

**ROYLE ROAD
ROCHDALE
BMC ROCHDALE LIMITED**

LANDSCAPE MANAGEMENT PLAN



tba
landscape architects

Landscape Architecture

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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of landscape within the proposed development at Royle Road, Rochdale. 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 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
- Tree planting
- Native shrub planting
- Hedge planting
- Ornamental planting
- Grass close mown – Turf and Seed Mix
- Wildflower meadow/wildflower pre seeded matting

3.0 DRAWINGS AND REPORTS

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

7655.01 rev B Landscape Proposals Sheet 1 of 2
7655.02 rev B Landscape Proposals Sheet 2 of 2

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 Individual trees, once established, will have their stakes and ties checked.
- 4.4 The management of the native shrubs will also focus on two stages of development. The first stage is their establishment to form vigorous communities able to contribute to the design objectives of screening, amenity and nature conservation interest. Once establishment is secured, the principal activity will be the selection of some specimens for long-term development, weed control and pruning.
- 4.5 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.6 The management of the ornamental shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.7 Areas of close mown grass, grass meadow and wildflower meadow including areas of wildflower pre seeded matting will be maintained to give a neat and tidy appearance.

- 4.8 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 All tree works shall be carried out in accordance with BS3998 *Recommendations for Tree Works*. No works to trees to be carried out in the bird nesting season that is March to August.
- 5.3 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 TREE PLANTING

- 6.1 Trees should be planted to BS 8545:2014 Trees from Nursery to Independence in the landscape.
- 6.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 6.3 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 15.0 and hand weeding around the base of the tree as described in 14.0.
- 6.4 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.
- 6.5 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.
- 6.6 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.

7.0 NATIVE SHRUB PLANTING

7.1 Weed Control

7.1.1 Newly planted tree and shrub areas will be kept weed free as grasses and herbs are strong competitors for moisture and nutrients. Young trees in a grass sward often show classic stress symptoms: sparse small leaves, shoot dieback and a yellowing or browning of leaves caused by nitrogen deficiency and water stress respectively. Mowing or cutting is an ineffective means of controlling weeds. It has been demonstrated that mowing increases the vigour of a grass sward, thereby increasing soil moisture defects and decreasing tree vigour.

7.1.2 The careful use of herbicides is an effective method of weed control and therefore herbicide will be applied for a period of three years until the woodland canopy has sufficiently developed to suppress weeds naturally.

7.2 Beating Up

7.2.1 Some losses after planting are almost inevitable and therefore beating up (the process of replacing trees and shrubs that have died soon after planting) will be undertaken. This will be carried out in the season immediately following the planting operation and for a period of 10 years whilst the area establishes.

7.3 Thinning

7.3.1 During the establishment phase of the planting, as it is randomly planted, the plantation will consist of individual trees under stress from the substrate and climatic factors, and from any physical damage or inherent weakness to the plant. As the plants grow, interaction between individuals creates an active process of competition which has a tendency to have an advantageous effect on some species at the expense of others. Problems brought about by suppression due to differential growth rates of different species occur as early as the third year after planting. In order to preserve the slower growing species, it will be necessarily critical to time the thinning correctly. As slower growing species are spread randomly throughout the plantation, they will probably be suppressed at the same time, therefore if the thinning operation is left too late their wholesale loss could result.

7.4 Coppicing

7.4.1 To achieve structural diversity at an early stage selective group-coppicing of Hazel (*Corylus avellana*) in groups of 5-10m² covering one third of the total area of the plantation will be undertaken.

7.4.2 To achieve age diversity, small clearings will be made to encourage natural regeneration. Small scale planting of slower species could also take place within the clearings to further increase age diversity.

7.5 Stakes and Ties

7.5.1 During the establishment period, any stakes will be checked for stability and effectiveness. All ties will be adjusted as they become too tight so as not to cause damage to trees.

7.6 Watering

7.6.1 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 12.0.

