding. Non-residual herbicides will only be used when necessary.

g. Soil beds are to be forked over annually in spring to ensure the soil is kept loose and aerated.

3.2.5 Once established, trimming / pruning will be carried out annually outside of the bird breeding season (unless it is confirmed by an ecologist that breeding birds are absent). The bird breeding season typically extends between March and August inclusive.

3.3 Bat and Bird Boxes

3.3.1 The proposals will secure the installation of two tree mounted bat boxes and two small bird nest boxes at the site.

3.3.2 The recommended locations and aspects for the bat and bird boxes, as well as the supplier information are illustrated at the appended Figure 2. Two bat boxes and two small bird boxes are proposed.

3.3.3 The specification of boxes is appropriate for use by bat and bird species typical of suburban areas and of species likely to be attracted to the developed site.

3.3.4 If any of the specified boxes are unavailable it is acceptable to substitute the boxes for similar specifications as required; ERAP (Consultant Ecologists) Ltd should be consulted with respect of the use of alternative makes / models of boxes.

3.3.5 It is intended that the bat and bird boxes will be installed on trees; photographs of the trees to be used are presented on the appended Figure 1.

3.3.6 RSPB advice states that bird boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest. The recommended bird box positions have been selected to avoid south-facing elevations to minimise risk of chicks overheating in the nest box.

3.3.7 The small bird boxes must be sited at least 2 metres above ground level. Bat boxes must be sited at least 4 metres above ground level.

3.3.8 The scheme should be implemented in accordance with the appended Figure 1.

3.3.9 No specific management is required of the bird boxes following their installation beyond recognition of their presence and repair if any damage is noted.

3.4 General Site Maintenance

Litter

3.4.1 Litter pick and removal of any fly tipping throughout the site shall be conducted on a weekly basis.
Fencing and hard landscapes

3.4.2 All hard landscaping around the site will be inspected and repaired as necessary.

3.5 Review of Management Plan

3.5.1 This Plan is a reviewable document which can be updated and revised as required. The Plan and the management regime will be informed by the on-going works at the site.

3.5.2 The Plan will also be reviewed to ensure the objectives and prescriptions are in accordance with current wildlife legislation and conservation objectives, including UK Biodiversity Action Plan species.

3.6 Ecological Trends and Constraints On-site that could Influence Management

3.6.1 It is not considered that ecological trends or constraints will impact management of the bird boxes; the boxes are appropriate for the species likely to be found in the local area in the long term.

3.6.2 It is not considered at this stage that any significant ecological trends or constraints will influence the management of the habitats proposed at the site, however this issue should be addressed following the regular monitoring of the proposed habitats, and the subsequent review of this landscape and habitat management plan (after 5 years) to determine if any trends or constraints have become apparent.

3.7 Monitoring and Remedial Measures

3.7.1 The monitoring of the planted habitats will be completed annually and during the management processes described above. The monitoring will check that habitats are maintained in the condition described above, and are in a healthy condition, and that the bat and bird boxes remain suitable for use.

3.7.2 Remedial measures will be dictated by the nature of any defects, but should seek to ensure that the habitats are maintained in the condition intended. For example, disease or defects to the proposed trees or planting will be remedied by appropriate actions to ensure the health of the tree / planting, or by replacing the tree / planting with a healthy specimen, or replacement planting.

3.7.3 The monitoring of the bird boxes will be completed on an annual basis, outside the bird breeding season, and will check to ensure that they have not become damaged and remain in place. Any defects will be repaired or the boxes will be replaced.

4.0 REFERENCE TO THE UK AND GREATER MANCHESTER BIODIVERSITY ACTION PLANS (BAP)

4.1 All landscape planting suggested and implemented at this site has been designed to maximise opportunities for the attraction of wildlife, particularly wildlife associated with urban areas. The provision of habitat suitable for use by nesting and foraging habitat for birds typical of the local area and conditions present. Habitats are suitable for use by Priority Species associated with urban areas, such as house sparrow (Passer domesticus). The proposals will create habitat suitable for use by foraging bats at the site; all bats are protected species under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, Schedule 5 of Wildlife and Countryside Act 1981 (as amended) and are Greater Manchester Biodiversity Action Plan species.

5.0 REFERENCES

BRE Global Ltd, 2011. BREEAM: 2011: Land Use and Ecology Section, Dundee: BRE Ltd.

