



Grounds Maintenance Management Plan

Rivulet Road

Wrexham

Property Services Department

April 2013

Introduction

This plan sets out the routine maintenance for soft and hard landscaping relative to this development.

Refer to Contract Drawings reference number 02/113/01 and 02 deposited with the Local Planning Authority (LPA) as part of the planning application, approved under application number WRC/2011/0675 and reproduced herein on pages 7 and 8.

The Site known as Rivulet Road is shown on the above drawings in its entirety.

This document is written in response to planning condition numbers 14 and 24.

The Association

Wales and West Housing directly employs Site Superintendents to maintain its grounds and gardens, with support from external contractors bought in where necessary.

The aftercare for all soft and hard landscaping at Rivulet Road will be maintained in accordance with the schedule on page 9.

Planting & Aftercare Specification

Timing

The planting scheme will have been completed to the specifications stated on the drawings and other relevant documents during the appropriate planting season. The responsibility for maintenance and aftercare for the first 12 months rests with the Contractor, afterwards provision of care reverts to the Association. The Contractor will adhere to the standards set in this document during the first twelve months.

Planting medium

Imported topsoil is to comply with BS 3882 (1994) Stony Medium Loam. Tree and shrub Planting compost is to be ALS Premier peat free tree planting and mulching compost incorporating Complete Soak granular at time of manufacture. Generally allow for 2 parts topsoil and 1 part planting compost.

Proposed amenity grass areas to comprise min 300mm depth free draining soil overlain with min. 150mm depth imported topsoil cover. Proposed wildflower grass area under woodland trees to be sown into existing cleared and lightly cultivated soil cover with no new topsoil import.

Allow for min. 450 mm depth topsoil cover for all proposed native, amenity shrubs and ground cover beds with formation cleared of debris/foreign material and broken up to min. 150mm depth to relieve compaction. Instant tree screen beds to be 750mm width min 450mm depth topsoil with formation broken up to min. 150mm depth to relieve compaction.

Allow for 2000mm wide x 1000mm depth x length to suit (min 1500mm) tree trenches with formation cleared of debris/foreign material and broken up to min. 150mm depth to relieve compaction.

Planting

Plant material is to comply with BS3936 (Specification for Nursery stock, Part 1, 1992) and BS5236 (Recommendations for the cultivation of trees in the Extra Nursery Stock Category) unless otherwise approved. Lifting, handling, delivery and temporary storage of plant material will be the responsibility of the Contractor and should be carried out in accordance with the Plant Handling specification issued by the committee for Plant Supply and Establishment. Prior to mulching allow for watering all trees and shrubs, perennials and green screens to full ground capacity at time of planting. Newly seeded/turfed grass areas should be kept adequately watered until satisfactorily established.

Prior to handover instant green screens are to be fitted with a fully functional drip feed irrigation system (external water supply, timer and irrigation hose) adequate to cover an appropriate rooting area up to 1m wide and 0.5m depth of topsoil with free draining material beyond and for annual feeding with organic fertilizer.

Tree stakes and ties

Tree stakes are to be untreated softwood, straight pointed at one end, free of bark and without any projections. Stake use will vary according to the species of tree being supported as shown on the drawings. All stakes are to be long enough to project 900mm into the ground and to finish at specified heights above ground after fixing. Tree stakes are to be set to the windward side of trees in advance of planting unless otherwise requested. Stakes should be driven to a minimum depth of 900mm finishing at heights above ground as follows:

Feathered trees (Low stake 600mm). Selected Standard trees (Low stake 600mm). Tall Standard trees (Tall stake 1800mm) Heavy Standard trees (Twin stakes 1800mm).

Tree ties are to be Greenleaf hessian Nature Tie or similar fixed in accordance with suppliers recommendations.

Mulch

Mulch for trees/ ornamental shrubs/ groundcover is to be an approved type Bark mulch (range 5-35mm to be spread throughout all planted areas to a depth of 75mm and topped up annually.