7.7 From Completion of Planting to Year Three

7.7.1 For a period of three years immediately following completion of planting the whole of the native tree/shrub planting shall be kept weed free by the application of Glyphosate to both grass and broadleaved weeds during periods of active growth. During the first year a minimum of four

applications shall be undertaken followed by a minimum of two applications per year for the second and third year.

- 7.7.2 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 7.7.3 The Contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, amended 1997, drawn up under the Food and Environment Protection Act 1985.
- 7.7.4 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. 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.
- 7.7.5 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.
- 7.7.6 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. 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.
- 7.7.7 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

7.8 From Completion of Planting to Year Three

- 7.8.1 Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and they shall be removed once they are no longer required for support of the tree. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the plants on the stake is occurring.

7.9 First Year Following Completion of Planting

- 7.9.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

7.10 Third Year Following Completion of Planting

- 7.10.1 During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out.
- 7.10.2 At the same time as the thinning operation, coppicing of Hazel (*Corylus avellana*) shall be carried out.
- 7.10.3 The thinning and coppicing operations shall be carried out to the instructions of the landscape architect.

8.0 HEDGE PLANTING

- 8.1 Hedges to the road frontage shall be maintained to a maximum height of 1.2 metres high, hedges adjacent to boundaries to be maintained to a height of 1.5 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 12.0 (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 13.0.
- 8.6 Hedges shall be kept weed free as described at section 14.0.
- 8.7 All hedges to have a layer of mulch that shall be maintained as described in 15.0.

9.0 ORNAMENTAL SHRUBS

- 9.1 The management of the ornamental shrub areas will focus on weed control and pruning.
- 9.2 Replacement of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.
- 9.3 Beds shall be maintained in a weed free condition. Beds will be hoed and hand weeded once a month during the growing season and if weed growth is dense, treated as described in the section 14.0 use of herbicides.
- 9.4 Shrub beds shall receive sufficient water whilst establishing (first two planting seasons) and in periods of dry weather as described at section 12.0 (1 bucket per shrub (1 bucket = 14 litres/3 gallons) every 5 days.
- 9.5 All beds to have a layer of mulch that shall be maintained as described in 15.0.
- 9.6 Beds shall be litter picked as described at section 13.0.

10.0 CLOSE MOWN GRASS

Turf/A22 seed mix

- 10.1 Regular maintenance of the close mown turf/seeded areas 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.
- 10.2 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.
- 10.3 Ensure sufficient irrigation during establishment and during dry periods see 12.0.

11.0 WILDFLOWER MEADOW (EMORSGATE EM2 AND WILDFLOWER PRE SEEDED MATTING)

11.1 First year management

Areas seeded in August to September shall be cut lightly in March using a flail mower, or strimmer. The meadow should be cut again in September when flowering is over. In both cases all cuttings shall be raked up and removed from site.

11.2 The pegs on the matting shall be regularly checked and resecured as necessary whilst the meadow establishes.

11.2 After year one all the wildflower meadow areas on the site should be cut twice annually once in March and once in September when flowering is over, using a flail mower or strimmer. In both cases all the cuttings shall be raked and removed from site. This prevents nutrients building up in the soil which encourage weed species and discourage wildflowers. The timing of the cuts should be as above but will be dependent on the presence of any wildflowers in the sward; cutting should not take place until after the desirable species have set and dispersed seed.

11.4 Cutting twice per year should be sufficient to control any tree seedlings or brambles in the grassland. Cutting twice per year will not however prevent the growth of 'noxious' weeds, such as Nettles, Dock, Thistle, Dandelion, Ragwort and Rosebay Willowherb. These are termed 'noxious weeds' since they are persistent and aggressive plant species, which can quickly colonise areas, preventing the growth of most other species and lessening the biological diversity of grassland.

