



Maelor Place, Ruabon Landscape Management and Maintenance Plan

Report Ref: TEP.4605.001
June 2014
Version 1.0

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**LANDSCAPE MANAGEMENT AND
MAINTENANCE PLAN FOR
MAELOR PLACE, RUABON**

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June 2014
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1.0 INTRODUCTION

Introduction to the Management Plan

- 1.1 This Management Plan has been produced by The Environment Partnership (TEP) Limited on behalf of Wales and West Housing Association Ltd to provide a framework for long term landscape management and maintenance of the Maelor Place site. The plan provides guidance on management techniques in respect of maintaining high quality landscapes associated with the housing 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 that of the surrounding landscape. The Management Plan describes the site in terms of landscape elements and management operations.
- 1.3 The Management Plan should be read in conjunction with the Detailed Planting Plans (TEP Ref: D4605.001 and D4605.002).

Structure of the Management Plan

- 1.4 Chapters 2.0 to 3.0 provide background information including policy context and a site analysis. A summary of factors influencing management can be found in Chapter 4.0.
- 1.5 Chapter 5.0 outlines the long-term aims and objectives for management and Chapter 6.0 sets out how the success of the plan will be monitored, reviewed, and updated over time.
- 1.6 Chapter 7.0 provides the management intentions and maintenance operations.
- 1.7 The Detailed Planting Plans are in Appendix 1 and a Schedule of Operations can be found in Appendix 2.

Limitations of the Management Plan

- 1.8 The Management Plan is for the duration of 10 years but should be fully reviewed after 5 years to secure a sustainable and financially viable future for the site. It is recommended that the Plan is subject to an informal annual review to ensure the management operations remain conducive to the situation on site.

2.0 SITE DESCRIPTION

Site Location

- 2.1 The Maelor Place site covers an area of 0.5 ha and is in Ruabon approximately 6 miles south west of Wrexham town centre. The site is surrounded by a local business and car park to the north, the high street, and residential properties to the east and amenity space and dwellings to the south and west.

Landscape Character

- 2.2 The landscape is characterised by vacant council offices, public conveniences, a public car park, and pockets of amenity green space.

Designations

- 2.3 Part of the site adjacent to the High Street lies within Ruabon Conservation Area, which restricts demolition and tree works without adequate consents from the local planning authority.

Landscape Elements

- 2.4 The Maelor Place site will comprise various landscape elements listed below and shown on the Detailed Planting Plans (TEP Ref: D4605.001 and D4605.002) in Appendix 1:
- existing trees;
 - tree planting;
 - hedgerows;
 - shrub planting;
 - amenity grass, and
 - bulb planting.
- 2.5 The management operations assigned to each landscape element can be found in Section 7.0 'Management Intentions and Maintenance Operations'.

3.0 PLANNING CONTEXT

Planning and Development Context

- 3.1 A planning application was approved by Wrexham County Borough Council in February 2014 (Application Ref: P/2013/0797) for demolition of existing buildings, erection of dwellings and construction of access at Maelor Place, Ruabon.

Planning Condition

- 3.2 Planning permission was granted, subject to conditions, including Condition 2 which states:

“Development shall not begin until the following scheme of details have been submitted to and approved in writing by the Local Planning Authority:

- a) the implementation of a traffic regulation order (including necessary consultations) for Maelor Place/Caer Llan;*
- b) provisions of primary school infrastructure facilities;*
- c) a maintenance plan for proposed on-site Public Open Space.*

Landscape and Ecological Planning Policy

- 3.3 The Management Plan considers opportunities to contribute towards wider local and national policy objectives for improved biodiversity and open space provision.
- 3.4 The site has been considered within the context of relevant legislation including:
- Conservation of Habitats and Species Regulations 2010 (as amended by the Amendment Regulation 2012);
 - Wildlife and Countryside Act 1981 (as amended) (OPSI 1981); and
 - Natural Environment and Rural Communities Act 2006 (OPSI 2006).

National Guidance

Planning Policy Wales (PPW)

Caring for Biodiversity

- 3.5 The Welsh Assembly Government will ensure that its policies contribute to the conservation of the abundance and diversity of native wildlife and its habitats and will minimise the adverse effects on wildlife where conflict of interest is unavoidable. It promotes approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensates for losses where damage is unavoidable.

Technical Advice Note (TAN)

TAN 5: Nature Conservation and Planning

- 3.6 This note provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It guides local authorities on areas such as planning positively for nature conservation and guidance on development affecting protected and priority habitats and species.

Local Policy

Wrexham Unitary Development Plan (1996-2011)

- 3.7 Wrexham County Borough Council adopted the Wrexham Unitary Development Plan on 14th February 2005. Until such a point that the Wrexham Local Development Plan is adopted, Wrexham Unitary Development Plan will be used by the council to form decisions on planning applications. The most relevant policies are outlined below.

