



DRAINAGE MAINTENANCE SCHEDULE

FOR

RESIDENTIAL DEVELOPMENT

AT

**Drake Street,
Rochdale OL16 1PJ**

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1. INTRODUCTION

- 1.1. Drainage systems require maintenance to ensure that all elements including the SuDS components operate effectively for their lifetime.
- 1.2. This typical drainage maintenance report has been prepared to accompany the Drainage Strategy for proposed residential development at land off Drake Street, Rochdale, OL16 1PJ, providing an overview of the operation and maintenance requirements for the drainage features included within the proposed drainage strategy plan in **Appendix A:**

11524-HBL-XX-XX-DR-C-5103 P06 PROPOSED DRAINAGE STRATEGY PLAN

- 1.3. Full consideration to long term maintenance should be given, as part of the detailed design process, installation, and construction of the proposed drainage system; this report should be updated throughout the design and construction process.
- 1.4. The recommended operations and frequencies in this report are typical only and should be more frequent initially (establishment maintenance) to ensure that there are no unforeseen issues with the operation of the SuDS components and then adjusted to suit the site requirements.
- 1.5. Any specialist or proprietary products that has been specified, should be installed in accordance with the manufacturer's design and details and should be issued by the manufacturer with specific maintenance regime, which should be followed during construction period and included within the Operation and Maintenance Manual for the site.
- 1.6. Where proprietary products are specified, the manufacturer's instructions and recommendations should be followed in priority to this document unless specifically noted otherwise due to project constraints.
- 1.7. Maintenance of systems during construction and for agreed period after the development is complete, will be the responsibility of the developer.
- 1.8. The developer should take all possible measures to prevent debris of any kind entering the drainage system.
- 1.9. Any existing and permanent proposed drainage features used during construction phase should be suitably protected to accommodate construction traffic. Following the main construction works the permanent drainage used during construction should be thoroughly cleaned and surveyed before being incorporated into the final scheme drainage.
- 1.10. The developer will keep records of maintenance activities, silt removal operation for duration of the construction and agreed period post construction. This information can be used to make modification to the ongoing maintenance plan which will be adopted by the site owners/operators upon completion.
- 1.11. Detailed maintenance schedule, based on as built drainage plans, post construction CCTV surveys with supporting information from manufacturers of all drainage components/proprietary systems, must be incorporated within the Operation and Maintenance (O&M) manual for the site and should be accessible to those who undertake maintenance.
- 1.12. The Detailed Maintenance Schedule/Plan should be reviewed annually and/or when maintenance contracts are renewed. This review should apply to all drainage components on site but is particularly important for the soft landscape elements, as plants and trees require different periodic management techniques as they develop.
- 1.13. The drainage maintenance plan should be a living document that is reviewed periodically with references to changes on site and surroundings where may be appropriate.

2. MAINTENANCE RESPONSIBILITIES

- **Private property drainage and SuDS** - located within property boundaries.
 - During construction and for agreed period after completion - **Developer/ Contractor.**
 - Future maintenance of private drainage network including private SuDS (where applicable) - **Operator/Property Owners.**
- **Intermediate SuDS** — SuDS features typically located within shared external areas of a development, outside individual plot boundaries, which manage and convey surface water runoff close to source but are not generally intended for adoption by the statutory water undertaker.
 - During construction and for agreed period after completion - **Developer/ Contractor.**
 - Future maintenance - **Private Maintenance/Management Company**
- **Public Sewers** - existing public sewers and those transferred under the Section 104 adoption agreement with **United Utilities** .

Note:

Due to the limitations of sewer record accuracy and changes introduced by the Public Sewer Transfer Regulations in 2011, not all public sewers may be shown on the records provided in **Appendix B.**

All works should therefore be approached with caution, and appropriate site investigation should be undertaken prior to commencement.

If any uncharted or unknown sewers are encountered during investigation or construction, **United Utilities must be contacted immediately** for further guidance and approvals.

Minimum easement distances should be maintained in accordance with **United Utilities local practice**, unless a formal easement agreement is in place—in which case, the specified easement width shall apply.

For any works in proximity to public assets, or where diversion of a sewer is proposed, **United Utilities** for specific guidance and consent.

