

**SOFT LANDSCAPE WORKS
MAINTENANCE AND
MANAGEMENT PROPOSALS
– 10 YEARS**

NET WORLD SPORTS

Bryn Lane, Wrexham



Barry Chinn Associated Limited
Harbury Road, Deppers Bridge
Southam, Warwickshire, CV47 2SZ

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Reference:	2147-21-RP01C
Date:	04/06/2021
Author:	DP
Checked:	DP

MAINTENANCE AND MANAGEMENT STATEMENT

(Refer to Appendix C for BCA drawing 2147-21-01B Landscape Concept Plan)

This Landscape Maintenance & Management Plan (LMMP) has been prepared in order to discharge condition 18 of permission ref P/2020/0167.

This document sets out the maintenance and management requirements for the proposed landscape scheme associated with the proposed development, not existing retained mature trees and other vegetation to the site boundaries.

Note: existing trees to the southern site boundary are subject to an extant Tree Protection Order, Wrexham County Borough Council ref TPO No.60 1995. These trees are identified in the TEP Arboricultural Method Statement, Tree Survey Schedule and Tree Constraints Plan, April 2021.

Any works to TPO trees will require a proposed schedule of arboricultural works to be submitted to the Local Planning Authority for approval prior to the commencement of works.

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing no 2147-21-01B Landscape Concept Plan.
- To ensure that the infrastructure landscape at Bryn Lane, Wrexham develops in a manner commensurate with the original design intentions.
- To ensure the successful establishment and retention of effective landscape buffer planting, particularly along the boundaries of the site.
- To secure a long term future for new tree and thicket planting with particular emphasis upon achieving enhancement of ecological potential, conservation and visual amenity.
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- To provide both visual and recreational amenity for site users and visitors.
- To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects

liability clause to ensure replacement planting is carried out and successful establishment achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

The maintenance and management matrix (Appendix B) provides information the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (eg. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of visitors to the site as well as providing a benefit to persons who live near and pass by the boundaries. In addition it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

YEAR 1 MAINTENANCE SCHEDULE

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
	DESCRIPTION	
	During the initial twelve month period after Practical Completion.	
	Note: Allow for twenty-two maintenance visits (18 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	TREE PLANTING	
B.1	To extra heavy standard/heavy standard trees: Check, adjust and replace stakes and ties as necessary. Prune, water and feed where required.	As necessary
B.2	Check spiral guards and replace when required.	Four times
C	WOODLAND / THICKET / NATIVE HEDGE PLANTED AREAS	
C.1	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid April to late September.	Four times
C.2	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D	CLIPPED NATIVE HEDGEROW	
D.1	Keep areas clear of weed growth by hand weeding and spot herbicide as appropriate from mid April to late September in accordance with ecologist's recommendations..	Four times
D.2	Check shelter / spiral guards and refirm/replace when required. Remove weed growth from within if necessary.	Four times

Barry Chinn Associates Ltd. 7 04.06.2021

APPENDIX B

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

GENERAL

Tidy up areas removing rubbish, litter, etc, from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓							
Check plant material is firmly planted and firm in where required.	✓	✓	✓							
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓					
Remedial tree surgery to newly planted trees as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work. Note: Any works to existing pre-development trees covered by	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

WCBC TPO ref TPO No.60 1995 will be outside the scope of maintenance and management operations and will require prior written consent of the LPA.										
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MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

WOODLAND / WOODLAND EDGE THICKET / NATIVE HEDGE PLANTED AREAS

Keep areas clear of weed growth by herbicide treatment as appropriate from mid April to late September.	4 times	4 times	4 times	4 times	2 times	2 times	2 times	Once	Once	Once
Woodland mix planting to be managed to ultimately achieve a tree canopy with understorey. Woodland Edge mix to achieve age diversity. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SHRUB AND FORMAL HEDGE PLANTED AREAS

Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
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Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓							

