



579-583 UXBRIDGE ROAD HAYES

PLANNING REFERENCE 72470/APP/2023/747

DISCHARGE OF CONDITION 4

Landscape Scheme

LANDSCAPE MANAGEMENT PLAN:**Management Responsibilities**

On completion, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the management and will be undertaken in accordance with the specification contained herein. This management plan is intended as a maintenance specification for the first five years post practical completion.

Landscape Management Specification

The site is to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 24 months of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate or another approved product. The use of residual herbicide is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of chemicals must be followed at all times. Chemical containers and other contaminated equipment must be cleared from the site after each day's work.

Maintenance of newly planted trees: check stakes and ties and adjust to allow for growth and movement and replace any broken or defective items. Supports to be removed once trees are established. The removal of stakes and supports is to be undertaken at the contractors' discretion and is dependent upon the establishment rates of new trees. Any sockets at base of tree stems caused by movements to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion all trees are to be watered at least 5 times during the growing season commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years trees should be watered during extended dry periods only (March through to October).

Shrub bed areas shall be maintained as bare earth and kept free from weed growth, litter and rubbish at all times. Any shrubs overhanging pedestrian routes or adjacent grassed areas are to be pruned back during the appropriate season and risings removed from site. Pruning of ornamental shrubs should be done to encourage healthy and bushy growth and promote desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

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All shrub beds to be treated with a slow release fertilizer, as chosen by the landscape maintenance contractor, in March or April. Treatment to be undertaken on an annual basis as per the manufacturer's instructions.

Mulch to be maintained at a 50mm thickness. Any weeds growing on, or within, the mulch to be removed by hand weeding and taken off site.

Grassed areas to be regularly cut in accordance with BS 7370-3, table 3 to maintain a healthy sward 35-50mm in height. Grass to be trimmed neatly around obstructions.

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