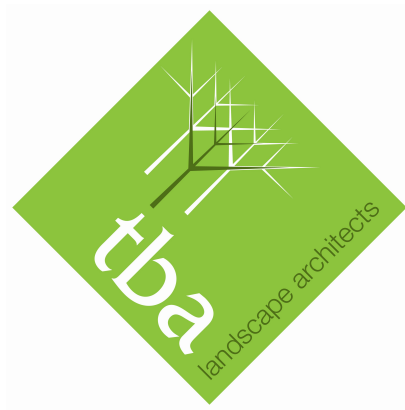


**WHITELEES ROAD
LITTLEBOROUGH
PHANTOM CONSTRUCTION**

LANDSCAPE MANAGEMENT PLAN



tba
landscape architects

Landscape Architecture

Trevor Bridge Associates Ltd
Ashton Old Baths
Stamford Street West
Ashton-under-Lyne
Lancashire OL6 7FW

Tel: 0161 804 2099
Email: info@trevorbridge.co.uk
www.trevorbridge.co.uk

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Ref: JW/7605/LMP

1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at the Whitelees Road, Littleborough. It sets out the management intentions and the necessary operations required to enable the management company to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management being carried continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

- 2.1 The following landscape elements will be present on the site:

- Existing trees and hedges
- Existing grassland – close mown
- Tree planting
- Hedge planting

3.0 DRAWINGS AND REPORTS

- 3.1 The works shall be carried out to the landscaped areas in accordance with the following:

7605.01 Landscape Proposals

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees and hedges will have minimal intervention with the intention that they mature naturally.
- 4.3 Existing areas of close mown grass will be maintained to give a neat and tidy appearance.
- 4.4 Individual trees, once established, will have their stakes and ties checked.
- 4.5 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.6 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS

5.0 EXISTING TREES AND HEDGES

- 5.1 Before any tree works are carried out the contractor must confirm with the LPA as to whether any trees are protected by a Tree Preservation Order.
- 5.2 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 EXISTING GRASSLAND – CLOSE MOWN

- 6.1 Regular maintenance of the existing grass shall be undertaken throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. A minimum of fortnightly cuts will be undertaken unless weather conditions alter the frequency. If weather conditions prevent cutting then an intermediate cut will be undertaken at the earliest opportunity lifting the risings to ensure a neat appearance. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. Subsequent cuts should be to a height of approximately 40mm, with the cuttings dispersed.
- 6.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

7.0 TREE PLANTING

- 7.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.
- 7.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 7.3 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This will be achieved by the use of mulch/mulch mats as described in section 12.0 and hand weeding around the base of the tree as described in 11.0.
- 7.5 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established. After year 4 the stakes and ties should be removed.
- 7.6 All pruning shall be carried out to the highest horticultural standard and shall be carried out using secateurs and hand saws only. Stems to be removed shall be pruned back flush to an outward pointing bud or the nearest junction with another branch, while maintaining the natural shape of the tree. Pruning shall include:
- The removal of dead, diseased and dying vegetation, secondary leader shoots, duplicated branches and potentially weak or tight forks
 - The removal of side growth and suckers back to the trunk or root with a minimum disturbance of the roots
 - The removal of vegetation growing onto footpaths, car parks, road, signs, sightlines and any other location where it presents a hazard to the users of the site
 - The removal of vegetation growing over windows and lights where it presents a security hazard
 - Inspection of trees for pests and diseases
 - No works to trees to be carried out in the bird nesting season that is March to August unless the trees have been inspected by and Ecologist for any signs of nesting birds.

7.7 Watering of new tree planting:

Trees should be watered using a can with a rose attachment on the end or a sprinkler that will administer water slowly and at a low pressure, mimicking rainfall.. Water should be applied to the base of the tree, evenly distributed over the entirety of the root ball to encourage even development. A newly planted tree should be watered when planted and at the point of bud burst in the spring and this should be continued throughout the spring and summer months until the leaves have fallen in the autumn (deciduous trees). Watering should be carried out for the first two summers after planting. Watering of evergreen trees may be needed in the winter if it is particularly dry weather. During the height of summer water should be applied at a rate of 2 domestic buckets full (or 20 litres) of water every other day. Watering can begin to be reduced as autumn approaches. Trees still need additional water even if it has been raining. Ensure that the water is draining well away after 10 minutes of application of the water to make sure that the water gets to the tree and is not just sitting on the surface.