Wildflower grass area under existing woodland trees.

Area to be cleared of existing debris, weed cover and existing soil cover lightly graded/cultivated taking care to avoid damage to tree roots. Sow new seed at 5g/sq.m in accordance with suppliers recommendations.

5 year establishment period

Each year check monthly (April to October) the health and vigour of all trees, shrubs and groundcover and prune to remove dead branches, maintain good form and encourage flowering once annually at an appropriate time.

Allow for watering all trees, shrubs, perennials, green screens and newly established grass areas to full ground capacity as required, checking weekly during times of drought, and watering to full ground capacity on each occasion.

Keep all planted areas weed free at all times, top up mulch to all planted areas to maintain 75mm depth at least once annually. Each year any plant material which is dead, dying or failing to thrive is to be replaced on a like for like basis during the first planting season (October to March) following failure.

Allow for checking/firming tree stakes/soil around rootballs and adjusting tree ties at least monthly.

Allow for checking/remedial work to green screens at least monthly and for annual feeding with organic fertilizer.

Allow for clearing litter from planting beds.

Allow for mowing amenity grass areas in accordance with the attached schedule and for re-levelling, seeding and reinstatement of any damage areas of grass.

Woodland Area

Allow for strimming wildflower grass area under woodland trees twice annually in May and September and for removing arisings off site.

Trees are to be inspected and monitored twice annually in accordance with the schedule.

LEAP

Allowance has been made within annual service charge levels to maintain the LEAP area and equipment appropriately. All play equipment will be maintained in accordance with manufacturer's instructions to include routine cleaning intervals and servicing/greasing of all moving parts.

LEAP area will be cleared of litter twice weekly.

General grounds maintenance will be in accord with the attached schedule.

Planting Schedule (taken from drawings 02/113/01 & 02)

Amenity shrub planting	Height	Grown	No.	Notes
Cornus alba Sibirica	60-90cm	BR	70	1+2
Cornus flaviramea	60-90cm	BR	100	1+2
Cornus kelseyi	20-30cm	PG 2L	195	Bushy
Escallonia Apple Bossom	30-40cm	PG 3L	45	Branched
Euonymus Emerald Gaiety	20-30cm	PG 2L	75	Bushy
Euonymus Silver Queen	20-30cm	PG 2L	115	Bushy
Hypericum moserianum	40-60cm	PG 2L	55	min 3
leaders				
Lavandula Hidcote	20-30cm	PF 2L 185	Bushy	
Lonicera pileata May Green	30-40cm	PG 2L	30	Bushy
Prunus Otto Luyken	30-40cm	PG 2L	245	Branched
Potentilla Abbotswood	20-30cm	PG 2L	95	Bushy
Potentilla Elizabeth	20-30cm	PG 2L	95	Bushy
Spiraea Anthony Waterer	30-40cm	PF 2L	90	Bushy
Symphoricarpos alba	60-90cm	BR	110	1+1
Symphoricarpos chenaultii Hancock	30-40cm	BR	105	0+1
Viburnum opulus Compactum	60-90cm	PG 2L	65	Branched

Note: All amenity shrub material to be planted at average 3 plants per sq.m and native mix shrubs at 2/sq.m unless otherwise indicated. All plant material to be planted in single species groups of 3,5,7 no. in bold interlocking drifts.

Native shub mix	Height	Grown	No.	Notes
Cornus Sanguinea	60-80cm	BR	20	1+2 whips
Corylus avellana	620-80cm	BR	20	1+2 whips

Ligustrum vulgare	60-80cm	BR	20	1+1 whips
Llex aquifolium	40-60cm	PG 2L	20	Branched
Rosa canina	60-80cm	BR	20	1+2 whips
Viburnum opulus	40-60cm	BR	20	1+1 whips

