



LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

Maintenance of soft landscape areas

Existing mature trees are to be regularly inspected for signs of disease, decay or other changes due to natural or man-made changes to the growing environment. An inspection by an qualified arboriculturist is recommended every two years.

Establishing native species standard trees The establishment maintenance of the soft landscape areas shall allow for formative pruning of trees to promote a balanced crown and, where adjacent to access areas, ensure a head clearance above 2.5m. Pruning to trees should be undertaken in January / February. Tree guards, stakes and accessories should be checked and adjusted to allowed the continued healthy growth and establishment of the tree and removed after five years or when the tree is self-supporting, whichever is the sooner. Post holes should be filled with subsoil or topsoil.

Establishing native species hedgerow The native hedgerow mix will be of a species rich composition to increase biodiversity value. Hedgerow trimming and any formative pruning works will be carried out in January / February to avoid the bird nesting season and allow flowering and fruiting of plants. Hedgerows will be maintained to encourage thickening growth and to reach the desired height gradually by increasing the cutting height of the hedge by small amounts each year. Incremental height increase is the key to the hedge management cycle, sympathetically allowing a hedgerow to progress slowly through its natural growth cycle without putting

it under damaging stress. It also promotes a dense healthy hedgerow.

Proposed amenity grass The short grass sward will be a low maintenance fescue mix suitable for regular cutting and hard wearing. Initial cut to 75mm and thereafter cutting height between 25 -75 mm; disperse arisings evenly across the sward.

During initial establishment of new grassland, it will be mown to a height of 75mm 6-8 weeks after germination or when a satisfactory sward has been established and subsequently to a height of 50-75mm as required, but not more regularly than once every 4 weeks until such a time as a knitted turf is established. Once established, amenity grassland will be cut 15-20 times per year generally between March and October to a height of 25-75mm.

Mowing will be reduced during prolonged dry periods and the mowing height increased to 50mm at such times. Similarly in very wet conditions all grass cutting operations will cease until conditions allow for grass cutting resume.

Proposed wildflower and native species grasses

Initial establishment: Most of the sown meadow species are perennial and are slow to establish. A flush of annual weeds, arising from the soil seed bank is anticipated soon after sowing. These weeds can look unsightly, but they will offer shelter to the sown seedlings and provide habitat and will die off by the end of the growing season. Annual weeds should not be cut until mid to late summer, especially if the

mixture contains Yellow Rattle. The meadow should then be cut in early August, arisings removed and composted. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as docks.

Year two onwards, manage as traditional hay meadow After flowering in July or August take a 'hay cut': cut back with a scythe, petrol strimmer or tractor mower to around 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site. Mow or graze the re-growth through to late autumn/winter to around 50mm and again in spring if needed.

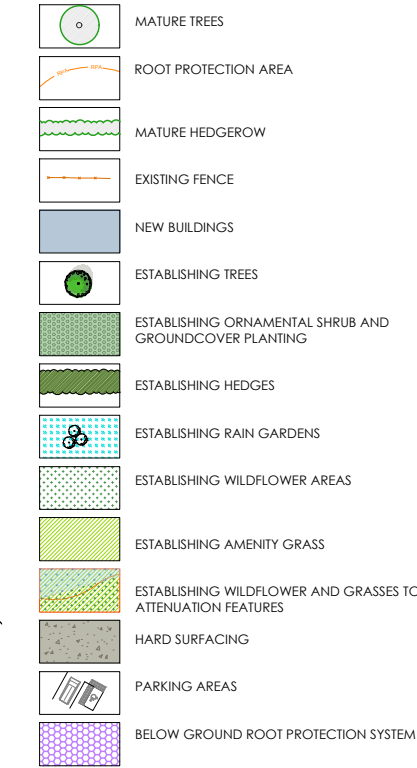
Proposed ornamental shrub and herbaceous planting

Shrub areas are to be maintained appropriate to the species to allow flowering and prune when the plant is dormant, during November to February, ideally when there is no risk of frost.