8.0 HEDGE PLANTING

- 8.1 Hedges shall be maintained to a maximum height of 1.8 metres. Pruning is to be carried out to the highest horticultural standard and by hand using mechanical secateurs, mechanical hedge cutters and hand saws only. Broad leaved evergreen hedges shall only be pruned using secateurs. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.
- 8.2 All plants shall be firmed in by treading after frost lift or wind rock.
- 8.3 No hedge cutting shall take place during the bird nesting season, that is March to August.
- 8.4 Hedges shall receive sufficient water as described at section 9.0 (6 buckets per linear metre of hedge (1 bucket = 14 litres/3 gallons) every 5 days.
- 8.5 Hedges shall be litter picked as described at section 10.0.
- 8.6 Hedges shall be kept weed free as described at section 11.0.
- 8.7 All hedges to have a layer of mulch that shall be maintained as described in 12.0.

9.0 WATERING (to be read on conjunction with watering details above)

- 9.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.
- 9.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 9.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.
- 9.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

10.0 LITTER PICKING AND DEBRIS REMOVAL

- 10.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately, and repairs arranged within 5 working days.

11.0 WEED CONTROL AND USE OF HERBICIDES

- 11.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. If the weed growth is dense beds/hedges shall be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to ponds.
- 11.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 11.3 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a

pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.

11.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.