11.5 Carefully dig out or spot treat any 'noxious' weeds as described above. Refer to weed control section 14.0.

11.6 If the wildflower meadow fails in year 1 then the failed areas shall be overseeded/or re laid in the case of the wildflower matting, in accordance with the details in the specification shown on the landscape drawings. Overseeding shall then be undertaken annually until the local authority are happy that the meadow has fully established.

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

12.1 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.

12.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.

12.3 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.

12.4 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.

13.0 LITTER PICKING AND DEBRIS REMOVAL

13.1 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.

14.0 WEED CONTROL AND USE OF HERBICIDES

14.1 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.

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- 14.2 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.
- 14.3 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.
- 14.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.
- 14.5 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.
- 15.0 **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.

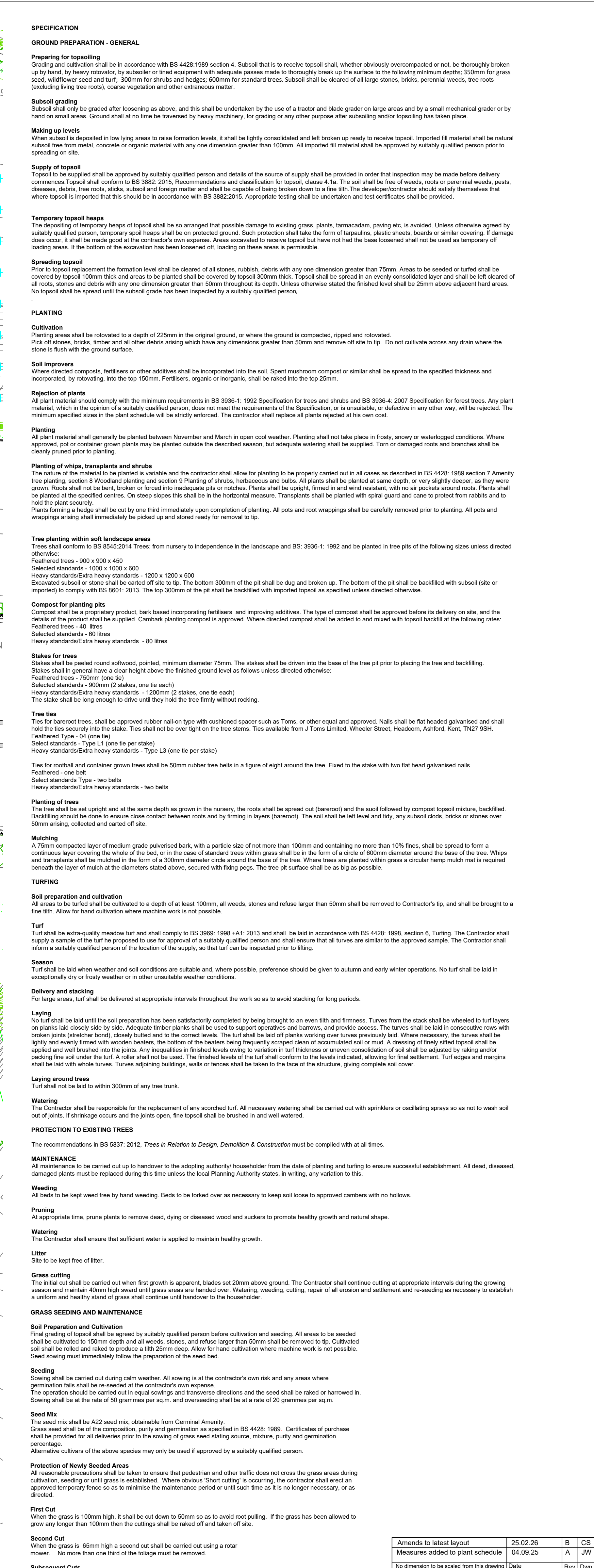
Appendix A – Landscape maintenance schedule