Policy EC4 Hedgerow, Trees and Woodland

- 3.8 This policy states that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape.

Policy EC6 Biodiversity Conservation

- 3.9 Policy EC6 states that development either within or close to sites of biodiversity, interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites enhance their natural conservation interest, and landscape quality including the establishment of local nature reserves, will be supported.

4.0 FACTORS TO BE CONSIDERED WITHIN MANAGEMENT DECISIONS

Responsibility for Site Management

- 4.1 Wales and West Housing Association Ltd will retain responsibility for operational management and maintenance of the landscape within the site boundary in-house.

Ecological Factors

Habitats

Sensitivity of Wildlife Habitats

- 4.2 All maintenance works must be sensitive to habitats known to support mammals, amphibians, reptiles, birds, and invertebrates. Management should be sensitive to the specific ecological and geological value of the site.

Trees

- 4.3 Existing trees on site will be retained where possible and further trees planted in the amenity grass around the dwellings. Although there is no site designation for trees, it is valued at a local level and provides a connective buffer to the adjacent habitats.
- 4.4 Trees and woodland are essential for the migration, dispersal, and genetic exchange of wild species. Trees in this area are likely to be used by foraging and commuting bats, hibernating amphibians, and a range of nesting and foraging birds.

Hedgerows

- 4.5 Hedgerows are UKBAP priority habitats, and are likely to be used by birds and bats as well as amphibians for shelter, foraging and commuting. Therefore, the proposed hedges have local value to the site.

Species

Non-native Invasive Species

- 4.6 Invasive species, such as Himalayan balsam and Japanese knotweed, have significant management implications as it is classified as a non-native invasive species in the Wildlife and Countryside Act 1981, under which Schedule 9, Section 14 makes it an offence for anyone to knowingly allow the species to spread.
- 4.7 Due to the potential management implications of invasive species, it is recommended that the site is regularly inspected to ensure that any infestations can be promptly treated.

Bats

- 4.8 Proposed habitats which support bats on site and any records of the species on site e.g. tree planting and hedgerow planting will provide foraging and roosting opportunities for bats.

- 4.9 Bats and their roosts are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 as amended and the Conservation of Habitats and Species Regulations 2012. Bats are also a UKBAP protected species.

Breeding and Nesting Birds

- 4.10 All UK wild birds are protected while nesting. Therefore if removal of habitats (which can include buildings, trees, hedges and grassland) cannot be timed to avoid the bird breeding season (March to August inclusive), then a survey by a suitably experienced ecologist will be required to ensure no nesting birds will be affected. There is generally no process to gain a licence to disturb nesting birds; therefore, if active nests are present, works will need to avoid the area of the nest until the young have fledged.

Social Factors

General Amenity

- 4.11 The balance of both wildlife conservation and site user amenity must be managed at the Maelor Place site.

Health and Safety

- 4.12 A site health and safety risk assessment should be completed. Wales and West Housing Association Ltd will retain ultimate responsibility for the Health and Safety of the site and review health and safety as part of their regular inspections. The site will be subject to both informal inspections throughout the year, with a formal inspection completed annually. During any site visit, deficiencies in safety provision will be noted and acted upon.
- 4.13 The site will be managed to comply with all relevant health and safety legislation, approved codes of practice (ACOP's) and Health and Safety Executive guidance. Wales and West Housing Association Ltd will be responsible for ensuring that risk assessments are undertaken as required under the Management of Health and Safety at Work Regulations 1999 and ACOP (L21), and for monitoring and reviewing the effectiveness of control measures implemented as a result of the risk assessment to ensure their effectiveness.
- 4.14 Wales and West Housing Association Ltd will be responsible for ensuring that accidents and incidents which occur on site are reported to the relevant enforcing authority as required by the Reporting of Injuries, Disease and Dangerous Occurrences Regulations (RIDDOR) 2013.
- 4.15 The Health and Safety regime for any work undertaken on the site will follow the guidelines as laid down in the HSE publication 'Managing Health and Safety in Forestry'.

Legal Factors

Health and Safety Issues

- 4.16 The interests of public health and safety must be maintained at all times, in particular this will relate to the presence of dead wood and reduced sightlines within areas of public access (e.g. alongside footpaths or at site entrances).

Byelaws, Covenants, Leases and Easements

- 4.17 Byelaws, covenants, leases, and easements will be needed from the landowner as appropriate.