BSI Standards Ltd, 2013. BS 42020:2013 Biodiversity – Code of practice for planning and development, London:

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ERAP (Consultant Ecologists) Ltd, 2024. 2024-034 Land off Elizabeth Street, Manchester M8 8BB: Bat and Bird

Box Plan, Chorley: ERAP (Consultant Ecologists) Ltd.

Great Britain, 1981. Wildlife and Countryside Act. London: H.M.S.O.

Great Britain, 2006. Natural Environment and Rural Communities Act. London: H.M.S.O.

Great Britain, 2017. The Conservation of Habitats and Species Regulations. London: H.M.S.O.

JNCC, 2010. Handbook for Phase 1 Habitat Survey: A technique for Environmental Audit. Peterborough: NCC.

Maddock, A., 2008. UK Biodiversity Action Plan; Priority Habitat Descriptions (Updated Dec 2011). [Online] Available at: http://jncc.defra.gov.uk/page-5706

Nature Conservancy Council, 1988. Site Management Plans for Nature Conservation, Peterborough: Nature Conservancy Council.

TPM Landscape, 2022. Elizabeth Street, Cheetm Hill: Planting Plan Drawing Numbers 201 and 202 Rev. B, Manchester: TPM Landscape.

6.0 WORKS SCHEDULE

Table 6.1: Schedule of works for the First 5 Years (shaded areas indicate the suitable times of year for each operation)

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Tree and Herbaceous Planting (including wet-tolerant plants)															
Monthly monitoring to ensure planting is thriving													12	1-5	With the aim of ensuring successful establishment and prolonged health
Diseased or dying specimens replaced														1-5	As required
Damaged or vandalised specimens replaced														1-5	As required
Watering														1-5	As required
Tree fixing and hessian protection checked and adjusted													2	1-5	To be repaired / adjusted if necessary
Bark mulch to be checked and topped up													1	1-5	To maintain an average depth of 75mm
Weed Control													8	1-5	Hand-weeding or application of non-residual herbicide
Fork aeration of soil													1	1-5	Once in spring to keep soil loose
Pruning & Trimming													1	1-5	Once planting has established and Sep-Feb (outside of bird breeding season)
Monthly monitoring to ensure planting is thriving													12	1-5	With the aim of ensuring successful establishment and prolonged health
Diseased or dying specimens replaced														1-5	As required
Control noxious, broadleaved weeds and invasive species														1-5	Using appropriate methods

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Hedgerows															
'Heeling in' and straightening of young transplants and whips													1	1-3	As required
Tree shelter and stake inspection, repair and adjustment													2	1-5	As required
Removal of tree Stakes, if needed													1	5	Remove stakes, ties and rabbit guards when trees have rooted sufficiently
Pruning shrubs													1	5	If required. To be completed at an appropriate time for each species, but avoiding bird breeding season. It is recommended that no management (such as pruning etc.) is enacted for the first 5 years following the planting of the hedgerows. Once the hedgerows have established management will be in accordance with established hedgerows.
Annual monitoring of hedgerow													1	1-5	Can be done at any time but it is recommended that at least 1 survey is completed per year for the first 5 years when the hedgerow is in full leaf (June to August)
Ornamental and Native Shrubs															
'Heeling in' and straightening of young transplants and whips													1	1-3	As required
Tree shelter and stake inspection, repair and adjustment													2	1-5	As required
Removal of tree stakes, if needed													1	1-5	Remove stakes, ties and rabbit guards when trees have rooted sufficiently

Habitat Feature	J	F	M	A	M	J	J	A	S	O	N	D	Total	Years (1-5)	Comments/Notes/Prerequisites
Pruning shrubs													1	5	If required. To be completed at an appropriate time for each species, but avoiding bird breeding season
Monitoring of scrub													1	1-5	Can be done at any time but it is recommended that at least 1 survey is completed per year for the first 5 years when the shrubs are in full leaf (June – August)
Amenity Grassland															
Turf to be laid / grassland seeded at the relevant areas															Turf to be laid / seed sown un accordance with provider's specifications and Section 2.8
Mowing													14	2-5	To commence once grassland is 100mm tall. Grassland to be maintained at 50mm throughout the year
Monitoring													1	1-5	To check plant species diversity and inform whether alterations to the management are required
Wildflower Grassland															
Ground preparation (cultivated to 150mm, rolled and raked with all weeds, stones and refuse larger than 50mm removed (cultivation of soil not to occur beneath tree canopies)													1	1	Can be completed at any point before July, must be completed 2 to 3 weeks before late August / September (i.e. when sowing will occur)
Spray off of newly germinated weeds, with subsequent die back and removal													1	1	2 to 3 weeks after ground preparation. Must be completed before sowing. Time must be allowed for germinated weeds to die back before their removal and the subsequent sowing of the area
Seed sowing													1	1	Seed sowing should be completed after the area has been prepared and weeds removed. To be completed during calm weather
Habitat Feature	**J**	**F**	**M**	**A**	**M**	**J**	**J**	**A**	**S**	**O**	**N**	**D**	**Total**	**Years (1-5)**	**Comments/Notes/Prerequisites**
First cut (assuming an August / September sowing)													1	2	With flail or strimmed , to a height no less than 100mm. All arisings to be removed