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LANDSCAPE MANAGEMENT PLAN

Appendix B – Landscape drawings



Native Shrub: Mix To be planted in species groups of 5-10									
Abbreviation	Species	Mix Species Contribution	Specification	Height	Pol Size	Density	Number	Area	
CSBV	Crotona alavina	20%	Transplant	90-80cm B	1m ²	527	528	3214m ²	
CR	Crataegus monogyna	30%	C	90-80cm B	1m ²	791	789	4822m ²	
LEA	Leuca aquifolium	10%	Transplant	90-80cm B	1m ²	264	263	1607m ²	
PMSP	Pinus spmora	20%	Transplant	90-80cm B	1m ²	527	528	3214m ²	
ROCAR	Rosa arevensis	9%	Transplant	90-80cm B	1m ²	132	131	804m ²	
ROSCA	Rosa canina	9%	Transplant	90-80cm B	1m ²	132	131	804m ²	
VIBOP	Viburnum opulus	10%	Transplant	90-80cm B	1m ²	264	263	1607m ²	
						Total	2637	2631	6072m ²

Shrub									
Abbreviation	Species	Height	Pol Size	Density	Number of Plants	Area			
AJA	Acacia giponica 'Variegata'	40-60cm SL	4mm ²	12	2,8307m ²				
BGO	Begonia confertifolia	20-30cm SL	6mm ²	98	28,7697m ²				
BTA	Barbetta thurbergii 'Atrorubens Nana'	30-40cm SL	6mm ²	137	22,1362m ²				
COE	Ceanothus thyliifolius 'aperta'	20-30cm SL	6mm ²	111	19,1171m ²				
COF	Cornus sibiricaefolia 'Flavescens'	60-80cm SL	4mm ²	16	3,9968m ²				
COR	Cornus alba 'Sibirica'	40-60cm SL	4mm ²	16	3,9707m ²				
EEG	Eucyrtus fortunei 'Emerald Gold'	20-30cm SL	6mm ²	98	9,3368m ²				
EEL	Elaeagnus x ebringe Linnale	30-40cm SL	4mm ²	38	9,2225m ²				
ESQ	Eucyrtus fortunei 'Silver Queen'	30-40cm SL	6mm ²	33	5,5581m ²				
EUE	Eucyrtus fortunei 'Emerald Gatsby'	20-30cm SL	6mm ²	169	28,668m ²				
HEB	Hebe parguifolia 'Bart'	30-40cm SL	6mm ²	134	23,1171m ²				
INV	Hebe xirei Klodde	30-40cm SL	6mm ²	33	5,5171m ²				
LMH	Leucothoe glabra	30-40cm SL	6mm ²	98	19,198m ²				
LAV	Laurothia laurosticta 'Vera'	30-40cm SL	6mm ²	31	5,1717m ²				
MAP	Malpighia aquifolius 'Apolo'	30-40cm SL	6mm ²	87	19,1903m ²				
PDG	Potentilla fruticosa 'Katherine Dyles'	30-40cm SL	6mm ²	11	5,3205m ²				
PR	Potentilla fruticosa 'Red'	30-40cm SL	6mm ²	11	5,3205m ²				
RST	Rubus giponica 'Russell'	30-40cm SL	6mm ²	158	23,9227m ²				
SEN	Senecio 'Sunshine'	30-40cm SL	6mm ²	28	4,4006m ²				
VIB	Viburnum dendi	30-40cm SL	6mm ²	130	20,6683m ²				
VVS	Viburnum linnus 'Eve Price'	40-60cm SL	4mm ²	28	6,8461m ²				
					Total	1476		248	2548m ²

Mowing Area
Any defects such as shriveling, ponding, spring germination or disease shall be made good and re-seeded as at above.

Damage to Existing Grass
The contractor will be responsible for cultivating, seeding, maintaining, areas above of areas of existing turf that are damaged during the course of the works for reasons of storage, wetting, wear, transport of materials excepting those areas which are specifically defined and measured in the contract.