Compliance with Environmental Legislation

- 4.18 The following legal and non-legal obligations, among others must be considered in carrying out any management operations:
- The Health and Safety at Work Act 1974: All operations carried out on site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive.
 - Occupiers Liability Act 1984: The Occupier's Liability Act imposes an obligation on the chosen management organisation to ensure that every reasonable care is taken to remove any risks to both legitimate visitors and to any trespassers. In compliance it will be necessary:
 - To make sure that all stiles, footpaths and any other structures are safe;
 - To remove any hazardous objects; and
 - To conduct an annual safety audit in order to identify any further hazards.
 - Wildlife and Countryside Act 1981: There is an obligation to comply with legislation for UK species protected under this Act.
 - The Conservation of Habitats and Species Regulations 2010 (as amended by the Amendment Regulations 2012): There is an obligation to comply with legislation for European species protected under these regulations.
 - Environmental Protection Act 1990: There is an obligation to keep the site free from litter and refuse.
 - Countryside and Rights of Way Act 2000: The CROW Act imposes a new right of access on foot to registered common land and other areas of 'open countryside' which under certain circumstances allows access without being confined to footpaths. It also increases the protection of protected species introducing the new offence of a 'reckless' act.

5.0 MANAGEMENT AIMS AND OBJECTIVES

- 5.1 The following aims and objectives guide the Landscape Management Plan, providing the basis for specific management operations. Actions within the management schedule will meet a number of different objectives.

Aim 1: A healthy, safe, and secure site:

- Maintain and facilitate public access and recreation;
- Provide a positive connection between existing neighbourhoods and surrounding public open spaces;
- Provide a high quality, well maintained and attractive landscape setting for the development and local community; and
- Establish and maintain health and safety procedures for the management and maintenance of the site complying with all statutory legislation and best practice.

Aim 2: Conserve and enhance the landscape and ecological value of the site:

- Safeguard and enhance the biological and physical integrity of the site;
- Maintain European protected, UKBAP and Wrexham BAP species at a favourable conservation status*;
- Maintain and enhance the connectivity of habitats both within the site and to adjacent areas; and
- Provide an attractive environment for people to walk through and enjoy.

Aim 3: A sustainable site:

- Maximise the sustainability of site operations by minimising waste;
- Promote a cost effective management strategy;
- Minimise the amount of herbicide use and where possible using manual methods of management in favour of machinery;
- Maintain a flexible landscape management approach which responds to landscape changes and user requirements; and
- Adopt a transparent management approach.

**The definition of favourable conservation status*

The conservation status of a species is defined in Article 1(i) of the Habitats Directive as favourable when:

- *population dynamics data on the species concerned indicate that it is maintaining itself on a long term basis as a viable component of its natural habitats; and*
- *the natural range of the species is neither being reduced nor is likely to be reduced the foreseeable future; and*
- *there is, and will probably continue to be, a sufficiently large habitat to maintain its population on a long-term basis.*

The population must be viable in the long term, the range must not be contracting, and sufficient habitat must exist to support the population in the long term.

6.0 MONITORING AND REVIEW

- 6.1 An appropriate system of monitoring performance and for reviewing the plan will be agreed within the first year.
- 6.2 Wales and West Housing Association Ltd has an on-going role to monitor and review management of the site.

Monitoring

- 6.3 Wales and West Housing Association Ltd will put simple monitoring reports against key measures together on a quarterly basis.
- 6.4 Wales and West Housing Association Ltd will make periodic inspections of the site as follows:-
 - An annual site meeting and review with the site manager;
 - Quarterly (initially) formal site inspections; and
 - Ad hoc unannounced inspections to be made as frequently as possible to review condition of entrances, site boundaries etc.

Annual Report

- 6.5 An annual report will be produced summarising the management of the site over the last year and the measures achieved.

Review

- 6.6 The Management Plan will be reviewed on an annual basis by Wales and West Housing Association Ltd and key partners to ensure that the plan is meeting the original management aims and objectives and responding to the developing needs of the site.
- 6.7 It is proposed that the Management Plan will be reviewed on a more formal basis. An amended plan will be developed and adopted for the subsequent 5 year period.

7.0 MANAGEMENT INTENTIONS AND MAINTENANCE OPERATIONS

- 7.1 This section provides management intentions and operations for the site. All existing landscape elements as listed in Section 4.0 and illustrated on the Planting Plans (TEP Ref: D4605.001 and D4605.002) (Appendix 1) are described in this section.

Whole Site

Intentions

- 7.2 The site should be inspected and assessed regularly to ensure it is being managed appropriately. This will ensure the risks of any health and safety hazards are minimised whilst making sure that habitats remain attractive to wildlife. Cleansing should be carried out regularly to retain high amenity value.