3 OVERVIEW OF MAINTENANCE

- 3.1. All drainage systems, whether piped systems or SuDS require regular maintenance, therefore a suitable maintenance strategy should be adopted to ensure that the drainage network is cleaned regularly, and the routine maintenance and cleansing regime undertaken is documented.
- 3.2. The maintenance of the SuDS system at the development should be included alongside other regular maintenance tasks.
- 3.3. A copy of final construction drainage layout (as built Drainage Plan based on post construction CCTV surveys) and detailed maintenance schedule should be provided within the Operation and Maintenance (O&M) manual for the site and should be accessible to those who undertake maintenance.
- 3.4. It is recommended that the drainage system (inspection of inlets, outlets and control structures) is inspected monthly (and no less than three monthly), at the same time as other routine maintenance activities such as litter collection, grass cutting etc., with the system also being inspected after any major storm event.
- 3.5. Photographic records of the inspection are recommended as this can pick up any long-term changes that might not be apparent on a single visit, especially if inspections are carried out by different member of staff.
- 3.6. Inspections should comply with all relevant health and safety legislation (the Management of Health and Safety at work Regulations 1999) including the development of risk assessment for working close to or in water.
- 3.7. If any areas of significant sediment deposition are identified following major storm events, a post event clean-up operation may be required including removal of litter, vegetation, sewerage debris and any larger objects.
- 3.8. Long-term management practices should include monthly sweeping of external paved areas to remove sand and contaminants directly from paved surfaces before they become mobilised during storm events and transported to the drainage system.
- 3.9. During the winter months, drainage features such as gullies and channels should be cleared of ice, snow, debris and litter.
- 3.10. Table 1 below gives an overview of typical maintenance tasks and the frequency with which they need to be undertaken.

Table 1: Drainage Systems - typical maintenance tasks

DRAINAGE SYSTEMS - TYPICAL MAINTENANCE TASKS		
ACTIVITY	INDICATIVE FREQUENCY	TYPICAL TASKS
Establishment Maintenance.	Initial one-off requirement particularly for planting establishment, design specific.	• Inspections, • Weeding, • Watering.
Regular Maintenance.	Monthly to annually (For typical care of SuDS components).	• General inspection of inlets, outlets, control structures, suds components, • Litter and debris removal, • Grass cutting, weed and invasive plant control, • Shrub management (including pruning), • Shoreline vegetation management, • Aquatic vegetation management.
Occasional Maintenance.	Annually (Dependent on design).	• Sediment management • Vegetation replacement, • Vacuum sweeping and brushing.
Remedial Maintenance.	As required (tasks to repair problems due to damage).	• Structure rehabilitation/ repair, • Infiltration surface reconditioning.

CIRIA C697 RECOMMENDATIONS

- 3.11. Table 2 below gives an overview of typical key SuDS components operation and maintenance activities that will be or may be required.
- 3.12. SuDS Maintenance Inspection Checklist will be developed during detailed design and construction phase and included within Operation and Maintenance Manual for the site.
- 3.13. Maintenance Inspection Checklist should be used by the contractor and by the organisation responsible for the long-term maintenance of the SuDS system as a recording process to facilitate consistent inspection of the condition of the drainage system on site.

Table 2: Typical key SuDS components operation and maintenance activities

TYPICAL KEY SuDS COMPONENTS OPERATION AND MAINTENANCE ACTIVITIES – Ciria C697													
OPERATION AND MAINTENANCE ACTIVITY	SuDS COMPONENTS												
	Pond	Wetland	Detention basin	Infiltration basin	Soakaway	Infiltration trench	Filter drain	Modular storage	Pervious pavement	Swale/bioretention/trees	Filter strip	Green roofs	Proprietary treatment systems
Regular maintenance													
Inspection													
Litter and debris removal													
Grass cutting													
Weed and invasive plant control													
Shrub management (including pruning)													
Shoreline vegetation management													
Aquatic vegetation management													
Occasional maintenance													
Sediment management ¹													
Vegetation replacement													
Vacuum sweeping and brushing													
Remedial maintenance													
Structure rehabilitation/repair													
Infiltration surface reconditioning													

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Key:

- Will be required
- May be required

Notes: ¹ Sediment should be collected and managed in pre-treatment systems, upstream if the main device.

4 SITE DRAINAGE COMPONENTS - TYPICAL MAINTENANCE SCHEDULE

4.1. SuDS components included within the residential development at Land off Drake Street, Rochdale, OL16 1PJ presented on the Drainage Plan included within **Appendix A** aim to:

- Control the flow, volume and frequency of water leaving the site,
- Prevent pollution by intercepting silt and cleaning runoff from hard surfaces,
- Create opportunity for wildlife,
- Provide attractive surroundings for the community.

