

**MOLD ROAD
WREXHAM**

REDROW HOMES NW LTD

**MANAGEMENT PLAN
LANDSCAPE AREAS**

TREVOR BRIDGE
a s s o c i a t e s

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Revised March 11

Ref: ME/2473/ManagementPlan

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1.0 INTRODUCTION

- 1.1 This Management Plan relates to the maintenance regime for the areas of landscape at the Redrow Homes (NW) Limited development at Mold Road, Wrexham. It sets out the management intentions and the necessary operations required to undertake the landscape maintenance for a minimum of five years.
- 1.2 The Management Plan has been prepared to inform Wrexham Borough Council of the intentions for management of the site once the landscape proposals have been implemented. This Management Plan should be read in conjunction with Trevor Bridge Associates Ltd drawings numbered 2473.04E, 2473.05E, 2473.06E, 2473.07E and 2473.08C.

2.0 LANDSCAPE ELEMENTS

- 2.1 The following landscape elements or operations will thus be present on the site:

- Existing trees
- Close mown grass
- Decorative shrubs
- New trees
- Seasonal bulbs
- Native tree/shrub planting
- Hedges
- Litter picking and debris removal

3.0 LANDSCAPE IMPLEMENTATION

- 3.1 The implementation of the landscape to the open space areas will be undertaken in accordance with the approved drawings.

4.0 MANAGEMENT INTENTIONS

- 4.1 The principle aim of landscape management is to maintain the landscape elements in the form, disposition and groupings which serve the design intention and the requirements of all users of the site. In this instance, the aim of landscape management will be to keep the various landscape elements in a state of health and vigour whilst seeking to sustain the air of ordered stability and longevity which characterises the landscape.
- 4.2 All grass areas will be maintained to give a neat and tidy appearance.
- 4.3 The management of the decorative shrub areas will focus on two stages of development. The first stage is the establishment of the shrubs to form robust communities able to contribute to the design objectives of amenity and screening. Once establishment is secured, the main activities will be weed control and pruning.
- 4.4 Individual trees, once established, will have their stakes and ties checked.
- 4.5 Existing trees will be examined and maintained in accordance with good arboricultural practices in terms of safety and appearance.
- 4.6 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

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5.0 MANAGEMENT OPERATIONS**5.1 Existing trees**

- 5.1.1 An annual inspection of all of the trees will take place and the recommendations arising from these inspections will be undertaken within an advised timescale.

5.2 Close mown grass

- 5.2.1 Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependent on weather conditions, but a fortnightly cut will be aimed for. The initial cut shall be carried out when first growth is apparent, blades set at 20mm above the ground. Subsequent cuts should be to a height of approximately 40mm with the cuttings dispersed. If the fortnightly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.
- 5.2.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

5.3 Decorative shrubs

- 5.3.1 Newly planted shrub areas should be kept weed free as grasses and herbs are strong competitors of moisture and nutrients. Young shrubs often show classic stress symptoms: sparse small leaves, shoot dieback and a yellowing or browning of leaves caused by nitrogen deficiency and water stress respectively. The careful use of approved herbicides is an effective method of weed control and it is therefore proposed that these be applied until the canopy has sufficiently developed to suppress weeds naturally. Thereafter hand weeding will take place as and when is necessary.
- 5.3.2 Some losses after planting are almost inevitable and therefore beating up (the process of replacing shrubs that have died soon after planting) will be undertaken with same species and specification of plant. This will be carried out in the season immediately following the planting operation and for the subsequent four seasons. This will ensure that any plants dying within five years of being planted will be replaced with a suitable specimen.

5.4 New trees

- 5.4.1 Individual trees (including existing mature specimens), whether specimens or within groups, will be inspected twice annually.
- 5.4.2 The individual trees in grass should be surrounded by a vegetation-free circle of 0.30m radius to improve the rate of establishment by removing competition at the root-zone. This may be achieved by the use of herbicides, hand-weeding, mulch, mulch-mats or a combination of these methods.
- 5.4.3 The individual trees on site will have short stakes 750mm (feathered trees) or 900mm (standard trees) long and adjustable rubber ties. These should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.
- 5.4.4 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.

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- 5.4.5 During the first planting season following completion of planting, all dead, dying, damaged or diseased trees shall be replaced by the same variety and size as that originally planted. This will be carried out in the season immediately following the planting operation and for the subsequent four seasons. This will ensure that any trees dying within five years of being planted will be replaced with a suitable specimen.

5.5 Seasonal bulbs

- 5.5.1 Areas of new bulb planting shall be inspected during the regular grass mowing operations. Once flowering has finished and the stems show signs of yellowing the areas shall be cut and all arisings removed to maintain a neat appearance.