Operations

- 7.3 Inspections are to be undertaken as part of the maintenance operations and include:
- Health and safety inspection: identify health and safety hazards and arrange for them to be made safe as far as is practicable;
 - Tree hazard inspection: inspection by trained arboriculturists of mature trees within or adjacent to areas of public access to check for damage and disease, and to maintain appropriate height clearances for safe pedestrian access; and
 - Assessment of condition and structure of trees (young woodlands and structure planting areas) to assess requirements for thinning, beating up, hazard tree works, formative pruning and addressing branch/stem breakages.
- 7.4 An on-going programme of habitat and protected species surveys should also be established to ensure that management procedures are successful in delivering wildlife benefits and inform future management decisions concerning protected species in particular.
- 7.5 Results from the monitoring procedures will be compiled and presented within the annual reports which will be used in the review of the management plan as detailed in Chapter 6.0.
- 7.6 A general scavenge of all soft landscape elements and hard surfaces will be carried out on a monthly basis throughout the site. All litter should be removed from site and disposed of in an authorised manner.
- 7.7 Fly-tipping is likely to occur from time to time. This will be removed as soon as possible in order to discourage reoccurrences.

- 7.8 Care must be taken during cleansing to check for wildlife, which may be hiding in or under items. Any wildlife found should be returned to suitable cover.

Existing Trees

Intentions

- 7.9 A number of existing trees will be retained and protected during development. To mitigate any negative impacts, appropriate tree protection measures will be adopted for all retained trees to minimise accidental damage and disturbance to the habitats and species that they support.
- 7.10 On-going management of trees should be targeted towards maintenance and improvements in line with current standards to ensure minimal damage and disturbance to the habitats and species they support.

Operations

- 7.11 Management of existing trees will include thinning through coppicing and planting of additional native species. The following specification is applicable to all arboricultural works:
- An appropriately qualified operative such as an Arboriculturalist must be consulted prior to undertaking any major tree works within the site boundary.
 - Wood under 250 mm diameter collected from thinning, brashing, or coppicing should, wherever possible, be chipped and used on site for mulching, either by blowing directly back into planting areas or by storing on site for future use.
 - Trees for coppicing should be cut back to 50 mm above ground level. Where a number of stems are coppiced on one plant, cut faces are to slope away from the centre. Care should be taken to ensure that thinning operations do not cause damage to desirable plants, or rutting of the ground in wet conditions.
- 7.12 Trees for thinning should be cut to a level stump length of 150 mm for treatment with stump killer. A minimum of 50% of the stump surface should be scored over and treated to stop re-growth. Future growth of stumps should be monitored and additional cuts and applications of stump killer should be made over the following two or three years as required.
- 7.13 Any tree works and tree felling should be carried out outside of the bird nesting season (between March and August).

Proposed Tree Planting

Intentions

- 7.14 New tree planting is proposed to provide connectivity to the wider environment.

Operations

- 7.15 Where trees are staked, the stakes and ties should be checked frequently and it is anticipated that they will need adjusting at least twice annually. To reduce excessive competition, a weed free area should be retained around any trees less than 3m in height and should be maintained to a diameter of 0.5m around the base of the trees.
- 7.16 Young trees will require formative pruning to maintain a desirable shape as well as to maintain health and vigour. Any broken or damaged stakes should be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting.
- 7.17 Once trees attain a height of 3m, the maintenance of a weed free base and formative pruning can be discontinued. However, crown pruning is still desirable and any dead or severely damaged trees should be felled and replaced accordingly.
- 7.18 Remove stakes as necessary, when the tree is suitably established, approximately in year 5. Please refer to Ecological factors in Chapter 4.0 for constraints.

Proposed Hedgerows

Intentions

- 7.19 Native hedgerows are proposed to provide additional screening along access roads, car parking spaces, and residential units.
- 7.20 Hedgerows will have locally native species which will add to the amenity value of the site whilst providing a habitat for birds.

Operations

- 7.21 The first cut to newly planted hedgerows is recommended within years 2 to 3 (dependant 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. Manual methods of management, where appropriate, should be used in favour of machinery.
- 7.22 The hedge should be cut in an 'A' shape to maintain a wide base for bird nesting and roosting and if possible only one side should be cut annually.
- 7.23 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, but this should be monitored.
- 7.24 Cuts to hedgerows are to be scheduled at a time when there is no risk of disturbing breeding or nesting birds or mammals (e.g. between October and early February).

Proposed Shrub Planting (Including Specimen Shrubs)

Intentions

- 7.25 Management of shrub planting will focus on maintaining a neat and tidy appearance, which will also encourage plant growth.

