



Landscape Management Plan

Proposed Construction of a New McDonald's Drive Thru Restaurant at:

Molesworth Street, Rochdale

15th August 2024

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ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS

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Executive Summary

This Landscape Management Plan has been produced for the development of a new McDonald's Drive Thru restaurant at Molesworth Street, Rochdale, in respect to the application for planning consent to the local authority.

This document corresponds directly to the landscaping scheme as detailed on the drawing reference A6748-01 (see separate drawing). The plan should also be read in conjunction with the separate Ecological Appraisal (see separate document).

The development includes the construction of a new McDonald's Drive Thru Restaurant, including the construction of the restaurant, car parking, landscaping and associated works.

This report is updated in conjunction with the revised plans dated November 2024.

The landscaping scheme includes the planting of new trees and new grassland verges. Nectar-rich shrubs will also be planted to encourage biodiversity and provide a food source for a variety of pollinator species, including bees.

The aim of the report is to provide appropriate prescriptive management and recommendations to achieve the objective of the landscaping scheme and on-going maintenance.

This includes management actions and an annual work schedule for the initial 12 month defects liability period and a further 4 years thereafter.

1 Introduction

- 1.1 This management plan has been prepared in respect to the application for planning permission submitted to the local authority for a new McDonald's Drive Thru Restaurant at Molesworth Street, Rochdale.
- 1.2 This Landscape Management Plan corresponds directly to the landscaping scheme as detailed on the drawing reference A6748-01 (see separate drawing). The plan should also be read in conjunction with the separate Ecological Appraisal.
- 1.3 The Plan is in accordance with BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations. This British Standard gives recommendations for transplanting young trees successfully from the nursery, through to achieving their eventual independence in the landscape, specifically covering the issues of planning, design, production, planting and management.

This British Standard applies to trees where a distinct crown has been prepared in the nursery. It does not apply to whips, transplants and seedlings or to other woody material.

1.4 Principles of the Maintenance Schedule

This document sets out the principles and quality standards required for the installation of planting and ecological enhancement for the long term management operations.

It includes:

- Design Intentions
- Aims of the management plan
- Detailed installation specification
- Management objectives
- Detailed maintenance specification
- Annual schedule of operations

- 1.5 The report should be read alongside the approved landscaping scheme and used by the maintenance team to produce a detailed priced programme of work for the client. It should also form the basis for annual reviews and evaluation of maintenance works to ensure they continue to meet the needs of the site.

1.6 Long Term Landscape Design Objective

The design intention for the landscape and ecological enhancement at this site is to create a coherent environment and attractive setting, not only for the customers of the restaurant but also for the ecological enhancement of the site as a whole. The scheme is sympathetic to the current landscape setting which is predominantly commercial and retail use and aims to provide an enhanced external environment and biodiversity.

1.7 Aims of the Landscape Proposals

The landscape and its relationship with the new building is important to the success of the scheme. The design successfully integrates the new building into a cohesive external environment within the existing landscape. The overall design aim is for the new building and landscape to be logically linked, mainly influenced by the need for efficient circulation routes and a welcoming frontage.

1.8 For the purposes of management and maintenance of the landscape and biodiversity there are the following main areas:

- 1) Trees
- 2) Grassland Verges
- 3) Shrubs

2 Landscape Maintenance Objectives

2.1 The Maintenance Period

Maintenance is to be undertaken for the next 5 years as a minimum, including the initial 12 months defects liability period which should be built into the implementation contract to cover post-installation maintenance requirements for the whole of the landscape works. During this period the contractor is responsible for all horticultural maintenance operations, including the replacing of planting which has failed to flourish. At the end of the initial one-year aftercare period any defects in soft landscape materials due to materials or workmanship will be rectified and future responsibility will be handed over to the person responsible for grounds maintenance at the site thereafter and any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others, of similar size and species.

2.2 Access

For landscape maintenance purposes, vehicular access will be from Water Street, just off Molesworth Street.

2.3 Facilities

The grounds maintenance contractor shall liaise with the site management directly regarding permissions for parking, storage, use of water and any other resources.

2.4 Maintenance Objectives for Soft Landscape

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants and trees
- allow species rich grassed areas to establish and mow less frequently
- ensure consistent control of invasive weeds
- promote optimum display and flowering periods and stem colour
- ensure development of optimum plant form, shape, and planting density provide protection against pests and diseases
- promote wildlife value and species diversity where appropriate
- ensure long term commitment to replacement of defective plant material

- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions

3 Components with Specific Management Objectives

3.1 Grass Verges: Turfed with species rich turf

- Species rich turf established for increased biodiversity
- Grassland/wildflower areas are to be mown less frequently to enable the flowers to establish and produce seeds before being cut
- Employ cultural techniques which use organic fertilisers and minimize the use of chemicals wherever possible.