Any areas, which in the opinion of a suitably qualified person, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil.

WETTABLE POWDER GRASS SEEDING & MAINTENANCE

Preparation for Seeding
Seed should be sown in good quality, dry, fine sub-soil or well-drained topsoil.

The area that is cultivated to 100mm depth and/or, if necessary, tined to produce a 100mm sown area and for 2-3 weeks to allow the seed to become established. Cultivated soil shall be rolled and watered to ensure the seed is in good contact with the soil. Seed should be sown in the bed to be germinated. After 2-3 weeks, a spray of the very granulated seed should be sown on, allowed to dry and then rolled off. Seed should be sown in a container immediately after the area has been prepared and watered, lightly watering area before seeding.

Seed should be sown during August or September, if it is not possible, during April or May.

Wettable Seeding
Seeding shall be carried out during early morning. Seeding is at the contractor's option and any areas where germination takes place shall be re-seeded at the contractor's own expense. The operator should be carried out at equal spacing and between distances. The contractor must ensure that the grass and wettable seed is thoroughly mixed together and watered with rain water or at the rate specified by the manufacturer and then rolled into the soil surface and lightly rolled.

Wettable seed mix
Use the wettable seed available from Engrange Wildlife Seed. Certificates of analysis should be provided for all seed mix prior to the sowing of the seed mix. Only source, moisture, purity and germination percentage. Sources must be of indigenous stock.