Operations

- 7.26 Within the first three to five years of establishment, wood chip or bark mulch should be laid around the base of all young plants to suppress weed growth and should be maintained to a depth of 65mm. Between April and September frequent inspections of these areas should be undertaken, removing weeds wherever necessary by hand pulling to assist the successful establishment of plants.
- 7.27 Pruning of shrubs should be undertaken in order to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Pruning should also include for clearing out crossing and damaged branches.
- 7.28 Watering of the shrub planting might be required during periods of prolonged drought. Particular care should be taken during such periods to ensure sufficient watering is carried out to facilitate healthy growth.
- 7.29 Where the pruning is limited to the extent of the current year's growth, work can be carried out at any time of year.
- 7.30 Extensive pruning works, thinning or coppicing works should however be carried out outside the bird nesting period e.g. between September and February.
- 7.31 Watering should be carried out as required.

Proposed Amenity Grass

Intention

- 7.32 Amenity grass will be managed as required to maintain a tidy appearance as well as facilitating safe public usage.

Operations

- 7.33 Grass cutting will be undertaken on a regular basis, during the growing season. Weed control to all grassland areas will be limited to spot application of translocated herbicide to control noxious weeds such as docks, thistles, nettles, ragwort, and willowherb.
- 7.34 It is hoped that in the long term the input of chemicals into this site can be minimised as far as possible and alternative weed control strategies will be identified and encouraged.
- 7.35 The grass should be kept as medium 'walk on' length of 35-50 mm and cut fortnightly during the growing season. This length is suitable for most recreational grassland.

Proposed Bulb Planting

Intentions

- 7.36 Proposed bulb planting will add further amenity value to the site.

Operations

- 7.37 Approximately 6-8 weeks after flowering, the bulb planted area can be cut with the surrounding grass.

Hard Landscape Features

Intentions

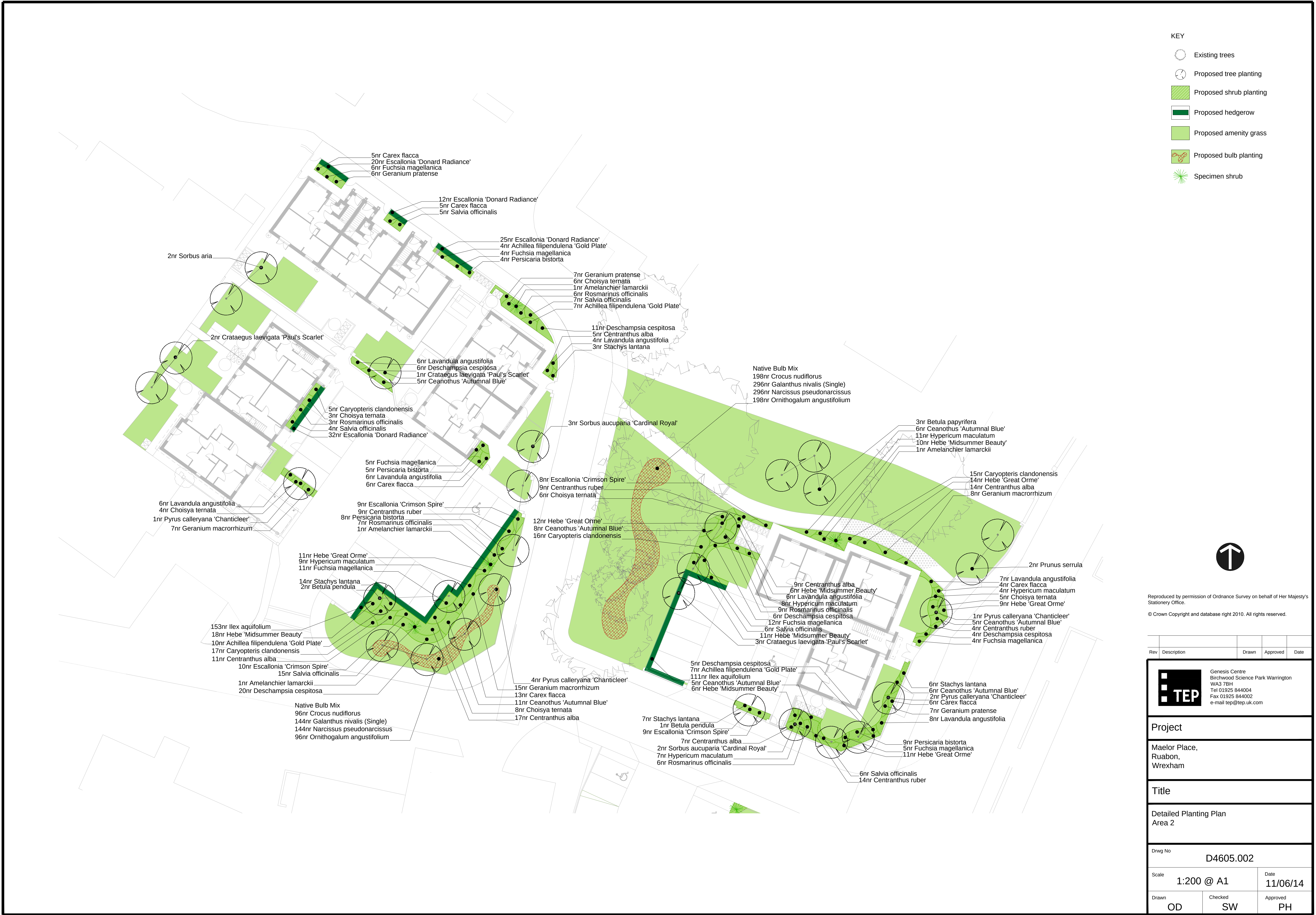
- 7.38 It is important that all of hard landscape features are appropriately maintained to retain both their functional and aesthetic properties.

