

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN
for
NEW WAREHOUSE FACILITY at EUROPA BUSINESS PARK
for
IMS EURO Ltd



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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 IMS Euro to provide a framework for long term landscape management and maintenance of new warehouse units at Europa Business Park, Stockport. 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 IMS21/01 prepared by Chris Burnett Associates.

Site Location

- 1.4 The site is located on the Europa Business Park, Bird Lane, Stockport.

Planning and Development Context

- 1.5 Planning application was submitted by Pace Architecture Ltd on behalf of IMS (Euro) Properties Ltd.

Landscape proposal plan

- 1.6 See Landscape Proposal Plan Dwgs IMS20/01 rev 01

Hard Landscaping Feature: Hardstanding

Management Intentions

- 1.7 2m wide resin bonded footpath will provide all-weather access through the pollinator garden to 3m concrete block paving.
- 1.8 2m wide footpaths will be used to connect to areas of parking and to provide safe pedestrian access to buildings
- 1.9 Surfacing to footpaths must be suitable for the intended use with appropriate width and texture to allow use by people of all abilities.

Management Operations

- 1.10 All new footpaths will be inspected on a monthly basis and will be kept safe and usable and cleared of overhanging vegetation and broken branches. Any item considered unsafe must be removed or made safe and replaced as soon as possible.
- 1.11 Repairs will be carried out as required, the surfacing will be replaced where areas have deteriorated to the extent they are unsafe. The use of materials for repairs and replacements will conform to the original design and specification for external works.

Soft Landscape Element: Ornamental Planting

POLLINATOR GARDEN BEDS TS1,2,3 & LS1 -8

Management Intentions:

- 1.12 Management of ornamental planting will focus on maintaining a neat and tidy appearance, whilst also encouraging plant growth.
- 1.13 Ornamental planting will be used to provide an alternative environment to an external silting area and to provide appropriate plants for pollinating insects.

Management Operations:

- 1.14 In the first years of establishment, a mulch composted wood chip or bark mulch will be laid around the base of all young plants to suppress weed growth and will be maintained to a depth of 65mm. Between April and September frequent inspections of these areas will be undertaken, removing weeds wherever necessary by hand pulling to assist the successful establishment of plants.
- 1.15 Pruning of ornamental shrubs will be undertaken in order to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Pruning will also include for clearing out crossing and damaged branches.
- 1.16 Watering of the ornamental herbaceous and shrub planting might be required during periods of prolonged drought. Particular care will be taken during such periods to ensure sufficient watering is carried out to facilitate healthy growth.
- 1.17 Any damaged, falling or dead shrubs will be replaced.
- 1.18 Weed control will include spot treatment using selective herbicide of noxious weeds such as docks, thistles, nettles, ragwort and willowherb.

Constraints:

- 1.19 Where the pruning is limited to the extent of the current year's growth, work can be carried out at any time of the year.
- 1.20 Watering will be carried out as required.

Soft Landscape Element: Hedgerows

HEDGES H1 – H10 and HE4,HE5

Management Intentions:

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

Management Operations:

Establishment of proposed hedgerows

- 1.23 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.
- 1.24 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

- 1.25 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. Mechanical methods of management, where appropriate, will be used in favour of machinery.
- 1.26 The hedge will be cut in a rectangular shape of approximately 1.5m in width ultimately.
- 1.27 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: Whitebeam (*Sorbus intermedia*) 12-14cms standards

Management Intentions:

- 1.28 New tree planting will take place throughout the site and is proposed to provide to soften and screen the impact of the development.

Management Operations:

- 1.29 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.
- 1.30 Remove stakes as necessary, when the tree is suitably established, approximately year 5.
- 1.31 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.
- 1.32 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:

- 1.33 Assessment of condition and structure of trees (young woodlands and structure planting areas):
Assess requirements for thinning, beating up, hazard tree works, formative pruning and addressing branch/stem breakages.

2. MONITORING AND REVIEW

Review

- 2.1 The Management Plan should be reviewed on an annual basis by IMS Euro Ltd 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.

