



## **TIR Y CAPEL, WREXHAM**

### **LANDSCAPE MAINTENANCE STRATEGY**

June 2021

**elliswilliams**

## **CONTENTS**

### **1.0 Introduction**

- 1.1 Format of the Plan
- 1.2 Design Intension
- 1.3 Management Plan Aims
- 1.4 Site Location
- 1.5 Planning & Development Context
- 1.6 Responsibility for Site Management

### **2.0 Landscape Management Objectives**

- 2.1 Ecological Factors
- 2.2 Access
- 2.3 Health & Safety
- 2.4 Facilities
- 2.5 Maintenance Objectives for Soft Landscape
- 2.6 Landscape components with specific management objectives

### **3.0 Maintenance Specification**

- 3.1 Maintenance
- 3.2 Litter & Debris
- 3.3 New Trees
- 3.4 **Native & Mixed native hedgerows**
- 3.5 Shrubs & Perennials
- 3.6 Grass lawns
- 3.7 Maintaining a safe, clean and secure environment

### **4.0 Monitoring and Review**

- 4.1 General

### **5.0 British Standards & Legislation**

- 5.1 British Standards
- 5.1 Legislation

## **APPENDICES**

APPENDIX 1 – Hard & Soft landscaping Plan TYC-EWA-ZZ-XX-DR-L-79002

APPENDIX 2 - Indicative Schedules of Annual Maintenance Operations

## 1.0 Introduction

### 1.1. Format of the Maintenance Plan

This plan sets out general principles and quality standards required for the landscape maintenance operations of the new Sheltered Housing development, Tir Y Capel, Sixth Avenue, Llay, Wrexham, LL12 0SR.

It includes:

- Design Intentions
- Aims of the maintenance plan
- Maintenance objectives
- Detailed maintenance specification
- Indicative annual schedule of operations

The Maintenance Plan should be read alongside Drawing No. TYC-EWA-ZZ-XX-DR-L-79002 Hard & Soft Landscape Plan.

It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

### 1.2. Design Intension

The design intention for the landscape at Tir Y Capel is of an attractive green landscaped setting for all who live, work at and visit the Care Home. Providing a landscape rich in biodiversity and seasonal interest that:

- Enhances the ecological range and potential for wildlife.
- Provides a colourful garden setting for the facility encouraging walking and relaxation in the outdoor space.
- Provides pleasant green views out of building windows.
- Screens the gardens and building from adjacent roadways where practical.

### 1.3. Aims of the Maintenance Plan

This Landscape Maintenance Strategy has been produced by Ellis Williams Landscape. This Plan is to provide 5 year maintenance plan and a framework for long term landscape maintenance of the garden areas associated with the construction of a the Tir Y Capel Care Home, hereby referred to as the "Site".

### 1.4. Site Location

The site lies 3 mile to the north of Wrexham, North Wales.

### 1.5. Planning and Development Context

This management plan addresses comments from Wrexham County Borough Council regarding the proposed planning application (application ref: LLAP/2020/0868) for the development of Tir Y Capel, Sixth Avenue, Llay, Wrexham, LL12 0SR.

Planning permission was granted subject to conditions, which states that no part of the development shall commence until full details of a hard and soft landscaping scheme including all boundary treatments together with a five year Maintenance Plan and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority

### **1.6. Responsibility for Site Maintenance**

The Site is to be managed by Wrexham County Borough Council through a Service Level Agreement.

The managing organisation will require the necessary experience and certificates of competence to undertake landscape maintenance operations on site. The managing organisation will ensure that maintenance complies with the guidelines set out in this plan. Where practical, contractors with experience in biodiversity management will be sought.

## **2.0 Landscape Maintenance Objectives**

### **2.1. Ecological Factors**

#### Designations

The development does not fall within any statutory or non-statutory designated wildlife sites of international, national or local recognition.

There are no TPO trees within the site.

There are no Invasive Non-Native Species (INNS) recorded on the site: if any of the invasive species listed in Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) are found, they will be treated by a specialist contractor to ensure their control and eventual eradication.

### **2.2. Access**

For landscape maintenance purposes, vehicular access will be from Second & Sixth Avenue. Maintenance work associated with pruning of trees and shrubs to be actioned outside of the bird breeding season, March to September.