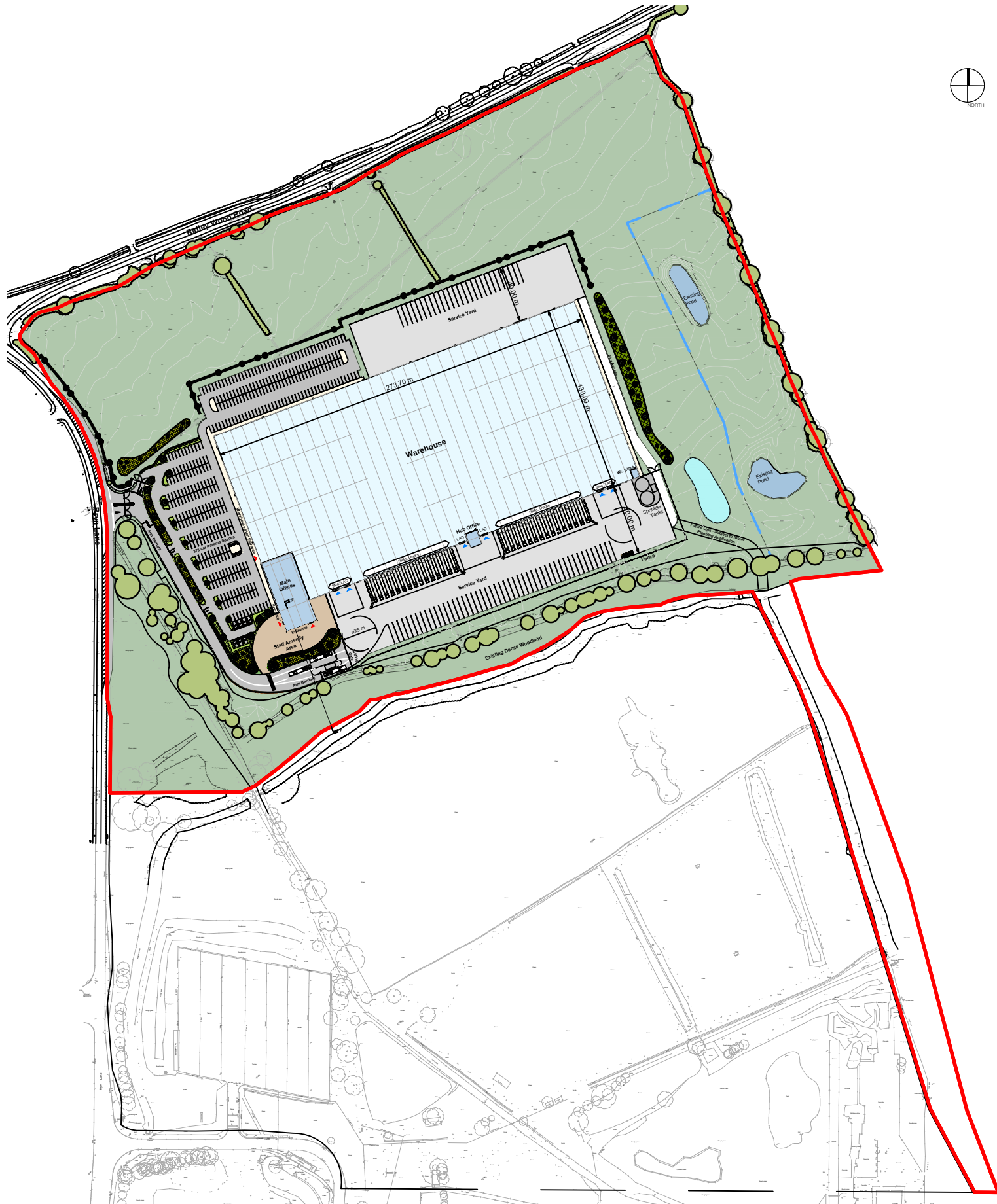
MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

SHRUB AND FORMAL HEDGE PLANTED AREAS (CONTINUED)

Prune formal hedges to heights stated on landscape drawings (approx. timing May and September). Cut sides, tops and ends to straight and true lines.	✓	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

APPENDIX C

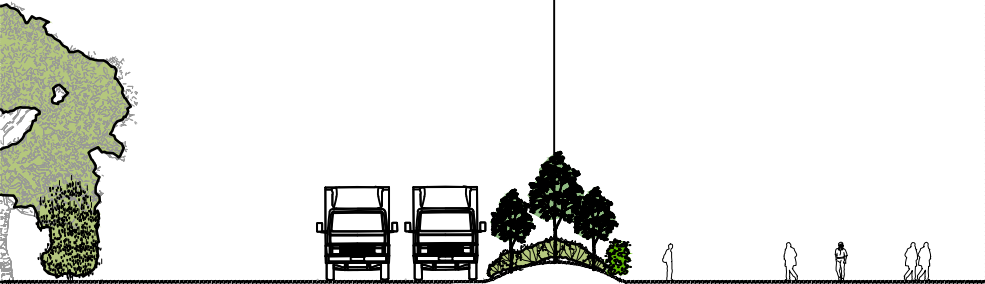
BCA DRAWING 2147-21-01B LANDSCAPE CONCEPT PLAN (APPENDED AS A0 REDUCED TO A3 – DO NOT SCALE OFF THIS DOCUMENT)



Retained trees to southern site boundary
(refer to TEP Tree Survey May 2021)

Planted bund between staff amenity area and service road
Height shown approx. 5 years after planting

Office building



ILLUSTRATIVE SECTION 1:100 PLANTED BUND



SECTION A-A 1:200 PLANTED BUND IN RELATION TO EXISTING RETAINED BOUNDARY TREES

KEY



EXTRA HEAVY STANDARD TREES
(Tree pt size: 1500x1500x50mm backfilled with topsoil)
15.0m x 15.0m grid
4.5-6.0m height
1.5-2.0m clear space
Roadside
Quercus robur 'Fastigiate Koster'

EXTRA HEAVY STANDARD TREES
(Tree pt size: 1500x1500x50mm backfilled with topsoil)
15.0m x 15.0m grid
4.5-6.0m height
1.5-2.0m clear space
Roadside
Acer campestre 'Saxatile', Prunus avium 'Pinn'

HEAVY STANDARD TREES
(Tree pt size: 1000x1000x50mm backfilled with topsoil)
10.0m x 10.0m grid
3.5-4.25m height
1.5-2.0m clear space
Roadside
Acer campestre, Betula pendula, Prunus avium, Quercus robur

FEATHERED TREES
1.75-2.0m height 2x transplanted
Well furnished with lateral shoots to base
Roadside
Acer campestre, Betula pendula, Prunus avium, Quercus robur, Sorbus aucuparia

Species	Supply Size	Qty	Species
Cornus alba 'Sibirica'	400-600mm	3L	500mm c/s
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REV NOTE
A Drawing reviewed and reformatted to show extent of red line.
B Indication of future 4m road subject to separate planning application subject to planning plan received by 11/03/2024

DATE AUTH
04.08.21 DP
13.08.21 DP

BCA BARRY CHINN ASSOCIATES
Landscape Architects

CLIENT
NET WORLD SPORTS

PROJECT
BRYN LANE, WREXHAM

DRAWINGS
LANDSCAPE CONCEPT PLAN

CONTRACT	214721	DRG NO.
DATE	20/05/21	DRAWN DP
ISSUE	For Planning	CHECKED DP
SCALE	1:500	ORIG SHEET A0
CAD FILE	2147-21-018 Landscape Concept Plan.dwg	REV B

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PLAN 1:1000@A0