4.2. The following components have been included within the drainage design for the proposed development:

- **Inlets, outlets, gratings, drainage channels and gullies** - are often conveyance pipes protected with mesh guards. They should be free from obstruction at all times to allow free flows through the SuDS.
- **Pipes** - are intended to be the main conveyance across the development and where oversized they form the attenuation volume required by the limitation of the discharge rate. Pipes are proprietary products, and the materials can vary across the site and as such where used the manufacturer's recommendations should be followed.
- **Access points, inspection chambers, manholes, rodding eyes** - are used on bends or where pipes come together to allow for maintenance of the system as necessary.
- **Silt traps and sump units** - Structures (manholes or chambers) designed to capture suspended solids or sediment in their bottom sump. Some include removable buckets or filters for easier clean-out.
- **Rainwater harvesting units** are systems designed to collect, store, and reuse rainwater from roof areas for non-potable uses such as irrigation and toilet flushing. These systems can range from simple water butts to more complex proprietary rainwater harvesting tanks and associated control systems. As proprietary products, the materials and configurations may vary across the site and therefore, where implemented, they should be installed and maintained in accordance with the manufacturer's recommendations.
- **Permeable surfaces** designed to allow surface water runoff to pass through or between the surface material into an underlying sub-base for temporary storage and conveyance. These may comprise permeable block paving with gaps between solid blocks, porous paving units which allow water to filter through the material itself, gravel surfaces, or cobbled systems. Runoff captured within the sub-base can either infiltrate into the underlying ground, where ground conditions permit, or be conveyed via perforated collector drains towards the next element within the SuDS management train.
- **Permeable sub-base collector drains/ diffuser units** - perforated carrier pipes installed within or beneath permeable pavement sub-base layers to collect and convey filtered runoff towards downstream SuDS features or discharge points
- **Bioretention systems, raingardens, SuDS planters/pods** - A planted soil layer constructed on the roof of a building to create a living surface. Water is stored in the soil layer and absorbed by the vegetation.
- **Filter drains** - linear drainage features typically comprising a perforated carrier pipe surrounded by granular filter material, designed to intercept, filter, and convey surface water runoff from adjoining hardstanding areas towards the next element within the SuDS management train. Filter

drains may be vegetated/planted or unplanted depending on the site layout and design requirements.

- **Attenuation tanks** – tank structures providing underground storage/attenuation during/ after rainfalls where water is slowly releases back to the system usually via flow control to downstream outfall.
- **Flow control units**– proprietary hydraulic control systems used to regulate, restrict, or convey surface water runoff within the drainage network. These may include flow control chambers incorporating orifice plates or vortex flow controls, pump stations, and associated control equipment. As proprietary systems, inspection, servicing, and maintenance should be undertaken in strict accordance with the manufacturer’s instructions and recommendations.
- **Overflow and flood routes (exceedance routes)** - allow water volumes exceeding the capacity of the SuDS system to allow water to be collected on surface in exceedance area or pass safely though the site.
- **Planting and existing vegetation** - Native trees and shrubs, ornamental trees as detailed in Landscape Architect’s specification and drawings.

Inlets, outlets, gratings, drainage channels and gullies.

- 4.3. Inlets and outlets to be inspected monthly for damage, blockage, and silt accumulation. Remove all debris and silt from apron where present. Strim 1m area around structure where in grass or sweep to ensure unrestricted access.
- 4.4. Gratings – inspect monthly to check for damage, blockages, and silt accumulation. Remove all debris and silt from apron below grating where present. Evaluate requirements to rod, jet pipe run at each inspection and annually after leaf fall. Strim 1m area around structure where in grass.
- 4.5. Channels and gullies should be inspected and cleaned in accordance with the manufacturer's details. Channel units can be cleaned using a high-pressure hose; this can be fed into the channel system through access units strategically placed along the channel run. The throat section of channel units should be kept clear at all times to ensure uninterrupted flow of surface water into the drainage channel and any debris within the throat should be removed.
- 4.6. Locking bolts should be replaced and sufficiently tightened, taking care that the bolt heads do not stand above the top surface of the cover or grate. If covers are allowed to move within their frame, this may cause damage to the frame or seating.
- 4.7. Sediment\material removal should be undertaken in consultation with the environmental regulator to confirm appropriate protocols; especially where run-off is taken from potentially contaminated area such as the car park channels.

