

**LIFETIME MAINTENANCE OF LANDSCAPED AREAS AND GARDENS AT WYNNSTAY HALL
WALLED GARDEN, RUABON**

3rd JULY 2023

The Site

- 1) The proposed development of 5 dwellings at Wynnstay Hall Walled Garden is intended to be landscaped in accordance with the “Detailed Planting Plan” prepared by TEP, ref. D9348.001 and dated 07/04/2022.
- 2) The works will be undertaken as detailed within the Implementation Notes on TEP “Detailed Planting Plan – Plant Schedule, Implementation and Maintenance Notes” ref drawing D9348.002 and dated 07/04/2022.

Ownership and Management

- 3) The site will be split into numerous leaseholds, with the individual properties generally being responsible for their rear garden areas and the maintenance of the front garden areas, facing the link garden and the link garden itself, being maintained by Wynnstay Hall Management Company (WHMC).
- 4) The management company will maintain the front garden areas of the properties fronting the link garden, so as to maintain a uniform appearance, along with the paths within the link garden and shared pathways leading from the link garden to the Walled Garden.
- 5) The individual leases for the properties will require garden and landscaped areas within the private curtilage areas (except those maintained by WHMC) to be maintained to a similar standard as the communal site areas.

Maintenance Regime

General:

- Works will be carried out avoiding the bird breeding season which is between March to August inclusive.
- The use of herbicides, pesticides and inorganic fertilisers will be avoided. Selective weed control will be carried out by hand pulling. It is recognised that plants considered as 'weeds' can provide suitable habitat for invertebrates.
- Failures of plants will be rectified by the property owner or management company within the first 5 years following planting.

Tree Planting:

- Maintain a weed free area around trees using bark mulch which should be replenished annually to a depth of 75mm.
- Re-firming newly planted trees as required particularly in the first year after planting.

- Stakes and ties should be adjusted twice annually any damaged or broken stakes or ties should be replaced. Remove after Year 5.
- Watering may be required during periods of drought within the first couple of years following planting. This should not exceed 20 Litres a day.

Ornamental Hedgerows:

- Maintain a weed free area around ornamental hedgerows using bark which should be replenished annually to a depth of 75mm and 500mm beyond the base.
- Spiral guards should be checked twice annually. Any damaged or broken stakes or ties should be replaced and ties re-fixed. Remove after year 5.
- Newly planted Hedgerow plants will require e-firming as required.
- The first cut of newly planted hedgerow is recommended in year 3 of establishment and will consist of 'facing up' either side of the hedge to create a formative shape.
- The hedges will be maintained at a height of 60cm and width of 60cm.

Ornamental Plot Planting:

- Maintain a weed free area within ornamental plot planting using bark mulch which should be replenished annually to a depth of 75mm. If weeding is required, this will be done by hand pulling.
- Pruning should be conducted to clear deadwood, crossing and damaged branches and to promote healthy growth.
- Flowering species will be dead headed throughout the growing season and reduced during the dormant season between September and March.

Climbing Planting:

- Ties will be used to train stems to climb up support features on the wall. Ties will be checked annually to ensure they are not damaging the stems.
- Light pruning of stems using appropriate horticultural techniques will encourage growth and help maximise coverage all year round.

Bulb Planting:

- Spent stems in grass areas will be cut alongside routine grass cutting approximately 6-8 weeks after flowering.

Amenity Grass Turf:

- Amenity lawn areas will be kept to a height of 35-50mm. Arisings will be removed and disposed of appropriately.
- Any bare ground should be cultivated and re-seeded between August and October.
- Weeds within the sward should be monitored and removed by hand during the summer months.