### **2.3. Health and Safety**

- As the landowner, Tir Y Capel will retain ultimate responsibility for the health and safety of the Site and will review health and safety as part of its regular inspections of the Site.
- 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 (HSE) guidance. The landowner will be responsible for ensuring that risk assessments are undertaken for the site as required under the Management of Health and Safety at Work Regulations 1999, and for monitoring and reviewing the effectiveness of control measures implemented as a result of the risk assessment to ensure their effectiveness.
- They will also be responsible for ensuring that accidents and incidents which occur on the Site are reported to the relevant enforcing authority as required by the Reporting of Injuries, Disease and Dangerous Occurrences Regulations (RIDDOR) 2013
- The health and safety regime for any work undertaken on the Site will follow the guidelines as laid down in the HSE publications, including HSG65 'Managing for Health and Safety' and HSG268 'How to Control Risks at Work'. As the managing organisation will be the instigator and controller of works on the Site, the managing organisation will fulfil the landowner's role and the work manager's role. This also places an obligation on the managing organisation to ensure that any contractor understands and fulfils their role.
- NB particular care will need to be taken when working on or near the SUDS pond due to the presence of open water and steep slopes. Appropriate risk assessments and safe working practises to be agreed prior to working in this area.
- Maintenance of the Site must be in line with all legislation relating to health and safety and the environment. A review of the relevant legislation affecting site management is shown in the Appendices.

## **2.4. Facilities**

The landscape maintenance contractor shall liaise with Tir Y Capel directly regarding permissions for parking, storage, use of water and any other resources.

## **2.5. Maintenance Objectives for Soft Landscape – Generally**

- Apply good horticultural and ecological practice to all operations
- Promote healthy growth and establishment of all plants, trees and grass,
- Ensure consistent control of invasive weeds
- Ensure development of optimum plant form, shape, and planting density
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Ensure long term commitment to replacement of defective plant material
- Replacement of exhausted species where appropriate, in line with original design intentions

## **2.6. Landscape components with specific management objectives**

### **2.6.1 Tree planting**

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape for individual specimen trees.

### **2.6.2 Native and mixed native hedgerows**

- Ensure that good horticultural practice is employed to encourage long term health and vitality, biodiversity and diverse wildlife habitats

### **2.6.3 Ornamental shrub and perennial planting**

- Ensure that good horticultural practice is employed to encourage long term health and vitality of these planting areas.
- Ensure perennials are pruned annually at the correct time of year to promote flowering, growth & longevity.
- Maintain a clean and safe environment.

### **2.6.4 Amenity grass areas**

- Ensure sward is maintained to create an optimum functional surface.
- Establish an annual programme of aeration and feeding.
- Review requirements for whole or part sward refurbishment.
- Employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

## **3.0 Maintenance Specification**

### **3.1. Maintenance**

The following specification items are to be addressed within a long-term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these.

The objectives above are used in producing annual programmes of work.

### **3.1.1 Maintenance to accord with requirements of the current BS 7370: parts 1-5**

Duration: Carry out the operations in the following clauses from completion of planting.

### **3.2. Litter and Debris**

A general cleanse of the Site will be carried out on a monthly basis. All litter will be removed from the Site and disposed of in an authorised manner.

### **3.3. New Trees**

#### **3.3.1. Watering**

- All new trees to receive watering for at least the first 2 growing seasons;
- Ensure sufficient water is applied to maintain healthy growth; considering published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June);
- Quantity: To saturate the full depth of the roots

#### **3.3.2. Weed control**

- Maintain a grass & weed-free area spread with a minimum of 50mm depth bark mulch around the base of each individual tree located within a grass area, min diameter 1000mm for the first 3 growing seasons. Carry out operations close to stems using hand tools;
- Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weed;
- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree.

#### **3.3.3. Tree stakes and ties**

- Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil;
- Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

#### **3.3.4. Pruning of trees**

- During pruning protect adjacent structures, plants or trees;
- Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root;
- Chain saw work: operatives must hold a certificate of Competence;
- Timing: Prune between leaf fall and mid-winter;
- Prunings: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas.
- Pruning to be carried out in accordance with good horticultural and arboricultural practice;
- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5;
- Agreement: Before starting work agree which trees are to be pruned or removed.

### **3.4. Native & Mixed native hedgerows**

#### **3.4.1. Management Intentions**

- Allow hedges to grow to a final height of 1.5m plus to act as a screen from surrounding roadways.

#### **3.4.2. Watering**

- All planting to receive watering for at least the first 2 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; considering published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)
- Quantity: Wet soil to full rooting depth;

#### **3.4.3. Weed control**

- All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, an herb layer can be allowed to return below the mixed native hedge. Achieve by a combination of herbicide applications and hand-weeding.
- Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.
- Hand weeding: Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

#### **3.4.4. Mulch**

- Depth required: top up mulch to a minimum thickness of 50mm for the first 2 growing seasons;

#### **3.4.5. Re-firming, check/tidy**

- General: Plants shall be maintained in a firm position in the ground;
- Particular timing of inspections: After strong winds, frost heave and other disturbances

#### **3.4.6. Pruning generally**

- Pruning to be carried out in accordance with good horticultural and arboricultural practice;
- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5;
- Appearance: Trim individual plants appropriate to species, location and season to leave a well-balanced natural shape;
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;
- Do not use growth retardants, fungicides or sealant unless instructed;
- Disposal of arisings on the day of the operation: compost off site.