Subsequent Mowing (years 3 to 5(	1	3-5	As per the retained and enhanced other neutral grassland described above
Monitoring	1	1-5	To check plant species diversity and inform whether alterations to the management are required
Bat and Bird Boxes			
Check and replace any damaged or lost boxes	1	1-5	Avoiding bird breeding season
General			
Inspection of site to inform any actions required	1	1-5	Monthly
Litter pick across site		1-5	Weekly
Hard landscaping repairs		1-5	As required

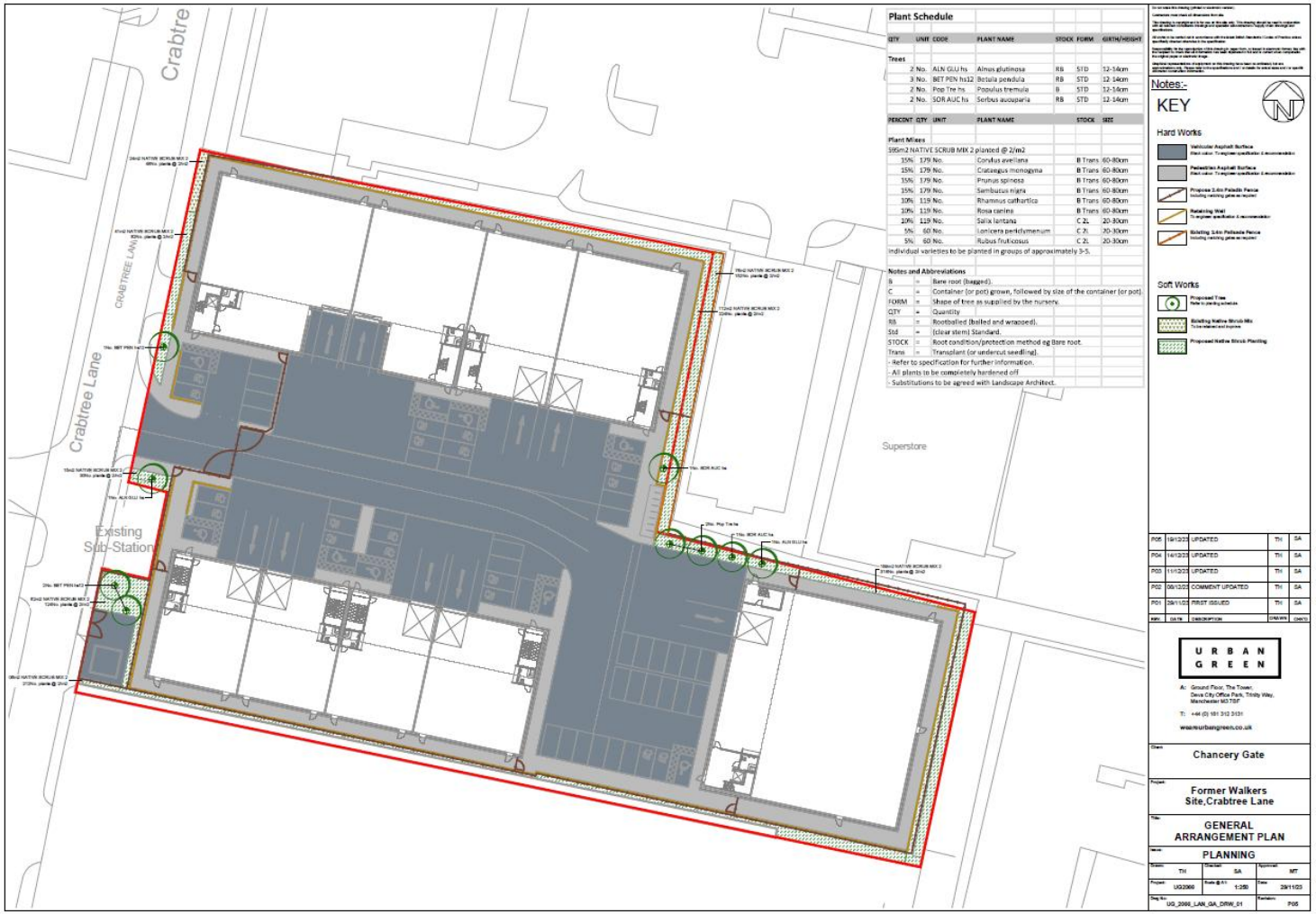


Figure 1: **Plan to Show Soft Landscaping**

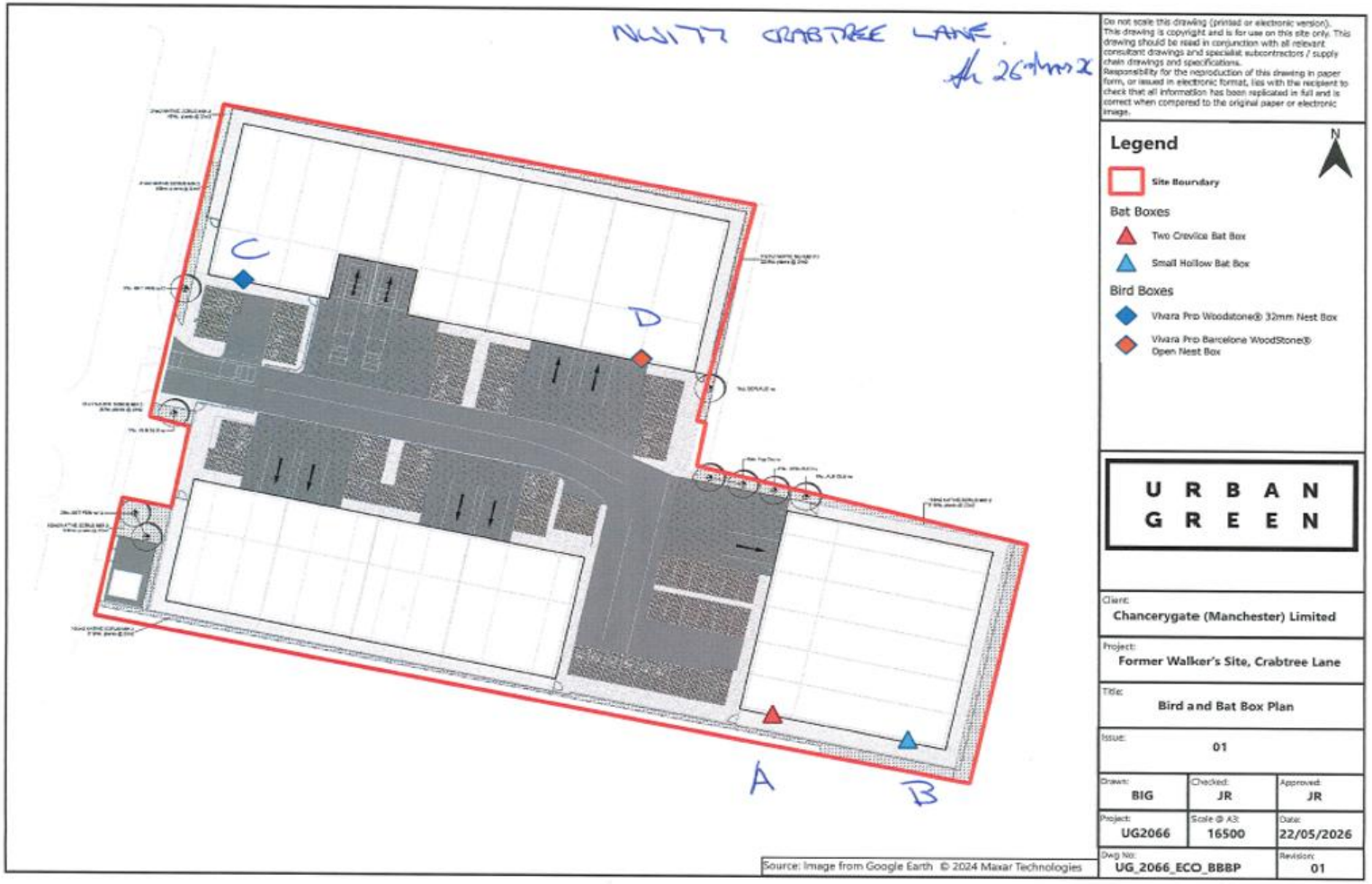


Figure 2: Plan to Show Bird & Bat Boxes

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