Perennial planting mix

	Height	Grown	No.	Notes
Ajuga Atropurpurea	20-30cm	PG 2L	45	Bushy
Bergenia Silberlicht	20-30cm	PG 2L	45	Bushy
Crocsmia Emily Mckenzie	20-30cm	PG 2L	45	Bushy
Geranium m. Ingwersen Variety	20-30cm	PG 2L	45	Bushy
Hemerocallis Happy Returns	20-30cm	PG 2L	40	Bushy
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Kniphofia Little Maid	20-30cm	PG 2L	45	Bushy
Salvia Purpurascens	20-30cm	PG 2L	45	Bushy
Sedum Autumn Joy	20-30cm	PG 2L	45	Bushy

Specimen shrubs

	Height	Grown	No.	Notes
Buddleia Black Knigh (bbk)	1.2-1.5m	CG 5L	3	Low stake
Euonymus alatus (ea)	1.2-1.5m	CG 5L	3	Low stake
Juniperus scop'Blus Arrow (jsba)	1.2-1.5m	CG 10L	3	Low stake
Philadelphus Silver Showers (pss)	1.2-1.5m	CG 5L	3	Low stake
Sambucas Black Lace (sbl)	1.2-1.5m	CG 5L	2	Low stake

Standard (Selected) Trees

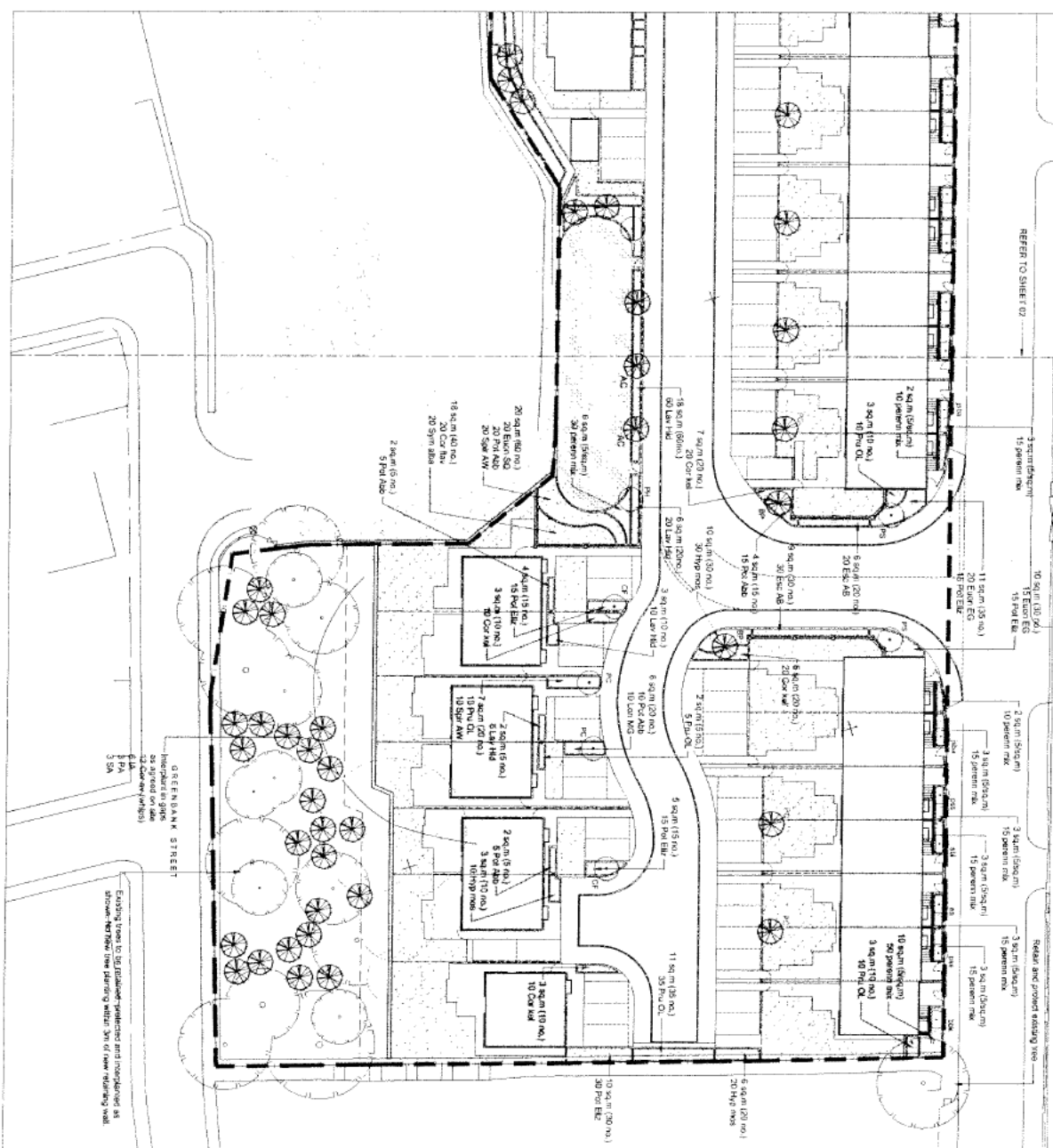
	Girth	Grown	No.	Notes
AG Anus glutinosa Laciniata	10-12cm	OG	1	Low stake
FJ Franxinus jaspidea	10-12cm	OG	1	Low stake
PC Pyrus Chanticleer	10-12cm	OG	3	Low stake
PP Prunus avium Plena	10-12cm	OG	1	Low stake
PS Prunus Snow Goose (Umineko)	10-12cm	OG	3	Low stake
SI Sorbus intermedia	10-12cm	OG	1	Low stake