#### **3.4.7. Pruning of hedges**

- Timing: Face up hedgerows to establish dense branch growth, September to February outside the bird nesting season, to a height of 1.5m plus to encourage bushy growth; cut twice every year once hedges have established.

#### **3.4.8. Reinstatement**

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting.

### **3.5. Shrubs and Perennials**

#### **3.5.1. Watering**

- All planting to receive watering for at least the first 2 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; considering published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)
- Quantity: Wet soil to full rooting depth;

#### **3.5.2. Weed control**

- All planting areas shall be kept clear of weed growth. Achieve by a combination of herbicide applications and hand-weeding/hoeing.
- Herbicide application: A foliar acting translocated or contact herbicide shall be applied to emergent weeds.
- Hand weeding: Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

#### **3.5.3. Mulch**

- Depth required: top up mulch to a minimum thickness of 50mm for the first 3 growing seasons;

#### **3.5.4. Re-firming, check/tidy**

- General: Plants shall be maintained in a firm position in the ground;
- Particular timing of inspections: After strong winds, frost heave and other disturbances

#### **3.5.5. Pruning generally**

- Perennials/grasses to be pruned annually at the correct time of year – usually March.
- Pruning to be carried out in accordance with good horticultural and arboricultural practice;
- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5;
- Pruning of shrubs will be undertaken to clear deadwood, promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate. Dead, broken, damaged, diseased branches will be removed. Pruning will also include for clearing out crossing branches and branches growing toward the middle of the plant. Pruning will be carried out between December and February.
- Appearance: Trim individual shrubs appropriate to species, location and season to leave a well-balanced natural shape;
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;
- Do not use growth retardants, fungicides or sealant unless instructed;
- Disposal of arisings: compost on site where possible.

#### **3.5.6. Reinstatement**

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting.

### **3.6. Grass lawns**

- Maintenance of grass in a manner appropriate to the intended use;
- Maintenance of grass height between 50-100mm;
- Insurance that grass does not become compacted or waterlogged;
- Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scotch and wilt;

- Repair of grassed areas damaged by trampling, abrasion or scalping during mowing;
- Regular removal of litter and fallen leaves to maintain a neat appearance.

#### **3.6.1. Remedial works**

- Top dress and make good of gully erosion, slip and depressions;
- Re-seeding of the above areas.

#### **3.6.2. Grass cutting**

- Remove litter, rubbish and debris from grass before mowing;
- Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft;
- Strim grass edges around the base of columns and furniture;
- Footpaths and hard surfaces shall be cleared of all grass cuttings on the day of operation by means of sweeping or mechanical blower.
- Do not cut areas of bulb planting until 6 weeks after end of flowering period

#### **3.6.3. Selective herbicide**

- Spray with a suitable selective herbicide as required. Do not spray areas of bulb or corm planting;
- Apply spot treatment to individual weeds as necessary.

#### **3.3.4. Fertiliser**

- Apply spring and autumn fertiliser in accordance with manufacturer's instructions as required

### **3.7. Maintaining a safe, clean and secure environment**

#### **3.7.1. Litter**

- Collect litter as necessary to maintain a clean, litter-free environment.

#### **3.7.2. Hard surfaces**

- Undertake regular conditions surveys. Reinstate or replace exhausted or damaged features and materials;
- Undertake a regular and time-tabled cleaning regime including brushing;
- Apply a suitable herbicide to prevent weed growth;
- Carry out any repairs to edgings and surfaces to ensure a smooth, safe surface is maintained.

#### **3.7.3. Fences, gates, barriers**

- Undertake regular conditions surveys. Report any problems;
- Problems creating health and safety concerns to be resolved immediately and reported.

## **4.0 Monitoring and Review**

### **4.1. General**

To protect the investment in the quality of soft and hard landscape works, the maintenance contractor must provide a high standard of maintenance; the long-term success of the scheme is dependent on its maintenance regime. The maintenance

operations included herewith should be reviewed on letting of the long-term maintenance contract following the end of the initial contract works defects period.

Following the end of the initial five-year period of this maintenance programme, the Maintenance Plan will be re-assessed and updated. This can be facilitated by undertaking site surveys. 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.

This maintenance plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed programme of work.

The following is an indicative annual schedule of maintenance visits applicable for the first 5 years of establishment.