3.2 Shrub Planting: Ornamental, evergreen and flowering shrubs planted in groups

Refer to drawing reference A6748-01 (see separate drawing) for full species list to determine correct management approach to create functioning habitats, for example dense blocks of ground cover species will not require pruning.

- Species selected for ecological enhancement including colourful, flowering groundcover to attract bees and invertebrates
- Ensure that good horticultural practice is employed to encourage long term health and vitality of all shrub planted areas to ensure they establish
- Allow shrubs to establish to provide a dense block of groundcover with a variety of species and various heights for biodiversity

3.3 Tree Planting: Planted as individual specimens

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape
- Remove rubber ties and supporting stakes once the trees are well established enough to support themselves

3.4 Existing Trees to be Retained:

- All existing trees have been assessed by a qualified Arboriculturalist to BS5837: 2012 "Trees in relation to design, demolition and construction - Recommendations".

- Recommendations within the report for all management works will be included as part of the specification and schedule of works issued to the building contractor.
- All work must be undertaken to BS3998: 2010 "Recommendations for Tree Work" and carried out by qualified, experienced and Arboricultural Association approved contractors who must be adequately insured.

3.5 Invasive and Non-native Species Control: There is the potential for colonisation by invasive species which needs to be monitored and eradicated where necessary.

- Japanese knotweed is present on site and Himalayan balsam is present immediately adjacent to it. In order to prevent the spread of Invasive and Non Native Species (INNS), existing plants should be carefully removed and disposed of off-site in accordance with regulations surrounding the transfer of waste, prior to any construction work commencing.
- Removal should include the excavation and careful disposal of any root materials.
- Buddleia is also present on the site and although this is not officially an invasive species it should be treated as the other INNS during the site clearance to prevent its spread.

4 Maintenance Specification

4.1 Maintenance Details

The following specification items are to be addressed within the long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply their expertise in relating these to the Management Objectives above in producing annual programmes of work.

4.2 Maintenance to accord with requirements of BS 7370:1991

- Duration: Carry out the operations in the following clauses from completion of planting and continue in perpetuity (unless otherwise agreed by the Local Planning Authority)

- Frequency of maintenance visits: Monthly during growing season and as per schedule in clause 5.3

4.3 Tree Planting: trees planted as individual specimens and native linear planting

Specification for Specimen Tree Planting:

- Refer to the landscaping drawing reference A6748-01 (see separate drawing) for species and planting locations.
- For trees in closer proximity to adjacent paving where the risk of damage caused by future root growth could be an issue, the trees should be planted within a "root deflection" system to be utilised to divert roots downwards to a level where they can safely establish without surface damage.
- All trees to be supplied in accordance with Section 8.4 "Root system development and management" within BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations
- Specimen trees to be pit planted in accordance with Section 10 "Planting" within BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations.
- All trees to be "Heavy Standard" 12-14cm girth, 3.0-3.5m high clear stem (supplied by Barcham Trees or similar approved)

4.4 Shrub Planting: Ornamental, Herbaceous and Evergreen Shrubs

Specification for Shrub Beds:

- Refer to the landscaping drawings A6748-01 (see separate drawing) document for species and planting locations.
- All plants to be 5 litre pot grown stock, planted in random groups of 5, 7 or 9 plants of same species throughout the planting bed.
- Cultivate and grade soil, bring top 150mm to a fine tilth prior to planting
- Shrubs to be pit planted at 4 per m²

4.5 Tree & Shrub Maintenance:

- Trees and shrubs to be maintained by the landscape contractor appointed by the developer in accordance with Section 11 "Post-planting management and maintenance" within BS8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Watering:

- The timing and frequency of irrigation should take into account the prevailing weather conditions, soil moisture release characteristics and the response of the tree species to water deficits or periods of prolonged soil saturation.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of spring and summer drought (April to August)

Quantity:

- Standard trees: a general guide would be 10 gallons per tree per application. However, the frequency of irrigation is more important than the volume of water given at any one time
- Shrubs: Wet soil to full rooting depth
- Monitoring should take place if there are 10 consecutive days during the growing season at $>25^{\circ}\text{C}$

Weed control:

- All planting areas shall be kept clear of weed growth for the first 3 growing seasons during the establishment period
- After 3 years, a herb layer can be allowed to return to all planting except the ornamental planting which should be kept weed free
- Achieve by a combination of herbicide applications and hand-weeding/hoeing
- Ensure that the methods used will cause a minimum of damage to adjacent planted areas

Tree and plant stems:

- Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant
- Maintain a grass & weed-free area around the base of each tree, min diameter 500mm during the first 3 growing seasons during the establishment period
- Carry out operations close to stems using hand tools

Herbicide application:

- A foliar acting translocated or contact herbicide shall be applied to emergent weeds

Hand weeding:

- Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material
- Remove weeds entirely, including roots
- Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces
- On completion, rake areas to a neat condition

