

# **LANDSCAPE MANAGEMENT PLAN**

**AT**

## **THE CRESCENT** **SPEKE REGENERATION**

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## MAINTENANCE

### Smoking

No smoking whatsoever shall take place, unless during permitted breaks. The Contractor shall be held responsible for any fire damage as a result of his operatives' negligence with naked flames, cigarette ends, or the like.

### Equipment

The Contractor shall ensure that, tools, implements, plant, or the like shall not be left on the site when unattended and shall be safe and used in a manner approved for their recommended use.

### General

The landscape subcontractor shall submit and get approved in writing prior to undertaking any works on site a full written risk assessment and method statement in relation to all works to the landscape designer.

The subcontractor will be responsible for submitting to the landscape designer full documentation of all of his employees to comply with CSCS.

The landscape contractor will **not be permitted to subcontract** any of the works unless written approval is submitted and approved by the landscape designer, failure to do so will have the contract terminated.

### Litter Clearance

The Contractor shall inspect the area immediately before cutting back wildflower and shall remove all rubbish or debris which might either damage the machinery or the quality of the operation, or cause the unsightly spread of litter/debris.

### Arisings

Unless otherwise instructed, all arisings shall be removed at the end of each working day by hand raking or other approved mechanical methods to an approved tip. No burning of arisings shall be permitted under any circumstances.

Arisings shall not be stacked on site unless previously agreed in writing by landscape designer by constructing and maintaining a compost area on site in an agreed position.

## MAINTENANCE OF PLANTED AREAS

### Arisings

All arisings from all operations shall be removed from the working area to an approved tip at the end of each working day or upon completion, whichever is the sooner. Arisings shall not be left in such a way as to cause any obstruction.

### Cultivation around Existing Planting

Any damage to plants caused through cultivation and weeding operations shall be made good at the Contractor's expense including replacement of plants if necessary with like plants of a similar stage of growth at the appropriate season including all aftercare necessary to ensure establishment.

### Pruning Trees

All tree work shall be carried out in accordance with B.S.3998 – Recommendations for tree work.

The Contractor shall ensure that all die back is pruned back to the nearest live bud with clean, sharp instruments, once a year.

Removal of unsightly shoots and branches that cross and removal of all Epicormic growth shall be carried out at the same time in accordance with best horticultural standards.

Wound sealants shall only be used on instruction by the landscape designer.

### Pruning Shrubs

Shrubs shall be pruned at a time appropriate to the species, to promote fruit, flowers, foliage or other attractive qualities and to promote bushy growth.

Pruning and removal of branches is to be carried out using sharp clean instruments to give a clean sloping cut with one flat face.

Pruning is to be done with the cut just above and sloping away from an outward healthy bud but without undermining the bud in any way.

Removal of branches shall be carried out by cutting flush with the adjoining stem and in such a way that no part of the stem is damaged or torn.

Ragged edges of bark or wood are to be trimmed with a very sharp knife.

No pruning operations shall be carried out in frosty weather.

Pruning shall achieve a balanced overall reduction in size to leave a natural, uniform appearance.

### Inspection of Stakes, Ties, Collars and Guys

Stakes, ties, and collars to be checked 3 times annually at equal intervals to ensure they are firm, unbroken and that trees are not rubbing against them.

Until stakes are removed, all ties shall be checked at each inspection and loosened as necessary to allow for increase in stem growth.

Any damaged stakes shall be replaced immediately, loose stakes refirmed, ties, spacers or length of stake adjusted as appropriate to prevent rubbing as growth dictates.

### Replacement of Stakes

Broken stakes shall be cut off at ground level.

Replacement stakes, shall be carefully driven into the ground to a depth of 600mm and shall be vertical and stable, with sufficient clearance to prevent damage to root ball.

Ties and spacers if appropriate shall be replaced immediately after driving the stake to secure tree.

Replacement stakes and ties shall be as used originally.

### Replacing Broken Collars and Guy Wires

When upon inspection collars and guy wires are found to be broken, defective, missing or the like, the Contractor shall remove, replace with new to match existing, and tension to secure tree without causing damage to the tree or surface treatment.

### Refirming of Trees

The Contractor shall ensure that trees remain firm and well secured after frost heave, wind rock and other ground disturbance. Collars at the base of tree trunks that have been created by tree movement shall be broken up by fork and backfilled with topsoil as necessary and re-firmed.

### Refirming of Stakes to Shrubs

Loose stakes shall be driven vertically into the ground. All ties shall be removed prior to and reinstated after driving. .

### Mulching

mulch to be checked at each visit and topped up as necessary.

### Fertilizing Planted Areas

The contractor shall supply and spread slow release fertilizer at manufacturer's recommended rates to planted areas, lightly mixed into the soil surface, twice a year.