11.5 Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

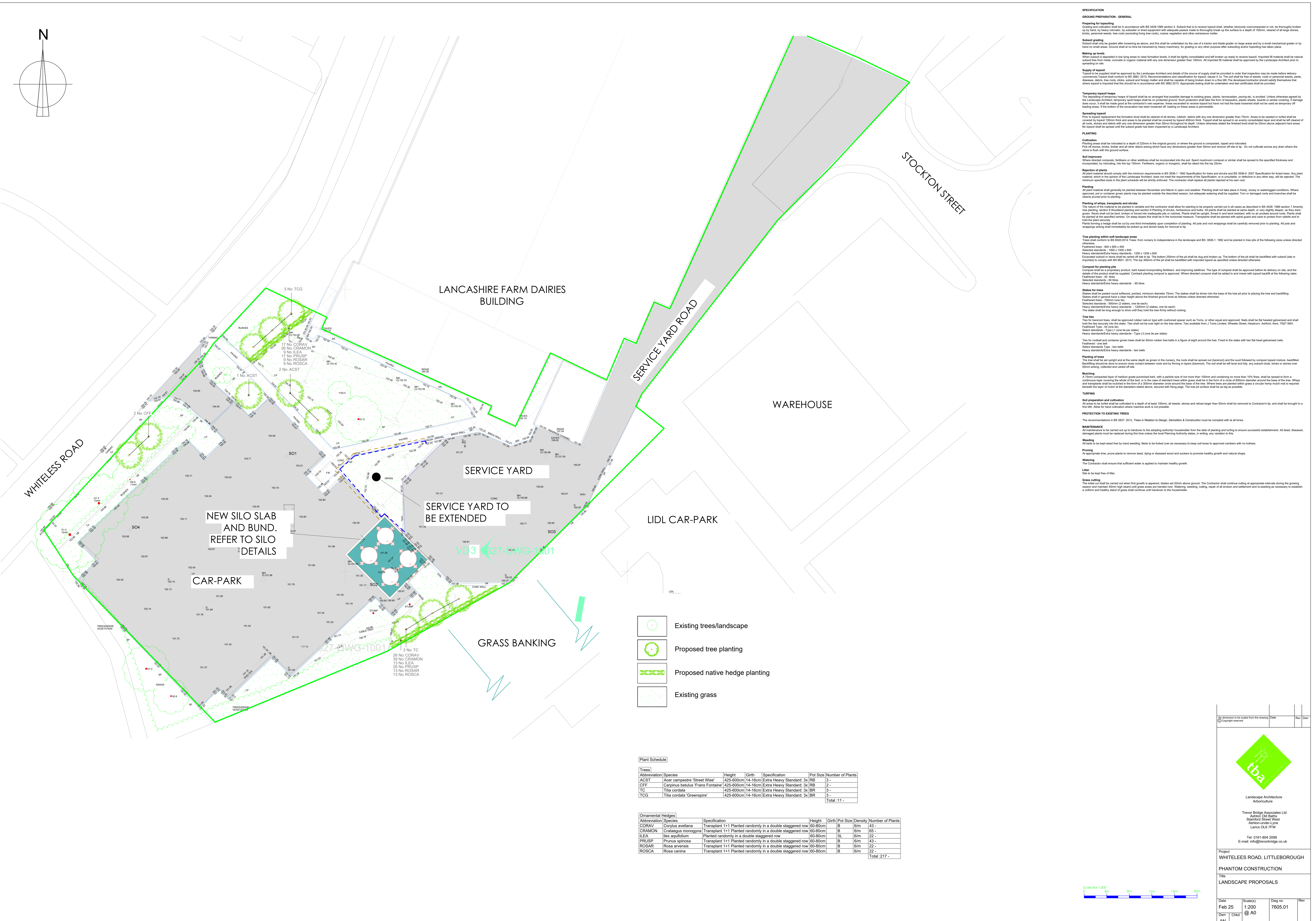
12.0 **MULCH**

A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed/length of the hedge, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with fixing pegs. The tree pit surface shall be as big as possible.

Appendix A – Landscape maintenance schedule

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Appendix B – Landscape drawings



SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4248:1989 section 4. Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand or heavy machinery, by subsoiler or fixed equipment with adequate power made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Building up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be natural subsoil free from silt, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before delivery commences. Topsoil shall conform to BS 3682:2015. Recommendations and classification for topsoil, clause 4.5. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, stumps, natural or foreign matter and shall be capable of being broken down to a fine 88. The development/contractor should satisfy themselves that where topsoil is imported that this should be in accordance with BS 3682:2015. Appropriate testing shall be undertaken and test certificates shall be provided.

Temporary topsoil heaps
The spreading of temporary heaps of topsoil shall be so arranged that possible damage to existing grass, plants, permeation, parking etc. is avoided. Unless otherwise agreed by the Landscape Architect, temporary soil heaps shall be on protected ground. Such protection shall take the form of lapauline, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but where no topsoil has been laid shall be covered with a layer of straw or similar material. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick. Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by a Landscape Architect.

PLANTING

Cultivation
Planting areas shall be cultivated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and reworked.
Pits of stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil. Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotavating, into the top 150mm. Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3096-1:1992 Specification for trees and shrubs and BS 3096-4:2007 Specification for forest trees. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, windy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be clearly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4248:1989 section 7. Amenity trees, section 8 (rooted planting and section 9 (bare root, bare root, bare root and bare root). All plants shall be planted at same depth, or very slightly deeper, as they were grown. Roots shall not be bent, broken or forced into inadequate pits or rootbars. Plants shall be upright, firm and not wind and wind resistant, with no air pockets around roots. Plants shall be planted at the specified center. On slope slopes the shall be in the horizontal measure. Transplants shall be planted with spiral guards and care to protect from rabbits and to hold the plant securely.
Plants forming a hedge shall be cut by one third immediately upon completion of planting. All poles and root wrappings shall be carefully removed prior to planting. All poles and wrappings arising shall immediately be picked up and stored ready for removal to tip.

Tree planting within soft landscape areas
Trees shall conform to BS 3096:2014. Trees, from nursery to independence in the landscape and BS 3096-1:1992 and be planted in tree pits of the following sizes unless directed otherwise:
Faithful trees - 500 x 500 x 450
Selected standards - 1000 x 1000 x 450
Heavy standards/Extra heavy standards - 1200 x 1200 x 600
Excavated around or stone shall be carried off site to tip. The bottom 250mm of the pit shall be dug and broken up. The bottom of the pit shall be backfilled with subsoil (see 4.5) or imported to comply with BS 3682:2015. The top 200mm of the pit shall be backfilled with imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark based incorporating fertilisers and improving additives. The type of compost shall be approved before delivery on site, and the quality of the product shall be supplied. Certified planting compost is approved. Where directed compost shall be added to and mixed with topsoil backfill of the following size:
Faithful trees - 40 litres
Selected standards - 60 litres
Heavy standards/Extra heavy standards - 80 litres

Stakes for trees
Stakes shall be painted round softwood, pointed, minimum diameter 75mm. The stakes shall be driven into the base of the tree prior to planting the tree and backfilling.
Stakes shall be ground level or a clear height above the finished ground level as follows unless directed otherwise:
Faithful trees - 750mm (one 6)
Selected standards - 900mm (2 stakes, one 6 each)
Heavy standards/Extra heavy standards - 1200mm (2 stakes, one 6 each)
The stake shall be long enough to drive until they hold the tree firmly without wiggling.

