

SPECIFICATION FOR LANDSCAPE MAINTENANCE WORKS

For: Soft Landscape

At: 1 West Drayton Park Avenue , UB7 7QA

Prepared for. Planning Permission

Date: August 2023

INTRODUCTION

This document identifies details for the immediate and long term maintenance and management of landscape elements within the development at 1 West Drayton Park Avenue , UB7 7QA.

The overall aim of this Strategy is to provide a framework that will ensure that as part of the continuing successful management of the development site, the landscape elements will be maintained and developed to contribute to the perceived quality of the site and that the original design intent and concept is retained.

The areas which are intended to be subject to this Strategy are illustrated on the following drawing: AATPP1AW
— Tree Protection Plan from the Arboricultural Impact Assessment

Planning Obligations.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species to be agreed in writing by the Local Planning Authority.

The first year of the landscape maintenance will be carried out by the appointed contractor as part of the implementation contract. The commencement of the 12 months will be from the practical completion date of the landscape contract.

AIMS AND OBJECTIVES OF THE MANAGEMENT STRATEGY

AIMS

To adopt a coherent strategic and integrated approach to the management and maintenance of the landscape component associated with the development to ensure the overall landscape quality is retained, successful integration with the surrounding landscape and a management approach that is appropriate to both the users of the site and its amenity.

OBJECTIVES

- To retain and enhance the value of existing landscape features;
- To ensure successful establishment of all new landscape proposals;
- To achieve the integration of the vegetation on the site with the surrounding landscape.
- To maximize the nature conservation value of the existing and new
- To fulfill legal requirements, including nature conservation, environmental protection and general public safety
- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the site, and
- To provide a mechanism for monitoring and reviewing the Strategy and operations.

MAINTENANCE OPERATION

1 PRINCIPAL OPERATIONS

The work will consist of one or more of the following, to be carried out on an annual basis, according to approved arboricultural and horticultural principles.-

Weed Control to hard and soft area
Tree and Shrub Maintenance throughout the Contract Area Tree and shrub pruning
Hedges
Pruning
Watering
Tidiness and litter

2 TIMING OF OPERATIONS

The timing of all specific maintenance operations, where not otherwise stated in the Contract shall be agreed with the Supervising Officer. (S.O)

3 WEED CONTROL/HERBICIDE APPLICATION

The Contractor shall treat weed growth by the most appropriate means (generally mechanical or by hand).

- 3.1 The Contractor shall be solely responsible for the safe and proper application of any herbicide he shall use and shall ensure that applications comply with all relevant legislation, in particular the COSHH Regulations and the relevant Codes of Practice. Herbicide and dye shall not be left unattended. If accessible to the public, the Contractor shall ensure that the application is carried out in a safe manner.
- 3.2 The Contractor shall consult with the S.O. on each occasion before any application of chemicals takes place. The Employer reserves the right to defer the operation, or to suspend it if it is in progress, in the opinion of the S.O. the work is likely to be dangerous or damaging to the site, the plant material or the public.
- 3.3 The Contractor shall supply approved signs stating 'Herbicide Application in Progress'. Sufficient signs shall be erected by the Contractor before work commences to ensure that as far as is reasonable practicable, members of the public are made aware that pesticide application is being/is about to be performed. All such signs shall remain in position for the duration of the operation and shall be removed as soon as practicable after the operation is completed.
- 3.4 Great care must be taken to ensure that no damage is done to shrubs, trees, bulbs or other plant material or grass surfaces, whether owned by the Employer, residents or other parties. To this end, maximum precautions must be taken to obtain accurate placement of herbicides avoiding dry areas. Spraying shall not take place during windy or otherwise unsuitable weather. Particular care shall be taken to avoid damaging species with green or otherwise sensitive bark.

4 TREE AND SHRUB MAINTENANCE

All planted trees and shrubs shall be inspected twice per year in the months of April & May and September/October on an annual basis and appropriate remedial action taken as required.

- 4.1 Check base of tree for "rocking" and "socketing". Straighten tree, re-stake, firm up voids with topsoil and firm up, as required.
- 4.2 Check tree ties. Adjust, re-fix or replace as necessary.
- 4.3 Check tree stakes for firmness, vertical position signs of rot or damage. Re-firm, re-align or replace if necessary.

- 4.6 Remove stake and tie once the tree has established and remove to contractor's tip

5 SHRUB MAINTENANCE GENERAL

- 5.1 Pruning shall be carried out by skilled labor only. All dead wood shall be cut cleanly and suckers removed. Plants shall be pruned, trimmed, thinned out shaped and tied in at the appropriate time, as necessary according to the requirements of the plant kind, species and variety.

Care must be taken to avoid damage to, or disturbance of the roots of the plants.

All weeds, dead plants and debris resulting from a hand weeding operation shall be gathered up, collected and removed from site as the work proceeds. Adjacent paths or other surfaces shall be swept clean as the work proceeds and left tidy at the conclusion of each day's work.

6 WATERING

- 6.1 The Contractor shall monitor for the need to water tree stock, plant stock or the lawns as necessary.

7 GENERAL TIDINESS AND LITTER

- 7.1 As works progress around the site all work stations are to be left in a clean and tidy state before moving on to the next area. All waste material is to be removed from site. Leaf litter is to be collected and removed from site during the autumn and winter. The paths, kerbs and hard surfaces are to be swept on a fortnightly basis to prevent the build up of debris. All work equipment and materials are to be carried through the building via the service entrance and service lift. In wet conditions adequate plastic sheeting is to be laid down to protect the floor coverings in the building. The Contractor shall at all times be responsible for keeping the landscape areas free from litter. This involves the regular collection of such items that can be picked up, swept up, shoveled or otherwise handled into a sack, wheelbarrow or suitable motor vehicle and removed from site to the Contractor's tip. This will be a regular part of the normal contract work.