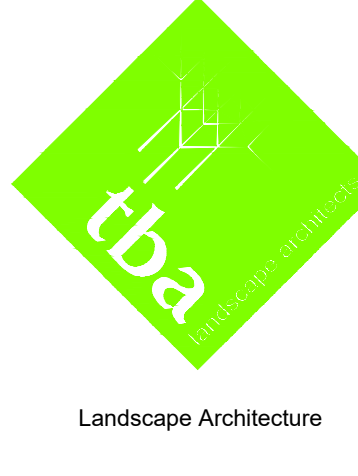
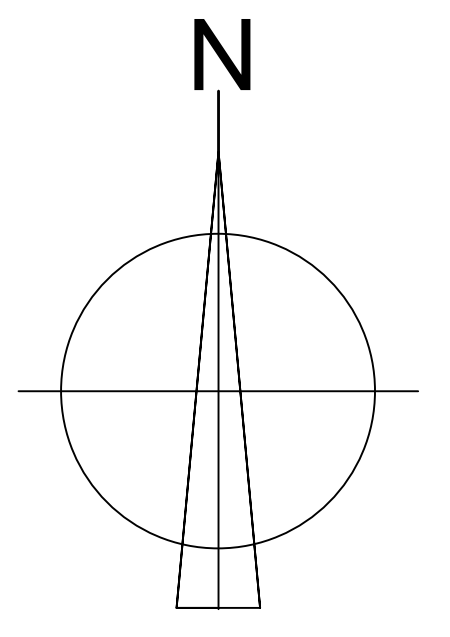
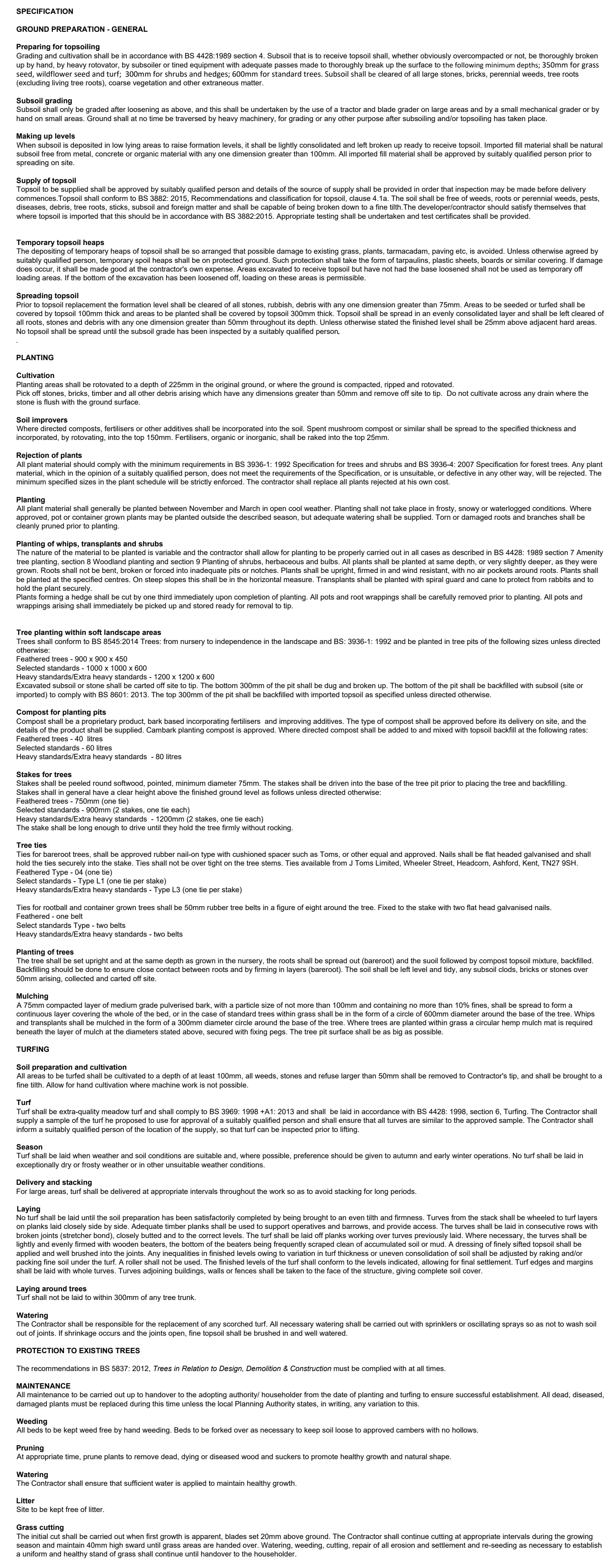
Final cut of wettable seed
All areas previously marked to be taken to ensure that pedestrian and other traffic, does not cause the wettable seed during cultivation, cultivation is established. Where disease during a cutting, the contractor should be approved by the council to ensure the maintenance period of cut will take it as it is longer necessary, or reduced.

Final cut of wettable seed
Areas seeded during August or September shall be cut lightly in the March using a flat mower. If necessary, the residual matter is fluff off. From second during April or April shall be cut in October when flowering is over. In all cases, of cuttings shall be cut and removed from site.

After the first cut of mangers
After one year cut of the wettable seed mix in the area should be cut twice annually once in March and once in September when flowering is in full. The cuttings shall be removed from the site and the area should be watered to ensure the seed is in good contact with the soil. In the early autumn encourage wet sources and discourage wildlife. The timing of the cut should be as above and will be dependent on the presence of any wildlife in the seed; cutting should not take place and/or the appropriate sources should be used.

Mowing Area
Any defects such as shriveling, ponding, spring germination or disease shall be made good and re-seeded as at above.

			
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Project			
ROYLE ROAD, ROCHDALE			
BMC ROCHDALE LIMITED			
Title			
LANDSCAPE PROPOSALS SHEET 1 OF 2			
Date	Scale(s)	Dwg no	Rev
Sept 25	1:200 @ A0	7655.01	B



Project			ROYLE ROAD, ROCHDALE		
BMC ROCHDALE LIMITED					
Title					
LANDSCAPE PROPOSALS SHEET 2 OF 2					
Date		Scale(s)		Dwg no	
Sept 25		1:200 @ A0		7655.02	
Dwn	Chkd				
JW					