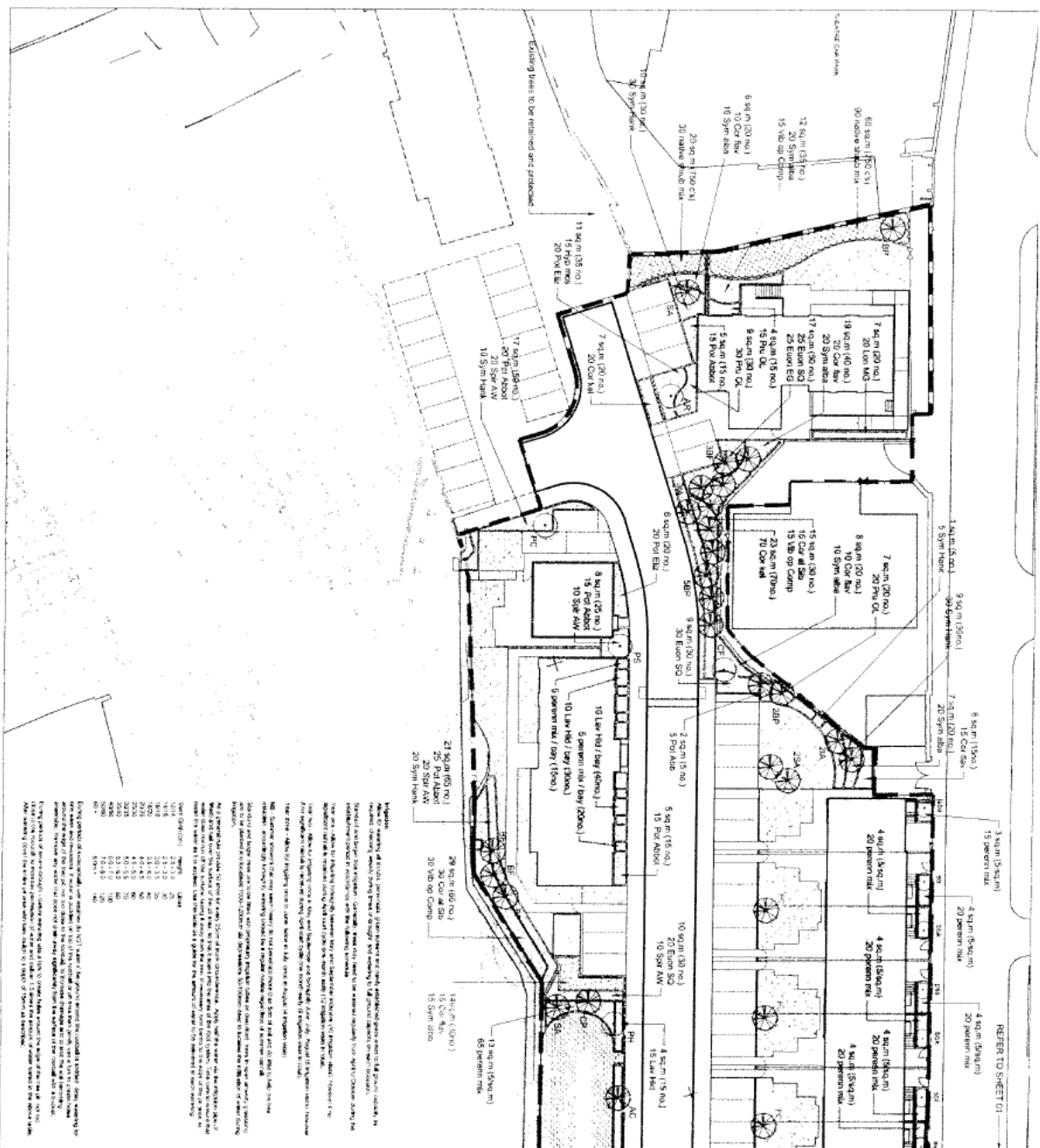
Note: All trees to be evenly matched.

