

Coolgardens Landscaping

Landscaping Management Plan

23 Linksway

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1.0 INTRODUCTION

- 1.1 The following Landscape Management Plan has been drawn up by Coolgardens Landscaping on behalf of Mr Dixit Joshi. It details the required prescriptions for the management of the existing and new Landscaping associated with the development at 23 Linksway.
- 1.2 The management plan covers the landscaping within the boundaries of 23 Linksway. An overview of the plot and landscaping is attached as Drawing General Arrangement Plan **613-L100, 613-L100.1, 613-L100.2**, Hard Landscaping Plans **613-L300, 613-L300.1 & 613-L350**, Lighting Plans **613-L500, 613-L500.1, 613-L550**, Soft Landscaping Plans **613-L900, 613-900.1 & 613-L950**.
- 1.3 Maintenance prescriptions have been suggested to maximise healthy plant growth, keep the terraces free from weeds and maximise the ecology potential of the site. The plan deals with the following areas:
 - Maintenance of proposed tree planting;
 - Maintenance of proposed shrub and perennial planting;
 - Maintenance of hard surfaces
- 1.4 The plan covers the first 5 years after planting after which time the maintenance plan needs to be reviewed to include all stakeholders.
- 1.5 This plan should be read in conjunction with the planting proposals shown in Drawing **613-L900, 613-900.1 & 613-L950**.

2.0 SITE DESCRIPTION

- 2.1 The site comprises a substantial plot on Linksway, where a new house has been built to replace the previous one. The house is positioned on a North-West to South-East axis and is set well back from the road with existing trees to the front. There is access to both sides of the property leading to a well-sized garden to the rear surrounded by mature trees and shrubs to all boundaries. The new property sits on the footprint of the old and the hard landscaping is broadly similarly proportioned, featuring a terrace to the rear and simple car parking arrangements to the front. Significant new planting is planned to develop a greater range of species, particularly in the lower planting (shrubs and perennials), extending the woodland planting to the rear of the plot, and retaining the natural character of the plot.

3.0 IMPLEMENTATION OF THE WORKS

- 3.1 All works should be installed in accordance with the details and specification set out in this report and that contained on the submitted General Arrangement Plan.
- 3.2 All planting should take place in the first available planting season following completion of the building project, and to meet the criteria of the general planting specification set out in the drawings

4.0 GENERAL MAINTENANCE ITEMS

- 4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor. For the purposes of this report, the appointed landscape contractor is referred to as 'The Contractor'.
- 4.2 Maintenance visits shall be at minimum of monthly intervals. Visits may need to be increased at certain times of the year to enable the requirements set-out within the report to be properly executed.
- 4.3 At each visit the following tasks shall be undertaken:
 - Rake up and remove leaf litter
 - Ensure suitable site protection is used to protect adjacent areas where necessary. Avoid placing excavated materials directly onto hard surfaces.
 - Weeding of planted areas
 - Water as required to ensure healthy growth/plant establishment, particularly through the summer months or periods of prolonged drought where irrigation systems may be insufficient for the needs of all plants
 - Sweep all hard surfaces
 - Undertake all the necessary landscape maintenance outlined in the following sections.
- 4.4 All soft landscape areas to be maintained to BS7370-4: 1993
- 4.5 The contractor shall physically maintain the whole site in accordance with the schedule and specification included within this document. The landscape maintenance is always to be carried out to the highest standard
- 4.6 A record or log of all maintenance visits should be kept by the contractor and these should be collated on a six-monthly basis and submitted to the client for review.