Table 3: Typical operation and maintenance requirements for Inlets, outlets, gratings, drainage channels and gullies.

INLETS, OUTLETS, GRATINGS, DRAINAGE CHANNELS AND GULLIES – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Monitoring (to be undertaken more frequently within the first year of operation and adjusted as required).	Initial Inspection.	Half yearly and after large storms.
Regular inspection/ maintenance.	Litter/debris removal.	Monthly or as required.
	Inspect and remove vegetation/weed growth near channel runs.	Monthly or as required.
	Inspect for evidence of poor operation and/or weed growth. If required, take remedial action. Inspect silt accumulation rates and establish appropriate brushing frequencies. Silt can also be caused by adjacent landscaping areas which should be reprofiled to provide a flat area or berm adjacent to the paving.	Every 3 months, 24-48 hours after a large storm.
Remedial Maintenance.	Inspect access/outlet boxes and rod through poorly performing channels and outlets as initial remediation.	As required.

Pipes.

- 4.8. Pipes are proprietary products, and the materials can vary across the site and as such where used the manufacture's recommendations should be followed. All manufacturer's products data sheets and recommendations should be included within the Operation and Maintenance (O&M) manual for the site and should be accessible to those who undertake maintenance.
- 4.9. Pipes are intended to be the main conveyance across the development and where oversized they form the attenuation volume required by the limitation of the discharge rate. They are intended to be dry except for during rainfall events. These have been designed to be self-cleaning where possible for smaller diameter pipes, and for larger diameters the risk is reduced due to the overall pipe size.
- 4.10. Access for maintenance is provided through access chambers and manholes.
- 4.11. Regular inspection and maintenance are important to identify areas which may have been obstructed and may not be functioning correctly.

Table 4: Typical operation and maintenance requirements for pipes.

PIPES – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Monitoring (to be undertaken more frequently within the first year of operation and adjusted as required).	Initial Inspection should be as part of the post construction CCTV survey.	Post construction CCTV survey.
Regular inspection/maintenance.	Inspect for evidence of poor operation by assessing water level in access chambers. If required, take remedial action.	Every 3 months, 24-48 hours after a large storm.
Remedial Maintenance.	Rod through poorly performing pipe runs as initial remediation.	As required.
	If poor performance continuous jet and CCTV survey.	As required.
	Seek advice as to remediation techniques suitable for the type of performance issue, location, pipe material.	As required.

Access points - inspection chambers and manholes.

- 4.12. Access points have been located at the head of each run, at a change in direction and at a change of pipe size in accordance with Building Regulations Part H.
- 4.13. Inspect monthly and after major storms during year 1 to check for damage and blockages.
- 4.14. Annual inspection after leaf fall thereafter removing all accumulated debris and silt. Check control tubes flow freely.
- 4.15. The appropriate health and safety equipment must be used when accessing manholes. Confined space certificates must be held by any personnel entering a manhole and the appropriate permits should be obtained from the Maintenance Manager prior to any access.

Silt traps and sump units.

- 4.16. Silt traps and sump units are designed to capture suspended solids or sediment in their bottom sump. Some include removable buckets or filters for easier clean-out.
- 4.17. Maintenance to be undertaken strictly according to manufacturer's specification and details. As a general guide, the following typical maintenance schedule is presented within table below:

Table 5: Typical operation and maintenance requirements for silt traps and sump units.

SILT TRAPS – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Routine maintenance.	Inspection	Monthly.
	Litter/debris removal.	Monthly or as required.
Occasional Maintenance.	Sediment removal - Silt baskets, catchpits should be emptied and/or filters changed.	6 monthly or as required.
Remedial Maintenance.	Repair (as a result of damage).	As required.

Rainwater harvesting units - watter butts.

- 4.18. The proposed rainwater harvesting system will require routine maintenance to ensure it continues to operate in accordance with the design performance criteria.
- 4.19. Maintenance plans and schedules will be developed at detailed design stage. As an initial guide, a typical maintenance schedule for the system is presented in the table below.