Operations

- 7.39 All structural landscape elements should be inspected on a regular basis (ideally monthly) and minor repairs carried out promptly as necessary. Any item considered unsafe must be removed, or made safe and/or replaced as soon as possible. The use of materials for repairs and replacements will conform to the original design specification for external works.
- 7.40 Hard surfacing should be kept weed free.
- 7.41 Graffiti removal and repairs will be carried out as required to all site furniture when damage is identified.

Appendix 1: Detailed Planting Plans

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Rev	Description	Drawn	Approved	Date
TEP Genesis Centre Birchwood Science Park Warrington WA3 7BH Tel 01925 844004 Fax 01925 844002 e-mail tep@tep.uk.com				
Project				
Maelor Place, Ruabon, Wrexham				
Title				
Detailed Planting Plan Area 2				
Drwg No D4605.002				
Scale 1:200 @ A1		Date 11/06/14		
Drawn OD	Checked SW	Approved PH		

Full Planting Schedule

Qty	Name	Age	Height	Form	Girth	Brks	Root	Cntr	Ctrs
28	Achillea filipendulena 'Gold Plate'		20-30cm				C	3L	0.450
5	Amelanchier lamarckii		100-125cm				C	10L	1.000
6	Betula papyrifera	3x	400-450cm	Standard (Extra heavy)	14-16cm	5	RB		1.000
3	Betula pendula	3x	425-600cm	Standard (Extra heavy)	14-16cm		RB		1.000
48	Carex flacca		30-40cm				C	3L	0.450
53	Caryopteris clandonensis		20-30cm				C	3L	0.450
46	Ceanothus 'Autumnal Blue'		30-40cm				C	3L	0.580
63	Centranthus alba		20-30cm				C	3L	0.450
36	Centranthus ruber		20-30cm				C	3L	0.450
32	Choisya ternata		40-60cm			3	C	3L	0.580
6	Crataegus laevigata 'Paul's Scarlet'	3x	400-450cm	Standard (Extra heavy)	14-16cm	5	RB		1.000
52	Deschampsia cespitosa		30-40cm				C	3L	0.450
36	Escallonia 'Crimson Spire'		40-60cm			4	C	3L	0.450
89	Escallonia 'Donard Radiance'		60-80cm			5	C	5L	0.200
47	Fuchsia magellanica		30-40cm				C	3L	0.450
30	Geranium macrorrhizum		20-30cm				C	3L	0.450
20	Geranium pratense		20-30cm	Cutting			C	3L	0.450
57	Hebe 'Great Orme'		30-40cm				C	3L	0.450
51	Hebe 'Midsummer Beauty'		30-40cm			3	C	3L	0.450
39	Hypericum maculatum		30-40cm				C	3L	0.450
264	Ilex aquifolium		60-80cm				C	5L	0.200
43	Lavandula angustifolia		30-40cm				C	3L	0.450
26	Persicaria bistorta		20-30cm				C	3L	0.450
2	Prunus serrula	3x	400-450cm	Standard (Extra heavy)	14-16cm	5	RB		1.000
8	Pyrus calleryana 'Chanticleer'	3x	400-450	Standard (Extra heavy)	14-16cm		RB		1.000
31	Rosmarinus officinalis		30-40cm				C	3L	0.580
43	Salvia officinalis		20-30cm				C	3L	0.450
4	Sorbus aria	3x	425-600cm	Standard (Extra heavy)	14-16cm		RB		1.000
5	Sorbus aucuparia 'Cardinal Royal'	3x	425-600cm	Standard (Extra heavy)	14-16cm		RB		1.000
30	Stachys lantana		20-30cm				C	3L	0.450

