

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Landscape Management Plan

Land at Buxton Street,
Heywood

Ref: P.1680.22

June 2022

(See revision dates below)

Rev	Date	Details

Ascerta

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P.1680.22

Landscape Management Plan

of

Land at Buxton Street, Heywood

for

B & L Homes

24th June 2022

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Appendix 1 P.1680.22.02 Planting Plan

1 Introduction

This Landscape Management Plan has been commissioned by B & L Homes, to form part of the planning submission for a new residential development on land at Buxton Street, Heywood, OL10 1BS.

The detailed soft landscaping scheme is shown on the following drawings:

- P.1680.22.02 Planting Plan

The maintenance and management prescriptions detailed within this report are specific to the Proposed Site Plan on figure 1 below and the 1680.22.02 Planting Plan in Appendix 1.



Figure 1 Image is an extract from the Proposed Site Plan by JCA Ltd.

This landscape management plan covers detailed maintenance operations for an initial maintenance period of two years, followed by an establishment period covering years three-five. Long-term management proposals during the maturing phase are then detailed from years 6 to 30. These long-term management operations will involve less intensive management of planting and ongoing monitoring that should be reviewed at a minimum of five-year intervals to ensure the initial objectives are being achieved.

2 Site Description

2.1 The Existing Site and Surrounding Area

The site is located on land at Buxton Street, Heywood, OL10 1BS.

The site comprises a grassed area with two concrete bases and bound by temporary fencing, wire mesh fencing, iron railings, and post and rail fencing. The site is accessible at the end of Buxton Street and abuts residential housing to the north and east. A railway track on banking runs along the southern boundary. Whilst the site sits elevated from the adjacent playing field to the immediate west.



Figure 2 Satellite image showing the proposed development site and the wider setting

2.2 The Proposed Development Description

The residential development proposes the construction of residential dwellings with areas of open space, private gardens, car parking facilities and road access. The areas of open space and private gardens will be turfed. The open spaces will contain plant beds of Common Box shrubs with polar white gravel.

The landscaping design is shown on P.1680.22.01 Planting Plan which provides:

- Proposed Common Box shrubs (Total: 23 no.)
- Proposed Turf (Total: 407 m²)

A bird and bat box plan has been prepared by Ascerta to indicate their locations (See P.1680.22.01 Ascerta Bird and Bat Box Plan). Provision of two bird boxes (2no. built in bird boxes) and two bat boxes (2 no. integrated bat boxes).

This landscape management plan should be implemented in its entirety by a suitable management agent who will be responsible for achieving long term objectives. A management agent will be confirmed and appointed by the developer once the main development works have commenced on site.

3. Landscape Design Objectives

The overall design objectives are as follows:

1. Carry out shrub planting, and turf laying within open space areas to soften the proposed development and provide an attractive setting.
2. Habitat enhancement with the installation of two bird boxes (2no. built in bird boxes) and two bat boxes (2 no. integrated bat boxes).
3. To retain and enhance the existing tree that overhangs onto the site within the north-east corner.

4. Management Procedures

4.1. Management of Overhanging Tree

4.1.1. Management Objective:

To ensure the existing tree that overhangs onto the site is managed to retain its character and there is good protection of an existing habitat feature.

4.1.2. Existing Tree - Maintenance Phase (Years 1-2)

Pruning overhanging tree	Prune back branches accordingly as and when required.
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4.1.3. Existing Tree - Establishment Phase (Years 3-5)

Pruning overhanging tree	Prune back branches accordingly as and when required.
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4.1.4. Existing Tree - Maintenance Phase (Years 6-30)

Pruning overhanging tree	Prune back branches accordingly as and when required.
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4.2. Proposed Native Shrubs

4.2.1. Management Objective:

To ensure new shrubs are managed and pruned to provide attractive, and neat planting using native species that provide some ecological value.