Mulch:

- All mulches should be replenished to their original depth of 75mm
- The mulched area around the tree should be enlarged, if practicable, as the tree develops to the canopy drip line
- Mulch spill on adjacent surfaces to be removed to avoid a build up of mulch around the root flare and the base of the stem
- Any weeds and debris to be taken out of the spilled mulch before returning to planted areas
- Melcourt 'Forest BioMulch' or similar approved to be used
- After 5 years any compost created on site should be used if possible

Re-firming, check/tidy:

- Trees and shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly, particularly after strong winds, frost heave and other disturbances
- The soil around newly planted trees should be regularly inspected for soil capping or compaction.
- All trees should be checked on a regular basis for mammal, human and other external damage
- All trees should be checked on a regular basis for pests and diseases
- Any significant failures should be reported and remedial action should be taken as necessary

Tree stakes and ties:

- Inspect all trees twice a year to ensure that the root system remains stable and firm in the ground and that ties are still effective and not causing damage
- Adjust fixing to suit stem growth and provide correct and uniform tension. Any stakes and ties that are found to be not fit for purpose should be adjusted, replaced or removed.
- If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil
- Check stakes for looseness, breaks and decay and replace as necessary
- Remove stakes and ties once tree has established sufficiently to support itself or after 3 years establishment whichever is the sooner

Pruning of trees:

- In accordance with BS 3998 and Forestry and Arboriculture
- During pruning protect adjacent structures, plants or trees
- Trees to be maintained with a well-balanced natural appearance
- Remove any suckers or basal growth
- Cut back level with source stem or root
- For any chain saw work, operatives must hold a certificate of competence

Timing:

- Prune between leaf fall and mid winter
- After 3 years full growing seasons, selectively thin, re-space and crown raise trees

Pruning of shrubs:

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems
- Prunings to be retained on site and either composted or woodier prunings to be utilised in the creation of habitat piles in un-obtrusive areas if possible
- Unless otherwise specified or instructed, prune shrubs flowering between March and July immediately after the flowering period and shrubs flowering between July and October back to old wood in winter;

Reinstatement:

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting during the dormant season

Maintaining a safe, clean and secure environment:

- Litter and dog waste to be collected as necessary to maintain a clean, litter-free environment
- Include clear signage against dog fouling and litter at entrances

4.6 Grassland Verges**Specification for Grassland Areas:**

- Areas to be turfed with species rich grassland turf (Wildflower Native Enriched Turf) by wildflowerturf.co.uk (or similar approved)
- Mix contains species that are characteristic of traditional meadows, composed of 85% wild flowers and 15% non-invasive grasses
- All areas of landscaping to have the existing topsoil and subsoil decompacted by hand digging or rotorvator
- Planting should take place during the dormant planting season ie October to March and seeding between late summer to mid-autumn

Watering

- Grassland and wildflowers thrive in impoverished conditions and therefore no watering is required unless seeding is done during a prolonged dry spell in which case initial watering should be carried out to ensure sufficient moisture content of the soil to enable germination to take place.

Feeding:

- Grassland and wildflowers thrive in impoverished conditions and therefore no fertiliser should be applied.

Weed control:

- The grassland and wildflower seed mix contains a certain amount of plants which ordinarily would be considered as “weeds”, however those plants form an

important part of the overall mix and should be left to establish. Therefore, no weed control is necessary in the grassland areas.

- Regular inspections for any non-native invasive species and notifiable native weeds such as ragwort to be carried out and removed where identified.
- Any invasive species and notifiable weeds identified are to be removed by hand digging and disposal off site at a licenced receptor site and/or chemical weed killing, depending on which is the most appropriate for the type of invasive species.
- In the unlikely event that Japanese Knotweed is identified on site, a specialist contractor should be consulted and a programme for eradication should be devised and implemented at the earliest opportunity to prevent the further spread of this invasive species.

Mowing:

- Grassland/wildflower areas are to be mown less frequently than the other grass areas on site to enable the flowers to establish and produce seeds before being cut and should only be cut twice a year in March to mid-April and then again August/September.
- No mowing during the spring and summer.
- Mown to a height of approximately 100-150mm from the ground with all grass arisings removed from site.
- After the autumn cut, the vegetation should be left on the ground for a few days to allow to set-seed before being raked and taken away to form compost heaps located away from the wildflower areas.
- 20% of the wildflower grassland should remain uncut annually, on a rotational basis, in order to provide over-wintering habitat for invertebrates.