Native Bulb Mix

Qty	Name	Age	Height	Form	Girth	Brks	Root	Cntr	Ctrs	Mix %
342	Crocus nudiflorus								0.224	20.00
512	Galanthus nivalis (Single)								0.224	30.00
512	Narcissus pseudonarcissus		5/+ (Topsize)						0.224	30.00
342	Ornithogalum angustifolium		6+cm (Topsize)						0.224	20.00

Native Hedgerow Mix

Qty	Name	Age	Height	Form	Girth	Brks	Root	Cntr	Ctrs	Mix %
21	Acer campestre	1+1 or 1/1	40-50cm	Transplant			B		0.200	15.00
14	Corylus avellana	1+1 or 1/1	40-60cm			3	B		0.200	10.00
83	Crataegus monogyna	1+0 or 1/0	40-60cm	Seedling			B		0.200	60.00
14	Ilex aquifolium		60-80cm				C	3L	0.200	10.00
7	Viburnum opulus	1+1 or 1/1	40-60cm				B		0.200	5.00

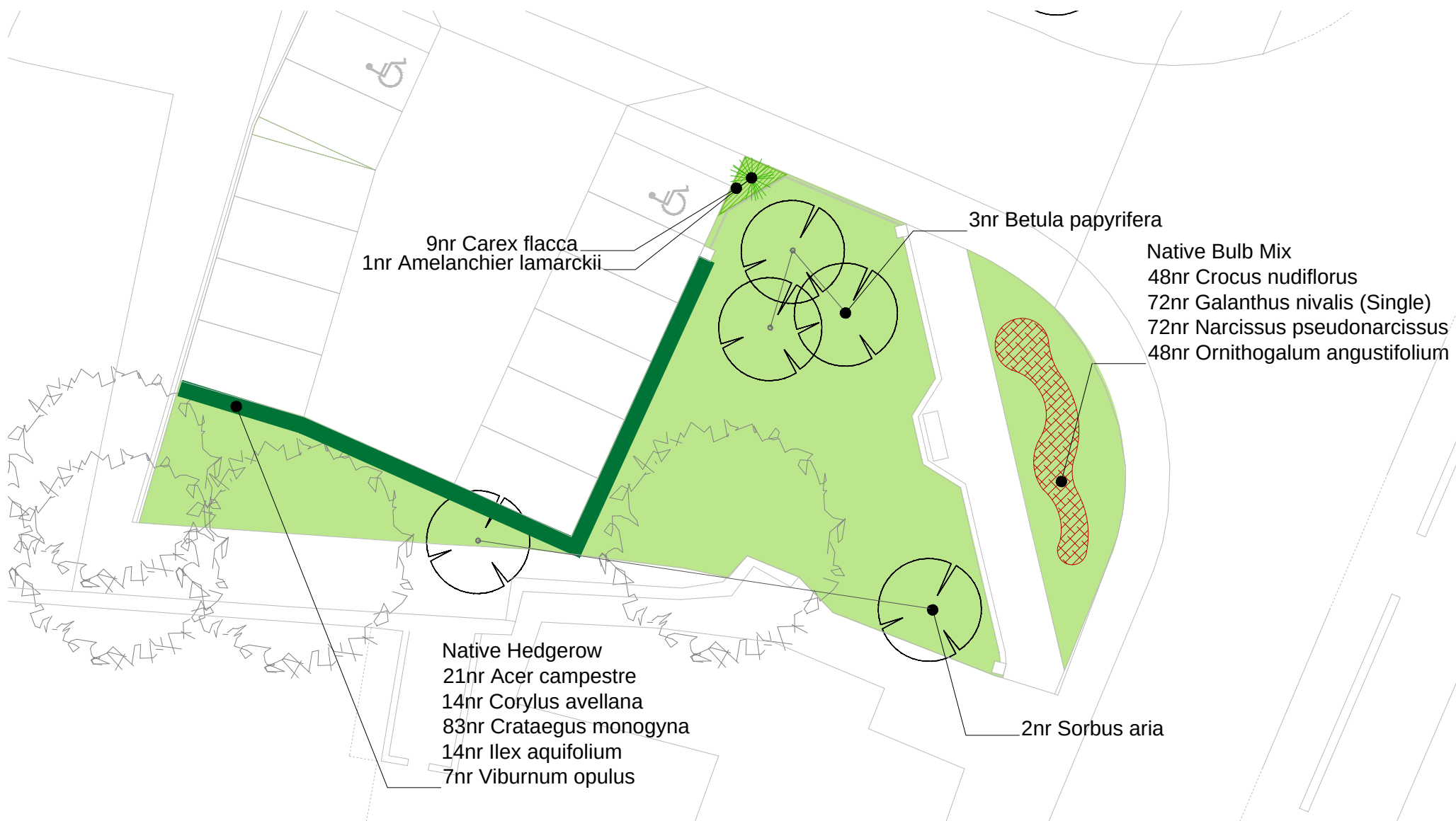
- Notes
- Trees to include double timber stakes.
 - Hedgerows to be planted at 5nr. per lin/m in double staggered rows.
 - Hedgerows to the frontage of properties be maintained at a maximum height of 1mtr.
 - Apply 75mm medium grade bark mulch to all planting areas.