Tree ties
Ties for bare rooted trees, shall be approved rubber nalon type with cushioned spacer such as Turm, or other equal and approved. Nails shall be flat headed galvanneal and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties suitable from J. Toms Limited, Wheeler Street, Huddersfield, West, TF27 9SH.
Faithful trees - 1 (one tie)
Selected standards - 1 (one tie)
Heavy standards/Extra heavy standards - 1 (one tie per stake)

Ties for rootball and container grown trees
Ties for rootball and container grown trees shall be 50mm rubber tree belts in a figure of eight around the tree. Fixed to the stake with two flat head galvanneal nails.
Faithful - one tie
Selected standards - 2 ties
Heavy standards/Extra heavy standards - two belts

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out (bareroot) and the soil followed by compost topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers (bareroot). The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm rising, collected and carried off site.

Mulching
A 75mm suspended layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees within grass shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. Where trees are planted within grass a circular hemp mulch mat is required beneath the layer of mulch at the diameters stated above, secured with turf pegs. The tree pit surface shall be as big as possible.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine 88. Allow for hand cultivation where machine work is not possible.

PROTECTION TO EXISTING TREES
The recommendations in BS 5837:2012, *Trees in Relation to Design*, Demolition & Construction must be complied with at all times.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by hand weeding. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades wet 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Weeding, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy sward of grass shall continue until handover to the householder.

- Existing trees/landscape
- Proposed tree planting
- Proposed native hedge planting
- Existing grass

Plant Schedule						
Trees						
Abbreviation	Species	Height	Girth	Specification	Pot Size	Number of Plants
ACST	Acer campestre 'Street Wise'	425-600cm	14-16cm	Extra Heavy Standard: 3x	RB	3
OFF	Carpinus betulus 'Frans Fontaine'	425-600cm	14-16cm	Extra Heavy Standard: 3x	RB	2
TC	Tilia cordata	425-600cm	14-16cm	Extra Heavy Standard: 3x	BR	3
TCG	Tilia cordata 'Greenspire'	425-600cm	14-16cm	Extra Heavy Standard: 3x	BR	3
						Total: 11

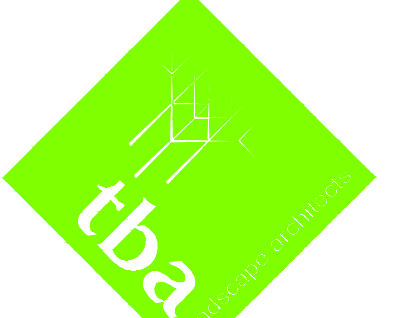
Ornamental Hedges						
Abbreviation	Species	Specification	Height	Girth	Pot Size	Number of Plants
CORAV	Corylus avellana	Transplant 1+1 Planted randomly in a double staggered row	60-80cm	B	6m	43
CRAMON	Crataegus monogyna	Transplant 1+1 Planted randomly in a double staggered row	60-80cm	B	6m	65
ILEA	Ilex aquifolium	Planted randomly in a double staggered row	60-80cm	SL	6m	22
PRUSP	Prunus spinosa	Transplant 1+1 Planted randomly in a double staggered row	60-80cm	B	6m	43
ROSAR	Rosa arvensis	Transplant 1+1 Planted randomly in a double staggered row	60-80cm	B	6m	22
ROSCA	Rosa canina	Transplant 1+1 Planted randomly in a double staggered row	60-80cm	B	6m	22
						Total: 217

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Date

Rev

Dwn



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Arbiculture

Trevor Bridge Associates Ltd
Ashby Old Barn
Stamford Street West
Ashby-under-Lyne
Lancs OX6 7FW
Tel: 0161 404 2099
E-mail: info@trevorbridge.co.uk

Project
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Title
LANDSCAPE PROPOSALS

Date Feb 25	Scale(s) 1:200 @ A0	Dwg no 7605.01	Rev
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