6.0 NATIVE TREE/SHRUB PLANTING**6.1 From completion of planting to year three***Weed Control*

- 6.1.1 For a period of three years immediately following completion of planting the whole of the native tree/shrub planting shall be kept weed free by the application of Glyphosate to both grass and broadleaved weeds during periods of active growth. During the first year a minimum of four applications shall be undertaken followed by a minimum of two applications per year for the second and third year.
- 6.1.2 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 6.2.3 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 3.2.4 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 3.2.5 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.
- 3.2.6 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.
- 3.2.7 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

6.2 From completion of planting to year five*Stakes and Ties*

- 6.2.1 Once yearly all stakes shall be checked for stability and effectiveness. They shall be re-firmed if they have become loose and they shall be removed once they are no longer required for support of the tree. Ties shall be checked at the same time and adjusted if they have become too tight or if rubbing of the tree on the stake is occurring.

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6.3 First year following completion of planting

Beating Up

- 6.3.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

6.4 Third year following completion of planting

Thinning

- 6.4.1 During the winter months, three years following completion of the first planting of the first planting operation thinning, by complete removal of plants and their roots, shall be carried out.

Coppicing

- 6.4.2 At the same time as the thinning operation, coppicing of *Betula pendula* and *Corylus avellana* shall be carried out.

- 6.4.3 The thinning and coppicing operations shall be carried out to the instructions of the landscape architect.

6.5 Fifth year following planting

Thinning and Coppicing

- 6.5.1 Thinning and coppicing operations, as detailed above, shall be carried out as deemed necessary by, and to the instructions of, the landscape architect.

Planting

- 6.5.2 If deemed necessary by the landscape architect small scale whip planting of slower growing species shall be undertaken in clearings.

6.6 Tenth year following planting

Thinning and Coppicing

- 6.6.1 Thinning and coppicing operations, as detailed above shall be carried out as deemed necessary by, and to the instructions of, the landscape architect.

Verification

- 6.6.2 The plantation shall be thoroughly inspected by the landscape architect to assess its condition. Any defects shall be reported to the adopting authority.

6.7 Fifteenth year following planting

Thinning and Coppicing

- 6.7.1 Thinning and coppicing operations, as detailed above, shall be carried out as deemed necessary by, and to the instructions of, the landscape architect.

Verification

- 6.7.2 The plantation shall be thoroughly inspected by the landscape architect to assess its condition. Any defects shall be reported to the adopting authority.

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6.8 Twentieth year following planting*Thinning and Coppicing*

- 6.8.1 Thinning and coppicing operations, as detailed above, shall be carried out as deemed necessary by, and to the instructions of, the landscape architect.

Verification

- 6.8.2 The plantation shall be thoroughly inspected by the landscape architect to assess its condition. Any defects shall be reported to the adopting authority.

7.0 HEDGES**7.1 From completion of planting to year three***Weed Control*

- 7.1.1 From completion of planting to year three immediately following completion of planting the whole of the length of new hedges shall be kept weed free by the application of Glyphosate to both grass and broadleaved weeds during periods of active growth. During the first year, a minimum of four applications shall be undertaken followed by a minimum of two applications per year for the second and third year.
- 7.1.2 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 7.1.3 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 7.1.4 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
- 7.1.5 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.
- 7.1.6 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.
- 7.1.7 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

7.2 First year following completion of planting*Beating Up*

- 7.2.1 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

General Maintenance

- 7.2.2 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high adjacent to the shared access drive and open space frontage, and 2 metres high adjacent to the northern boundary of the open space by means of pruning. Pruning is to be carried out to the highest horticultural standard. Dead foliage and branches are to be removed by cutting back to an outward pointing bud, or as directed. Suckers are to be removed by cutting back their source on the

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roots of the affected shrubs. Growth is to be reduced to encourage the hedge to thicken up and so as to remove any growth encroaching onto paths, roads, signs, sightlines and lights, cutting back to outward growing pointing bud. Pruning cuts shall be made at the source of the branch to be removed, within the shrub so that the position of the cut is not visible in the outward appearance of the shrub.

8.0 LITTER PICKING AND DEBRIS REMOVAL

- 8.1 An inspection of the site in general should be regularly carried out as the owners of the site have a duty of care to those on their land.
- 8.2 Other operations will also be required throughout the site, such as litter picking. The necessary frequency for this can usually be better judged after a few months of managing the site. Litter picking, however, should normally be undertaken fortnightly during winter and weekly during summer months.
- 8.3 If possible operations such as removal of fly-tipping, clearance of any damage and graffiti should be carried out as quickly as possible.

9.0 USE OF HERBICIDES

- 9.1 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.
- 9.2 The contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986, revised 1997, drawn up under the Food and Environment Protection Act 1985.
- 9.3 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.
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