Feathered trees

	Height	Grown	No.	Notes
Al Alnus incana	2.1-2.4m	OG	16	Low stake
BF Betula pendula	2.1-2.4m	OG	3	Low stake
BP Betula pendula	2.1-2.4m	OG	16	Low stake
SA Sorbus acuparia	2.1-2.4m	OG	13	Low stake
PA Prunus avium	2.1-2.4m	OG	11	Low stake

Drawings referred to:

[illegible]



Planning & Access Requirements

The following information is to be used in conjunction with the Planning & Access Requirements (PAR) to be submitted to the Local Planning Authority (LPA) for consideration of the proposed development.

Planning

The proposed development is subject to the following planning requirements:

- Planning Permission (PP) for the proposed development.
- Planning Conditions (PC) to be attached to the PP.
- Planning Obligations (PO) to be entered into with the LPA.

Access

The proposed development is subject to the following access requirements:

- Access to the proposed development from the public highway.
- Access to the proposed development from the private road.
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Schedule of Maintenance

Rivulet Road Rolling 12 Month Grounds Maintenance Works Program												
Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grass Cut and Collect Site generally and LEAP			2	3	3	3	3	3	2	2		
Strimming including LEAP			2	2	2	2	2	2	2	2		
Strim / Edge Grassed Areas			2	2	2	2	2	2	2	2		
Half Mooning to Grass Areas	1											
Cut Back Shrubs (summer nuisance pruning)							1					
Trim Hedges/Shrubs	1						1					
Sweep Car Parks and hard landscaped areas	1	1	2	2	2	2	2	2	2	2	1	1
Apply Herbicide to Hard Standings					1					1		
Apply Herbicide or Hoe Weeds in Shrub Beds				1	1	1	1	1	1	1		
Check Trees and ties for Damage	1	1	1	1	1	1	1	1	1	1	1	1
Remove Leafes and Moss from Car Parks												1
Remove Litter	1	1	2	2	2	2	2	2	2	2	1	1
Check Trees in Natural Habitat Area		1				1				1		1
Strim Natural Habitat Area					1				1			
Clean LEAP equipment and Play Area	2	2	2	2	2	2	2	2	2	2	2	2
Reinstate Mulch			1				1					

In addition to the schedule above, it is important that all shrubs and trees and watered thoroughly during periods of dry weather whilst roots become established to prevent failure.