

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

for

NEW WAREHOUSE FACILITY at BRYN LANE WREXHAM

for

HATRICK PROPERTIES

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1.0 INTRODUCTION

Purpose of the Management Plan

- 1.1 This Management Plan has been produced by Chris Burnett Associates on behalf of Hatrick Properties to provide a framework for long term landscape management and maintenance of new warehouse units at Bryn Lane, Wrexham. The plan provides guidance on management techniques in respect of maintaining high quality landscapes associated with this industrial development.

Scope of the Management Plan

- 1.2 This Management Plan provides information on managing landscape elements within the site boundary to enhance amenity and biodiversity value and connectivity to the surrounding landscape.
- 1.3 The Management Plan should be read in conjunction with the Landscape Proposed Plan BL21.01 prepared by Chris Burnett Associates.

Site Location

- 1.4 The site is located on the Wrexham Industrial Estate on Bryn Lane.

Planning and Development Context

- 1.5 Planning application was submitted by Pace Architecture Ltd on behalf of Hatrick Properties

Landscape proposal plan

- 1.6 See Landscape Proposal Plan Dwg BL21.01

Soft Landscape Element: Native Scrub Planting

BED 1

Management Intentions:

- 1.7 Management of native scrub will focus on the provision of a dense matrix of flowering scrub capable of supporting breeding birds and insects
- 1.8 It will also provide a low level visual screen, when mature, softening the impact of the industrial warehouse units.

Management Operations:

- 1.9 During the initial establishment phase, weed control around each plant will be vital. To that end glyphosate herbicide will be applied to the base of each plant, to a diameter of 0.5m, 3 times during the first 2 growing seasons.
- 1.10 Any damaged, failing or dead shrubs will be replaced.

- 1.11 Weed control will also include spot treatment using selective herbicide of noxious weeds such as docks, thistles, nettles, ragwort and willowherb.

Constraints:

- 1.12 Where the pruning is required in subsequent years to avoid excessive growth and overspilling the planting area work should be carried out outside the bird breeding season 4th March to 1st August.
- 1.13 Watering will be carried out as required.

Soft Landscape Element: Hedgerows

HEDGES He1, 2 ,3, 4 and He 5

Management Intentions:

- 1.14 New native hedgerows are proposed to follow the boundary of the development and screen the development and ground level.
- 1.15 Hedgerows will consist of a mixture of native species planted in double rows.

Management Operations:

Establishment of proposed hedgerows

- 1.16 Management operations during the establishment phase (until branches of adjacent plants fully merge together) will comprise of weed control, watering (if required) and formative ‘facing up’ of the hedgerow to establish dense branch growth. New planting will be re-firmed as required.
- 1.19 During the first five years of establishment, between April and October monthly inspections of hedgerow will be undertaken and weeds will be removed by hand weeding and if necessary herbicide (glyphosate)spot application. Any plant failures will be replaced.

General

- 1.20 The first cut to newly planted hedgerows is recommended within years 2 and 3 (dependent on growth) and will consist of ‘facing up’ either side of the hedge. All hedge cuts must be undertaken using appropriate hand or power tools and occur outside the bird breeding season 4th March to 1st August. Mechanical methods of management, where appropriate, will be used in favour of machinery.
- 1.21 The hedge will be cut in a rectangular shape of approximately 1.5m in width ultimately.
- 1.22 Additional hedgerow cutting may be required from a health and safety perspective should there be a good growing season (although this is unlikely within the first few years of establishment of new hedgerows, but this will be monitored), especially near entrances to the development.

Soft Landscape Element: Tree planting

TREES: Trees 1 to 20. All planted as 14-16cms standards. All tree planting and establishment to comply with BS8545:2014 'Trees from Nursery to Independence within the Landscape'.

Management Intentions:

- 1.23 New tree planting will take place throughout the site and is proposed to provide to soften and screen the impact of the development and to provide a greater level of species diversity to enhance biodiversity itself and provide biosecurity.

Species include:

- **Scots pine (*Pinus sylvestris*)**
- **Wild Service Tree (*Sorbus torminalis*)**
- **Field maple (*Acer campestre*)**
- **Hornbeam (*Carpinus betulus*)**

Management Operations:

- 1.24 Where trees are staked, the stakes and ties will be checked monthly and it is anticipated that they will need adjusting at least twice annually. Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 1.25 Remove stakes as necessary, when the tree is suitably established, approximately year 5.
- 1.26 To reduce excessive competition, a weed free area will be retained around any trees less than 3m in height and will be maintained to a diameter of 0.5m around the base of the trees using glyphosate spray twice a year. Newly planted trees will require re-firming as required during the first three years.
- 1.27 Once trees attain a height of 3m, the maintenance of a weed free base and formative pruning can be discontinued. However, crown pruning is desirable and any dead or severely damaged trees will be felled and replaced accordingly.

Inspections:

- 1.28 Assessment of condition and structure of trees : Assess requirements for hazard tree works, formative pruning and addressing branch/stem breakages.

Soft Landscape Element: Butterfly grassland

WILDFLOWER SEED MIX. Beds 2,3 and 4

Management Intentions: to provide suitable habitat for the grizzled skipper and dingy skipper butterflies

- 1.29 Once the wildflower seed mix has been sown and established, the area should be cut annually in late August and all clippings removed. Any pernicious perennial weeds such as nettles, dock and thistle should be dug up by hand and removed.

Soft Landscape Element: Emorsgate EM1 Standard Meadow mixture

WILDFLOWER SEED MIX

Management Intentions: to provide suitable habitat for flowering plants and insects

- 1.30 Once the wildflower seed mix has been sown and established, the area should be cut annually in late August and all clippings removed. Any pernicious perennial weeds such as nettles, dock and thistle should be dug up by hand and removed.

Soft Landscape Element: Germinal A4 Seed Mix

AMENITY GRASSLAND

Management Intentions: to provide a close mown sward close to areas of carparking, footways and buildings

- 1.31 Once the grass seed has been established it should be mown on a weekly basis during the growing season.

2. MONITORING AND REVIEW

Review

- 2.1 The Management Plan should be reviewed on an annual basis by Hatrick Properties to ensure that the plan is meeting the original management aims and objectives and responding to the developing needs of the site.
- 2.2 Following the end of the initial five year period of this management programme, the management plan will be re-assessed and updated. This can be facilitated by undertaking site surveys as detailed above. These will identify the need for additional operations and inform future management decisions in relation to continual improvement of biodiversity and the amenity value of the landscape as a whole.