Overview
Not to scale



- KEY
- Existing trees
 - Proposed tree planting
 - Proposed shrub planting
 - Proposed hedgerow
 - Proposed amenity grass
 - Proposed bulb planting
 - Specimen shrub

Area 1
1:200 scale



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Rev	Description	Drawn	Approved	Date
Genesis Centre Birchwood Science Park Warrington WA3 7BH Tel 01925 844004 Fax 01925 844002 e-mail tep@tep.uk.com TEP				
Project				
Maelor Place, Ruabon, Wrexham				
Title				
Detailed Planting Plan Overview and Area 1				
Drwg No D4605.001				
Scale See Drawing @ A1				Date 11/06/14
Drawn OD		Checked SW		Approved PH

Appendix 2: Schedule of Operations

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Maelor Place, Ruabon
Landscape Management Schedules

Activity	Frequency per annum	Years applicable	Indicative timing of operation (month)											
			J	F	M	A	M	J	J	A	S	O	N	D
GENERAL INSPECTIONS AND CLEANSING														
Site Cleansing														
Fortnightly cleanse.	12	1 to 10												
Fly-tipping to be removed as required as soon as possible.	As required	1 to 10												
Health and Safety														
Bi-monthly formal inspection to review hazards identified by original assessment.	6	1 to 10												
Specialist Surveys														
Tree Hazard and Condition Survey:Inspection of all trees to be carried out by trained arboriculturalists every 3-5 years.	1	2												
EXISTING LANDSCAPE ELEMENTS														
Individual Trees														
Selective thinning, coppicing and pruning as required to maintain visual amenity and biodiversity objectives.	N/A	1 to 10												
PROPOSED LANDSCAPE ELEMENTS														
Individual Tree Planting														
Check stakes and ties monthly.	12	1 to 3												
At least twice annually adjust stakes and ties.	2	1 to 3												
Glyphosate spot spray to vegetation around base of trees within 500mm diameter from trunk. To be undertaken approximately 2 times per year during the growing season.	2	1 to 3												
Annual strim to vegetation between trees and removal of arisings.	1	1 to 5												
Replacement of areas of failed planting as required to maintain visual amenity (measure to be based on 10% of total new planting).	1	1 to 3												
Re-firming newly planted trees as required. (measure to be based on 20% of new planting).	1	1 to 3												
Remove stakes and ties.	1	4 to 5												
Formative pruning to maintain health and vigour.	N/A	5 to 10												
Hedgerow Planting														
Repair any damaged protective fencing or spiral guards.	As required													
Glyphosate spot spray to vegetation around base of trees within 500mm diameter from trunk. To be undertaken approximately 2 times per year during the growing season.	2	1 to 3												
Replacement of areas of failed planting as required to maintain visual amenity (measure to be based on 10% of total new planting).	1	1 to 3												
Re-firming newly planted trees as required (measure to be based on 20% of new planting).	1	1 to 3												
Annual strim to vegetation between plants and removal of arisings. Applicable until canopy layer closes over.	1	1 to 5												
Annual face up to both sides and top of hedge.	1	5 to 10												
Shrub Planting (including Specimen Shrubs)														
Formative pruning to maintain health and seasonal foliage.	N/A	5 to 10												
Glyphosate spot spray to vegetation around base of trees within 500mm diameter from trunk. To be undertaken approximately 2 times per year during the growing season.	2	1 to 3												
Replacement of areas of failed planting as required to maintain visual amenity (measure to be based on 10% of total new planting).	1	1 to 3												
Amenity Grass														
Fortnightly cut (35mm) during the growing season.	16	1 to 10												
Cultivate and re-seed - allow 2.5% of total area.	1	1 to 3												
Hand pull noxious weeds annually.	1	1 to 10												
Bulb Planting														
Include area in fortnightly grass cuts (35mm) two weeks after flowering for the remainder of the growing season.	N/A	1 to 10												
Hardsurfacing														
1 x yearly herbicide spray.	1	1 to 10												

NOTE Glyphosate formulations containing the surfactent Polyethoxylated tallow amine (POEA) should not be used within close proximity to waterbodies or other wetland habitats as it can cause high amphibian larvae mortality.

Key

Measure to be confirmed

Works not to be carried out in these months

Bird Breeding and Nesting season

Works to be carried out in these months