Table 6: Typical Operation and Maintenance Requirements for rainwater harvesting unit

RAINWATER HARVESTING UNIT – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular inspections	Inspect inlet pipework and pre-tank filter (integrated filter and inlet calmer) for leaves, debris and silt. Clean as necessary.	Quarterly (3–6 monthly)
	Check operation of system controls, indicator/alarm (high level), and mains top-up valve. Check float operation in tank.	6 Monthly
	Check booster pump operation (pressure and flow); listen for abnormal noise or vibration.	6 Monthly
	Inspect tank exterior, access ladders and cabinet for damage, leaks or corrosion. Ensure access doors are secure.	6 Monthly
	Inspect tank exterior, access ladders and cabinet for damage, leaks or corrosion. Ensure access doors are secure.	6 Monthly
	Regular legionella testing should be carried out on your rainwater harvesting system.	6 Monthly
Regular maintenance	Remove litter and surface debris from around the unit and roof inlets.	Quarterly
	Inspect overflow outlet and ensure it is clear and discharging freely.	6 Monthly
	Inspect mains water top-up (air break) and pipework; clear debris and ensure correct operation.	6 Monthly
Occasional maintenance	Access tank and inspect internal condition; clean walls/base if sediment is present.	Annually
	Inspect floating suction filter and inlet calmer assembly; clean/remove debris if required.	Annually
	Inspect and service booster pump in accordance with manufacturer's recommendations.	Annually
	Inspect electrical components, control panel, isolators and wiring; test alarms and system operation.	Annually
	Remove sediment build-up within tank (infrequent due to integrated filtration). Repair or replace defective components.	As required
Remedial actions	Undertake repairs or replacement of components to restore system performance where issues are identified.	As required

Permeable surfaces.

- 4.21. Many of the specific maintenance activities for permeable surfaces can be undertaken as part of the general site cleaning contract.
- 4.22. A routine management and maintenance programme to keep the surface in good condition and free of debris and weed growth, will help to sustain the porosity, quality, and longevity of the system.
- 4.23. The SuDS Manual indicates that sweeping once per year is sufficient for most sites, however the sweeping frequency should be adjusted to suit site specific conditions and should also be informed by annual inspection reports.
- 4.24. Maintenance to be undertaken **strictly according to paving manufacturer's specification and details**. As a general guide, the following typical maintenance schedule is presented within table below:

Table 7: Typical operation and maintenance requirements for pervious pavements.

PERMEABLE SURFACES - TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular Maintenance.	Brushing and vacuuming. (Standard cosmetic sweep over whole surface).	Once a year, after autumn leaf fall or reduced frequency as required, based on site- specific observations of clogging - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediments.
Occasional Maintenance.	Stabilise and mow contributing and advancement areas.	As required.
	Removal of weeds or management using glyphosphate applied directly into the weeds by an applicator rather than spraying.	As required – once per year on less frequently used pavements.
Remedial Actions.	Remediate any landscaping which through vegetation maintenance or soil slip has been raised to within 50 mm of the level of the paving.	As required.
	Remedial work to any depressions, rutting and cracked or broken blocks considered detrimental to structural performance or a hazard to users and replace lost jointing material.	As required.
	Rehabilitation of surface and upper structure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging).
Monitoring.	Initial inspection.	Monthly for three months after
	Inspect for evidence of poor operation and/or weed growth- if required, take remedial action.	Three-monthly, 48h after large storms in first six months.
	Inspect silt accumulation rates and establish appropriate brushing frequencies.	Annually.
	Monitor inspection chambers.	Annually.

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Attenuation tanks.

- 4.25. Regular inspection and maintenance are important for the effective operation of attenuation tanks as designed. As the feature is buried, a regular inspection regime is very important to ensure the correct functionality of the surface water drainage network.
- 4.26. Maintenance to be undertaken strictly according to manufacturer's specification and details. As a general guide, the following typical maintenance schedule is presented within table below:

Table 8: Typical operation and maintenance requirements for attenuation storage tanks

ATTENUATION TANKS – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular Maintenance.	Inspect and identify any areas that are not operating correctly. If required, take remedial action.	Monthly for 3 months, then annually.
	Remove debris from catchment surface (where it may cause risks to performance).	Monthly.
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually.
	Remove sediment from pre-treatment structures and/ or internal forebays.	Annually, or as required.
Remedial Maintenance.	Repair/rehabilitate inlets, outlet, overflows, and vents.	As required.
Monitoring.	Inspect/check all inlets, outlets, vents, and overflows to ensure that they are in good condition and operating as designed.	Annually.
	Survey inside of tank for sediment build-up and remove if necessary.	Every 5 years or as required.

CIRIA SuDS MANUAL 2015 RECOMMENDATIONS

Flow control units.