- 4.7 The contractor will ensure that any chemical application is undertaken by trained personnel only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use Pesticides for Non- Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.
- 4.8 The contractor should ensure that the site is left in a tidy and safe manner after completing works detailed in the following schedules. This should be carried out at the end of each scheduled visit. All arisings should be removed from site with the exception of compostable materials which may be added to compost bins on site.
- 4.9 The contractor shall schedule their agreed time of visits to coincide with suitable weather conditions for carrying out the necessary tasks, with particular attention to the use of chemicals.
- 4.10 The contractor should notify the client of any significant pest or disease problem affecting the planting and shall provide a suitable strategy to treat this to be agreed with the client.
- 4.11 The contractor shall advise the client of all trees and plants found to be dead, dying or suffering significantly from the current growing conditions. All failed/defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a consistent growth coverage.
- 4.12 Chipping and shredding is not permitted on site without prior consent.
- 4.13 The client will ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions, the contractor will be responsible for submitting alternative sources of water e.g. additional hours for hand watering to compensate.

5.0 MAINTENANCE OF NEW TREE PLANTING

Objectives

- 5.1 To ensure new trees are suitably cared for to support its successful establishment, and to promote healthy growth and desirable form.

Prescriptions

- 5.2 Watering programme should be monitored to make sure suitable adjustments are

made to cater to the weather conditions and needs of the trees

- 5.3 Apply a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree annually between March and April. Replace any mulch layer
- 5.4 Check tree anchors after severe weather or twice annually.
- 5.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.
- 5.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is placed in well prepared ground.
- 5.7 Trees should be routinely inspected for pests and diseases and treatment carried out as swiftly as possible to prevent spread and control pests.
- 5.8 Annually review and carry out crown pruning by removing dead branches and reducing selected side branches. Pruning should be carried out in accordance with BS 7370-4.
- 5.9 Maintain a mulch layer at the base of each tree by annual topping up to a depth of 75mm to a diameter of 1.2m around the trunk. Ensure mulch layer is kept free from weeds.

6.0 MAINTENANCE OF NEW SHRUB PLANTING

Objectives

- 6.1 To ensure planting is suitably cared for to enable its successful establishment, ongoing health and the form of the planting is maintained.

Prescriptions

- 6.2 During and following the establishment of the planting ensure that sufficient water is supplied to maintain healthy growth as required. Ensure that the full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of extreme weather, water applied is appropriate to the conditions.
- 6.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood in order to promote health growth and attractive form. Shrubs should be prevented from becoming overgrown. Avoid hard pruning to bare wood.

- 6.4 Keep all beds clear of weeds through weeding. Fork over beds as necessary to keep soil loose, disposing of arisings off site.
- 6.5 Apply an annual single dose of evenly spread 11:22:9 NPK slow release fertiliser at a rate of 60g per m² between March and April.
- 6.6 Mulch the surface of the planting beds with composted bark mulch following planting to a depth of 75mm. Regularly monitor mulch levels and re mulch when required.
- 6.7 Regularly check the stability of planting and re-firm where necessary.
- 6.8 Regularly review planting beds to assess whether thinning is required. When planting is starting to overlap, it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages
- 6.9 Monitor and replace failed planting with equivalent plants. All plants should be maintained in a disease and pest free state.
- 6.10 Dead head flowering shrubs following the flowering period to promote further flowering.

7.0 MAINTENANCE OF NEW PERENNIAL PLANTING

Objectives

- 7.1 To ensure planting is suitably cared for to enable its successful establishment, ongoing health and the form of the planting is maintained.

Prescriptions

- 7.2 During and following the establishment of the planting ensure that sufficient water is supplied to maintain healthy growth as required. Ensure that the full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of extreme weather, water applied is appropriate to the conditions.
- 7.3 Keep all beds clear of weeds through weeding. Fork over beds as necessary to keep soil loose, disposing of arisings off site.
- 7.4 Apply an annual single dose of evenly spread 11:22:9 NPK slow release fertiliser

at a rate of 60g per m² between March and April.

- 7.5 Mulch the surface of the planting beds with composted bark mulch following planting to a depth of 75mm. Regularly monitor mulch levels and re mulch when required.
- 7.6 Regularly review planting beds to assess whether thinning is required. When planting is starting to overlap, it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
- 7.7 Monitor and replace failed planting with equivalent plants. All plants should be maintained in a disease and pest free state.
- 7.8 Dead head flowering plants following the flowering period to promote further flowering.