### Weed and Pest control

No chemicals to be used on site and all weeding to be undertaken by hand.

### Hand Weeding Generally

The Contractor must ensure that hand weeding shall be carried out in conjunction with programmed litter/debris clearance so as to avoid duplication of operations.

Hand weeding shall be carried out at intervals bi monthly and unless otherwise directed shall include for the removal of all weed roots.

The Contractor shall allow for the removal of arisings from site at the end of each working day, to an approved tip.

No burning or stacking of arisings on site shall be permitted.

### Generally

The Contractor must ensure that all operatives are aware of the possibility of encountering contaminated sharps both during litter collection and bag transportation/disposal.

### Autumn Leaves

Autumn leaves shall be classed as litter/debris on Hard Landscaped Areas and shall be cleared in conjunction with normal sweeping operations, during the appropriate season at no extra cost to the Client.

### Health and Safety

All works shall be carried out in accordance with the Authority's and the Contractor's own Health and Safety Policy and in accordance with all current Statutory Obligations.

### Litter Clearance from Soft Landscaping

The removal of litter/debris, animal faeces, autumn leaves, shall be carried out at fortnightly intervals.

Any damage caused to shrubs, trees, grassed areas, or the like caused through removal of litter/debris, or the like shall be made good at the Contractor's expense.

Any damaged shrubs, trees, grassed areas or the like encountered during removal of litter/debris, or the like shall be reported to the S.O.

### **Tree Planting**

All trees to be positioned as shown on the Landscaping drawing number DFD/SPL/L10 rev D

Generally plant trees in pits with minimum dimensions of:-

- 1000 x 1000 x 1000mm deep for extra-heavy & heavy standard trees.

Backfill the pits in layers as specified below (from bottom up):-

- 200mm layer of compacted inert free draining gravel or pea shingle, wrapped in geo-textile membrane,
- 200mm layer of medium-course washed sand
- 600mm layer of retained site sourced topsoil (free from weeds), imported topsoil (Multi-purpose grade to BS3882:2007);

Break up bottom of tree pit to a depth of 200mm and ensure ground is free-draining.

Loosen edges of tree pit at time of planting by hand, using a fork to ensure good drainage. Pits should be excavated no greater than 48hrs prior to planting and dewatered as required.

Incorporate a soil conditioner/ameliorant in the form of peat-free tree and shrub compost or well rotted spent mushroom compost into backfill material at the rate of min. 40L per pit.

Backfill topsoil mix in layers of 150mm, firming at each layer and loosening the pit sides to aid drainage.

The surface level of the pit should be 50mm above the surrounding ground.

Trees shall be planted in the centre of the excavated pits with the top of the rootball level with the surrounding surface.

Trees in soft planted areas to be dressed with a minimum 75mm mulch layer, consisting of composted bark fines, particle size 15-50mm to a min. diameter of 1000-1200mm.

Extra-heavy and heavy standard trees shall be staked and supported with a stake consisting of 1No. 75mm diameter x min. 2000mm length, rounded timber posts driven into the ground, 600mm above ground level and fixed to the tree by a proprietary rubber tree tie / horizontal cross support.

All trees shall be installed with proprietary flexible perforated irrigation/aeration pipe with integral cap.

Pipe to be installed encircling equally around rootball to the full depth of planting pit, with the final cap section installed just above ground level and nailed securely in place to the adjacent timber stake.

## **ANNUAL MAINTENANCE SCHEDULE**

### **FERTILISING**

Trees and Shrubs to be fertilised twice a year.

### **LITTER PICKING AND FAECES**

To be undertaken at every visit for grass cutting 32 visits per year

### **MULCHING**

To be checked monthly and topped up as necessary 8 visits per year

### **TREE TIES AND STAKES**

Shrub stakes and tree guys to be checked at every visit, and any damaged or broken to be replaced immediately.

32 visits per year

Tree guys to be replaced every three years.

### **WEEDING**

Hand weeding to be undertaken on a fortnightly basis 16 visits a year during the growing season,

### **REPLACEMENT OF DEAD TREES AND SHRUBS**

Dead trees and shrubs to be replaced annually in December subject to weather conditions. Dead trees and shrubs to be removed at every visit 32 visits per year and a record kept for replacement

### **PRUNING**

Light pruning to shrubs and trees to allow for overhanging of paths and seating areas etc to be undertaken on a monthly basis of 8 visits a year

Main pruning to be undertaken on an annual basis subject to weather conditions and species etc

### **TREE PRUNING**

New trees to be inspected monthly and any dangerous limbs removed immediately any other dead wooding to be undertaken annually during the winter months

**David Fountain**  
**April 2016**