4.2.2. Proposed Native Shrubs - Maintenance Phase (Years 1-2)

Proposed Native Hedgerow planting:	Establish new ball shaped common box by regularly watering the plants, particularly during dry spells and replacing any dead or dying stock annually.
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4.2.3. Proposed Native Shrubs – Establishment Phase (Years 3-5)

Proposed Native Hedgerow planting:	Prune/ clip in June and September and carry out any replacement planting if required.
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4.2.4. Proposed Native Shrubs – Maturing Phase (Years 6-30)

Proposed Native Hedgerow planting:	Prune/ clip in June and September and carry out any replacement planting if required.
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4.3. Proposed Turf

4.3.1. Management Objective:

To ensure new areas of lawn are regularly maintained over the long term and provide good amenity value.

4.3.2. Proposed Turf - Maintenance Phase (Years 1-2)

Turf	Allowance should be made to keep the turf watered during dry periods encountered throughout the establishment period. Mow the grass twice a month between April and October each year (14 times).
Weed removal	Hand weed or spot treat weeds growing in the grass. Three visits a year.

4.3.3. Proposed Turf – Establishment Phase (Years 3-5)

Turf	Allowance should be made to keep the turf watered during dry periods encountered throughout the establishment period. Mow the grass twice a month between April and October each year (14 times).
Weed removal	Hand weed or spot treat weeds growing in the grass. Three visits a year.

4.3.4. Proposed Turf – Maturing Phase (Years 6-30)

Turf	Allowance should be made to keep the turf watered during dry periods encountered throughout the establishment period. Mow the grass twice a month between April and October each year (14 times).
Weed removal	Hand weed or spot treat weeds growing in the grass. Three visits a year.

4.4. Bird and Bat Boxes

4.4.1. Management Objective:

To ensure new bird and bat boxes are regularly checked, cleared and maintained over the long term and provide good habitat value.

4.4.2. Proposed Bird and Bat boxes - Maintenance Phase (Years 1-2)

Bird and bat boxes	Check annually. Repair any defects and replace when necessary. If damaged, bird and bat boxes should only be replaced by a licenced ecologist.
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4.4.3. Proposed Bird and Bat boxes – Establishment Phase (Years 3-5)

Bird and bat boxes	Check annually. Repair any defects and replace when necessary. If damaged, bird and bat boxes should only be replaced by a licenced ecologist.
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4.4.4. Proposed Bird and Bat boxes – Maturing Phase (Years 6-30)

Bird and bat boxes	Check annually. Repair any defects and replace when necessary. If damaged, bird and bat boxes should only be replaced by a licenced ecologist.
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5. Annual Maintenance Schedule

The annual schedule summarises the maintenance operations required for the first five years and should be reviewed on an annual basis to allow for any changes that may be required as the site develops and matures.

OPERATION	MONTH	J	F	M	A	M	J	J	A	S	O	N	D
Management of Overhanging Tree													
Pruning overhanging tree		As and when required.											
Proposed Native Shrubs													
Regularly watering the shrubs, particularly during dry spells and replacing any dead or dying stock annually.							X	X	X	X			
Replace any dying / dead/ damaged plants												X	
Prune/ clip plants into dome shape.							X			X			
Proposed Turf													
Watered turf during dry periods encountered throughout the establishment period.							X	X	X	X			
Mow the grass twice a month between April and October each year (14 times).				X	X	X	X	X	X	X	X		
Hand weed or spot treat weeds growing in the grass. Three visits a year.						X		X		X			
Bird and Bat Boxes													
Check annually. Repair any defects and replace when necessary, by a licenced ecologist.											X		

6. Long-Term Management Schedule (Years 6-30)

The ongoing management plan is a guideline for the maturing phase of the site. As mentioned earlier this should be reviewed every 5 years as a minimum to take account of site based ecological changes and amendments to legislation.

[illegible]

7. Summary

This report has:

- Described the landscape design objectives;
- Set out maintenance objectives for each key feature type;
- Provided a detailed description of the maintenance operations required for the first five years following completion; and
- Include ongoing management guidelines for years 6 to 30 years

The ongoing management objectives within this report are to be reviewed at least every five years and adjusted in accordance with site specific requirements and legislation pertinent at the time.

Appendix 1



CLIENT:			
B & L Homes			
PROJECT:			
Land off Buxton Road, Heywood, Rochdale			
DRAWING TITLE:			
Planting Plan			
SCALE:	DRAWN BY:	DRAWING No:	REV:
1:100 @A1	CN		
DATE:	CHKD BY:		
24/06/2022	SC	P.1680.22.02	-