- 4.27. Flow control units located within manhole chambers are used to regulate, restrict, and convey surface water runoff within the drainage network in a controlled manner. These may include proprietary orifice plates or vortex flow control devices.
- 4.28. As proprietary systems, inspection, servicing, and maintenance to be undertaken in strict accordance with the manufacturer's instructions and recommendations.
- 4.29. As a general guide, the following typical maintenance schedule is presented within table below:

Table 9: Typical operation and maintenance requirements for Flow Control Units

FLOW CONTROL UNITS – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Monitoring	Inspect inlets, outlets, weirs/ orifices for structural integrity and ensure access covers are intact. Check for blockages, and clear if required. If faults persist, jetting and CCTV survey may be required.	Post construction CCTV survey. Inspections be undertaken more regularly within the first year of operation and adjusted as required. Monthly initially, then quarterly, and, 24-48 hours after a large storm.
Routine maintenance.	Inspection and identification of areas not operating correctly. If required, take remedial action.	Monthly for 3 months, then quarterly.
	Litter/debris removal.	Monthly or as required.
Occasional Maintenance	Sediment removal	6 monthly or as required.
Remedial Maintenance	Repair (as a result of damage)	As required.

Overflows and flood routes.

- 4.30. Overflows are overland access weirs, through gratings or within chambers and should be kept clear at all times to protect areas from flooding, they allow onward flow when part of the SuDS system is blocked.
- 4.31. Flood routes (exceedance routes) allow water volumes that exceed the capacity of the SuDS system to pass though or round the site without causing damage to property. These routes should be clear of obstructions at all times.

Table 11: Typical operation and maintenance requirements for overflows and flood exceedance routes.

OVERFLOWS AND FLOOD ROUTES – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular Maintenance	Overflows – remove any accumulated grass cuttings or other debris on top of grass weirs or stone- filled baskets overflows.	Monthly
	Overflows - Jet the pipes leading from overflow structures annually and check by running water through the overflow. Check free flow at next SuDS feature – inlet to basin or chamber.	Annually and after large storms.
	Flood routes - make visual inspection. Check route is not blocked by new fences, walls, soil or other rubbish. Remove as necessary.	Monthly
Remedial Maintenance	Overflows - if overflow is not clear then dismantle the structure and reassemble to design detail.	As required.

Planting and existing vegetation.

- 4.32. Ornamental trees - an ornamental planting to be kept weed free and prunes to keep the shrubs to an agreed and reasonable size and as detailed in Landscape Architect's specification and drawings.
- 4.33. Native trees and shrub - all native planting to be allowed to grow freely, removing overhanging branches as required and as detailed in Landscape Architects specification and drawings.

Table 12: Planting and vegetation - typical maintenance to be read in conjunction with Landscape Architect's specification and drawings.

PLANTING AND VEGETATION – TYPICAL MAINTENANCE		
MAINTENANCE	REQUIRED ACTION	TYPICAL FREQUENCY
Regular Maintenance	Grass maintenance: Amenity grass - mow all grass verges, paths and amenity grass at 35-50mm with 75mm maximum. All cuttings to remain in situ or be moved to wildlife stockpiles. Rough grass – mow at 75 -100mm but not exceeding 150mm. All cuttings to wildlife piles. Wildflower areas trimmed to 50mm in Sept-Oct, Or Wildflower areas trimmed to 50mm July and September, Or Wildflower areas trimmed to 50mm on 3-year rotations, 30% each year. All cuttings to wildlife pile.	Average 16 visits per year. 4-8 visits annually 1 visit annually 2 visit annually 1 visit annually
	Ornamental trees and shrub planting Weed all shrub beds as detailed in Landscape Architects specification, as necessary. Cut back planting from lights, paths and visibility sight lines in late autumn and as necessary. Cut hedges slightly tapered back from base with flat top as specified height. Do not mulch planting adjacent to any permeable or porous paving surfaces. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting. Protect from strimmer damage and remove competitive growth until it is well established.	Annually and after large storms.
	Native and shrub planting Prune to shape in year 1. Protect trees from strimmer damage and remove competitive growth until well established. Remove stakes and ties from trees when no longer needed for support and within 3 years from planting.	1 visit annually
	Existing trees - Check existing trees for safety	1 visit annually or as required.
Remedial Maintenance	Replace trees and shrubs that fail in the first 5 years after planting. Carry out tree surgery as necessary.	As required.

5 APPENDICES

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