Species have been selected to allow regular pruning to allow plants to be kept to a set height once the preferred height is achieved. Herbaceous planting should be cut down appropriate to species generally in March to remove the previous years growth and all arisings removed. In rain gardens, species should be allowed to seed and establish within the bed as this will aid soil retention and slow water percolation.

Proposed native species shrub planting

Shrubs have been chosen appropriate for use within rain gardens and for seasonal flowering.



DETAILED APPLICATION

scent, berries and colour. Pruning should be kept to a minimum in the first five years to allow the shrubs to develop into feature plants. Cornus can be coppiced on a five year cycle to control height and maintain bushy growth

Proposed ornamental hedge planting

Species have been selected to allow regular pruning to allow plants to be kept to a set height once the preferred height is achieved. Plants should only be lightly pruned each year to promote thickening growth and to reach desired height by degrees.

Proposed groundcover planting

Groundcover plants have been included to provide a green edge to buildings and should be allowed to grow to cover the planting bed area before trimming and pruning works are undertaken.

Generally

- Replacement planting will be undertaken where necessary to free, scrub and hedgerows and any grassed areas and meadow that are subject to erosion or damage, are also to be reinstated.
- Planting should be maintained by the landscape contractor for a minimum of five years following planting, with any defective planting identified and replaced at the end of each growing season.
- Maintenance of the landscape areas shall be undertaken by a competent landscape contractor with experience of establishment of natural habitat areas, particularly wildflower meadows.

- All soft landscape areas are to be maintained in accordance with the recommendations in BS7370-4:1993 Grounds Maintenance. The landscape maintenance of the site is to be carried out to a high standard at all times and in accordance with the schedule and specifications within this management plan and landscape drawings.
- The landscape contractor shall ensure that the site is left tidy and safe following all maintenance works. All arisings should be removed from site in accordance with the maintenance schedule.
- Maintenance visits shall be programmed to coincide with appropriate weather conditions for carrying out maintenance operations including the mowing of grass and wildflower areas. Grass mowing in excessively wet conditions is prohibited.
- The landscape contractor shall only use chemical treatment for weed suppression or treatment of invasive weed species if specifically instructed. Any chemical application must be undertaken by trained personnel only with the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-agricultural Purposes' will be observed where applicable. The use of any chemicals shall be included within the maintenance visit records as described above.

Notes

- Dimensions are given in metres and millimetres as stated on the drawing.
- Centre of site is located at approximately grid reference SJ 37822 49380.
- Drawing must be reproduced in colour.
- Drawing has been produced for discussions with Wrexham CBC with regard to landscape and habitat mitigation.
- Consideration has been given to the inclusion of SuDS features at the site.
- A 10m buffer zone of native species hedgerow, mixed species tree and scrub planting and wildflower and grasses is to be created to the south and east of the outline application site and to the east of the detailed application site.
- Rain garden total area 356.64m²
- Ornamental shrub planting total area 298.33m²
- Native species shrub planting total area 166.67m²
- Wildflower and grass mix WFG1 total area 530.88m²
- Wetland wildflower and grass mix WFG2 total area 544.61m²
- Amenity grass mix 470.04m²
- The planting plan covers the detailed application site only.



Location Plan

Drawing references	
197/LAND/L/100	LANDSCAPE AND BIODIVERSITY PROPOSALS PLAN
197/LAND/L/200	PROPOSED PLANTING PLAN
197/LAND/L/400	PLANTING SCHEDULE, SPECIFICATION AND IMPLEMENTATION PLAN
197/LAND/L/500	LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

Project	THE BRIDGEWAY CENTRE WREXHAM INDUSTRIAL ESTATE	Dwg No	197/LAND/L/500	Revision	P04	Revision	P01	Date	18.06.2024	Details	FOR INFORMATION	Drawn	MD	Checked	XX	Reviewed	XX
Title	LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN	Scale	1:500 @ A1 / 1:1000 @ A3	Date	25/11/2024	Revision	P02	Date	06/11/2024	Details	FOR INFORMATION	Drawn	MD	Checked	XX	Reviewed	XX
						Revision	P03	Date	19/11/2024	Details	FOR INFORMATION	Drawn	MD	Checked	XX	Reviewed	XX
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