

The Oaklands, Ruabon

Public Open Space - Management Plan



Introduction

Purpose of Management Plan

The purpose of this document is to provide a plan for the long-term management of the Public Open Space (POS) within the development. This will allow the Management Company to understand the implications for ongoing maintenance of the site and to comply with approved WCBC planning conditions.

The management responsibility across the POS will fall to the Management Company. The management plan sets a standard for this maintenance to ensure establishment of landscaped features.

Maintenance

Number of agreed maintenance visits per year **24 visits**

Frequency of visits: 1st April - 30th Sept **14 visits**

1st Oct - 31st March **6 visits**

Tasks

- Cut grass to POS ideally with a push mower. To promote biodiversity and to provide for pollinating insects, the formal grassed areas will not be cut during the month of May (this will not affect any other agreed maintenance operations).

- All areas of soft landscaping shall be assessed during each visit. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of the same size and species to those originally planted. within a timescale all to be submitted to and approved in writing by the Local Planning Authority. The replacement planting shall be carried out in the next planting season (November to March) or seeding season (April to September).
- To promote both native flora and a healthy undisturbed rooting environment for retained trees, the informal grassed areas beneath the canopies of said protected trees are to be strimmed twice a year during the months of April and September to a minimum height of 10cm. Arisings to be raked clear and taken from site.
- Newly planted trees will require a mulch ring with a 50cm radius (6/7cm depth) for a minimum of 3 years. Stakes and ties should be monitored over a 3 year period to encourage growth but avoid damage. Also to promote the success of the newly planted trees an irrigation and 'organic' weed control programme for the newly planted vegetation / trees will be implemented.
- Apply mild approved weedkiller to kerb areas - once per month
- Litter pick - per visit
- Actively re-instatement works that may be required, particularly for but not exclusive to grassed areas e.g tyre marks, ruts etc
- Remove all cutting from site after each visit
- A Tree Report will be commissioned every 3 to assess the health of all trees within the site. This will be submitted to the Local Planning Authority for review together with a programme of works to trees, where necessary. There shall be no works to trees and no trees will be removed without the written agreement of the Local Planning Authority. If a tree or trees require removal, a replacement tree of the same species shall be planted in the next planting season (November to March) following the removal of the tree.

End