8.0 MAINTENANCE OF HARD SURFACES

Objectives

- 8.1 To ensure that hard surfaces are maintained in a safe, debris-free and attractive state.

Prescriptions

- 8.2 As required ensure all hard surfaces are maintained free from debris and fallen leaves through regular sweeping. Remove any arisings from site.
- 8.3 Jet wash hard surfaces twice yearly to ensure the finish on the stone is maintained.

9.0 MAINTENANCE SCHEDULES

- 9.1 A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years post implementation. Before the end of this Management Plan period, the client shall review these prescriptions in consultation with interested parties and provide an updated Management Plan for ongoing management

GENERAL MAINTENANCE SCHEDULE

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Rake up and remove leaf litter	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.	Sept-Dec As req.
B	Weeding of planted areas	As req.	As req.	As req.	As req.	As req.
C	Water as required to ensure healthy growth/plant establishment	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
D	Remove all arisings from maintenance operations	Each visit	Each visit	Each visit	Each visit	Each visit
E	Sweep all hard surfaces	As req.	As req.	As req.	As req.	As req.
F	Apply folia acting/residual herbicide to hard surfaces to prevent ingress of weed and algae growth	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.	Sept-Oct As req.

NEW TREE MAINTENANCE SCHEDULE

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Supply and apply slow release fertiliser to the base of each tree; 50g per tree	Annually Mar-Apr	Annually Mar-Apr	Annually Mar-Apr.	Annually Mar-Apr	Annually Mar-Apr
B	Top up mulch layer at base of tree; 1.2m diam. X 75mm depth	Annually Sept	Annually Sept	Annually Sept	Annually Sept	Annually Sept
C	Remove any dead plant material at the end of the growing season	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept
D	Watering programme monitored to make sure suitable adjustments are made to cater to the weather conditions and needs of the trees	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
E	Check tree anchors after severe weather or twice annually	Mar and Oct	Mar and Oct	Mar and Oct	Mar and Oct	Mar and Oct
F	Review tree form and reduce as desired to fulfil the requirements of its planting position	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept	Annually as req. Sept

SHRUB PLANTING MAINTENANCE SCHEDULE

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Dead head flowering shrubs following flowering period	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.
B	Supply and apply slow release fertiliser to planting areas; 60mg/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
C	Undertake formative pruning of ornamental shrubs to encourage growth and promote good form	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan	Annually as req. Sept-Jan
D	Remove any dead plant material at the end of the growing season	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
E	Top up mulch layer to all planting beds; depth 75mm	As req.	As req.	As req.	As req.	As req.
F	Ensure that sufficient water is supplied to maintain healthy growth	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
G	Keep beds clear of weeds through weeding	As req.	As req.	As req.	As req.	As req.

PERENNIAL PLANTING MAINTENANCE SCHEDULE

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Dead head flowering plants following flowering period	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.	As req. July-Sept.
B	Supply and apply slow release fertiliser to planting areas; 60mg/m ²	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr	Annually Mar/Apr
C	Remove any dead plant material at the end of the growing season	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct	Annually as req. Sept/Oct
D	Top up mulch layer to all planting beds; depth 75mm	As req.	As req.	As req.	As req.	As req.
E	Ensure that sufficient water is supplied to maintain healthy growth	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.	Mar-Nov As req.
F	Keep beds clear of weeds through weeding	As req.	As req.	As req.	As req.	As req.
G	Review beds to assess for thinning	May/July/Sept	May/July/Sept	May/July/Sept	May/July/Sept	May/July/Sept

HARD SURFACES MAINTENANCE SCHEDULE

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Ensure all hard surfaces are maintained free from debris and fallen leaves through regular sweeping. Remove any arisings from site.	As req.	As req.	As req.	As req.	As req.
B	Jet wash hard surfaces	Mar and Sept	Mar and Sept	Mar and Sept	Mar and Sept	Mar and Sept