Year 1:

- For newly created grassland (for enhanced grassland skip to year 2)
- Provide temporary protection and water if required to ensure satisfactory establishment
- Mow newly sown grass regularly to 40-60mm, reducing to <25mm from July to the end of the growing season to control annual weeds, removing all arisings.
- Control weeds by hand weeding or spot treatment of herbicide as required
- Stone rake on at least one occasion

Year 2:

- Grassland left to grow throughout spring and summer to allow to flower
- After flowering, a single 'hay' cut to 50mm in mid-July-August
- Arisings will be left for up to one week to dry and re-seed before removal
- Following the summer cut mow again to 40-75mm in October to leave the grass short through the winter, collecting and removing all arisings
- Control weeds by hand weeding or spot treatment of herbicide as required
- Monitor for scrub/bracken encroachment and reinstate damaged areas by changing the management regime, protecting areas of high wear or reseedling as appropriate

Subsequent Years:

- Repeat Year 2 for Years 3, 4 and 5, etc.
- Report fly tipping

5 Programming of Maintenance and Management Operations

5.1 Monitoring

To protect the investment in the quality of soft and hard landscape works, the long term maintenance contractor must provide a high standard of maintenance. The long term success of the scheme is dependent on its maintenance regime. The management plan and maintenance operations included herewith will be reviewed on letting of the long term maintenance contract following the end of the initial contract works defects period and from then on a four yearly basis thereafter.

5.2 Schedule of Maintenance

The following is an indicative annual schedule of maintenance visits. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The landscape contractor is required to construct a schedule of operations specifying operations and frequency using their own experience and horticultural knowledge. The ongoing programme of maintenance work will also

include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

- Infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants/restocking of beds etc
- Planting review and refurbishment
- Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

5.3 Schedule of annual maintenance operations

The following schedules list the timings for key annual operations for the soft landscape areas as shown on the proposed landscaping plan:

Schedule 1: General Maintenance

Month	Litter pick	Remove leaf fall	Check Paving
January	1 visit		
February	1 visit		
March	1 visit		
April	1 visit		
May	1 visit		
June	1 visit		1 visit
July	1 visit		
August	1 visit		
September	1 visit		
October	1 visit	1 visit	
November	1 visit		
December	1 visit	1 visit	

Schedule 2: Existing Trees and Vegetation

Month	Tree inspection	Weed control	Pruning
January			
February			
March			
April		1 visit	
May			
June			
July	1 visit	1 visit	
August			
September			
October		1 visit	
November	1 visit		
December			1 visit

Schedule 3: Specimen Trees- Establishment Phase (first 3 years)

Month	Tree inspection	Replace dead	Weed control	Watering	Hedge cutting
January					
February					1 visit
March					
April			2 visits	2 visits	
May				4 visits	
June				4 visits	
July	1 visit		2 visits	4 visits	
August				4 visits	
September				4 visits	
October			2 visits	2 visits	
November					
December		1 visit			

Schedule 4: Specimen Trees- Continuing Maintenance after 3 years

Month	Tree inspection	Replace dead	Weed control	Watering	Hedge cutting
January					
February					1 visit
March					
April			1 visit	2 visits	
May				2 visits	
June				2 visits	
July	1 visit		1 visit	2 visits	
August				2 visits	
September				2 visits	
October			1 visit	2 visits	
November					
December		1 visit			

Schedule 5: Ornamental Shrubs - Establishment Phase (first 3 years)

Month	Inspection for dead plants	Replace dead	Weed control	Watering	Deadhead flowering plants
January					
February					
March			1 visit		
April			1 visit	2 visits	1 visit
May			2 visits	4 visits	1 visit
June			2 visits	4 visits	1 visit
July			2 visits	4 visits	1 visit
August			2 visits	4 visits	1 visit
September	1 visit		1 visit	4 visits	1 visit
October		1 visit	1 visit	2 visits	
November					
December					

Schedule 6: Ornamental Shrubs - Continuing Maintenance after 3 years

Month	Inspection for dead plants	Replace dead	Weed control	Watering	Deadhead flowering plants
January					
February					
March			1 visit		
April			1 visit	2 visits	1 visit
May			1 visit	2 visits	1 visit
June			1 visit	2 visits	1 visit
July			1 visit	2 visits	1 visit
August			1 visit	2 visits	1 visit
September	1 visit		1 visit	2 visits	1 visit
October		1 visit	1 visit	2 visits	
November					
December					

Schedule 7: Grass Verges

Month	Weed control	Fertilizer	Mowing	Trim edges	Thatch removal
January					
February					
March			1 visit		
April					
May					
June					
July					
August			1 visit		
September					
October					
November					
December					

6 British Standards

6.1 As well as the standards described above the soft landscape works should meet the following British Standards where appropriate:

Topsoil handling, stripping and storage:

- BS ISO 15799:2022 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:2015 Specification for topsoil
- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces) AMD 6784

Quality of Trees and Shrubs:

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-10:1990 nursery stock specification for ground cover plants
- BS 3998:2010 recommendations for tree work and AMD 6549

Horticulture:

- BS EN 12579:2013 Soil improvers and growing media - sampling