## 5.0 British Standards & Legislation

**5.1** As well as the standards described above the soft landscape maintenance and management works should meet the following British Standards:

### **Landscape Maintenance**

- BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 3998:1989 recommendations for tree work and AMD 6549
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

### **Horticulture**

- BS EN 12579:2000 Soil improvers and growing media – sampling

## **5.2 Legislation:**

### **Health and Safety Legislation**

- The Health and Safety at Work Act 1974. All operations carried out on the Site must only be undertaken by trained personnel, using methods and equipment approved by the Health and Safety Executive (HSE).
- Occupiers Liability Act 1984. Management organisation must 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 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.

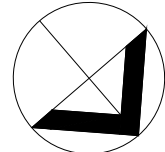
### **Environmental Legislation**

- Conservation of Habitats and Species Regulations (as amended) (2012). The Habitat Regulations assign a greater level of protection to a variety of native species of animals and plants listed, which are known as European Protected Species (EPS).
- The Habitat Regulations assign a greater level of protection to a variety of native species of animals and plants listed, which are known as European Protected Species (EPS). There is an obligation to comply with legislation for UK species protected (including amphibians, reptiles and bats) under this Act.

- Environmental Protection Act 1990. There is an obligation to keep the Site free from litter and refuse.

## **APPENDIX 1**

Hard & Soft landscaping Plan - TYC-EWA-ZZ-XX-DR-L-79002



## **APPENDIX 2**

### Indicative Schedules of Annual Maintenance Operations

| Operation                                                                                                                                 | Frequency per year | Years        | Timing of Activity |   |   |   |   |   |   |   |   |   |   |   |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|--------------------|---|---|---|---|---|---|---|---|---|---|---|
|                                                                                                                                           |                    |              | J                  | F | M | A | M | J | J | A | S | O | N | D |
| <b>Site Cleansing</b>                                                                                                                     |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| Cleanse the whole site monthly                                                                                                            | 12                 | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| <b>Individual new Trees</b>                                                                                                               |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| Water trees during growing season                                                                                                         | as required        | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Check stakes and ties monthly, adjust as required.                                                                                        | 12                 | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Replace any damaged or missing stakes and ties.                                                                                           | as required        | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Glyphosate spot spray around base of trees any vegetation to 0.5m diameter                                                                | 2                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Top up bark mulch to base of trees in grass                                                                                               | 1                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Remove stakes and ties                                                                                                                    | 1                  | 3 to 4       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Replaced failed trees                                                                                                                     | as required        | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| <b>Native &amp; Mixed Native Hedgerows</b>                                                                                                |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| Glyphosate spray around base of hedgerow                                                                                                  | 2                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Top up bark mulch to base of hedge                                                                                                        | 1                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Water                                                                                                                                     | as required        | 1 to 2       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Refirming                                                                                                                                 | as required        | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Pruning - face up hedgerow every 2 - 3 years                                                                                              | 0.3                | start year 3 |                    |   |   |   |   |   |   |   |   |   |   |   |
| Glyphosate spray around base of hedgerow                                                                                                  | 2                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Water                                                                                                                                     | as required        | 1 to 2       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Refirming                                                                                                                                 | as required        | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Pruning - face up and top hedgerow to reach an ultimate height of 1.5m. Cut to a formal rectangular shape                                 | 1                  | start year 3 |                    |   |   |   |   |   |   |   |   |   |   |   |
| <b>Shrubs/Perennials</b>                                                                                                                  |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| Glyphosate spray/ hand weed beds                                                                                                          | 2                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Top up bark mulch to beds                                                                                                                 | 1                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Water                                                                                                                                     | as required        | 1 to 2       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Refirming                                                                                                                                 | as required        | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Replace failed plants                                                                                                                     | as required        | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| Prune shrubs as necessary to promote healthy growth and produce desired growth of flowers, fruit, foliage or winter colour as appropriate | 2                  | start year 3 |                    |   |   |   |   |   |   |   |   |   |   |   |
| Cut back perennials as necessary to promote healthy growth and produce desired growth of flowers, foliage or winter colour as appropriate | 1                  | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| <b>Amenity Grass Areas</b>                                                                                                                |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| Cut (50 - 100mm) during the growing season.                                                                                               | 8 minimum          | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| Cultivate and re-seed as required.                                                                                                        | 1                  | 1 to 3       |                    |   |   |   |   |   |   |   |   |   |   |   |
| Weed control.                                                                                                                             | 1                  | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| <b>Macadam &amp; Paved surfaces</b>                                                                                                       |                    |              |                    |   |   |   |   |   |   |   |   |   |   |   |
| 1 x yearly herbicide spray to both sides of footpaths.                                                                                    | 1                  | All          |                    |   |   |   |   |   |   |   |   |   |   |   |
| Inspect surfacing monthly and clear overhanging vegetation, broken branches, leaf litter and trip hazards as required.                    | 12                 | All          |                    |   |   |   |   |   |   |   |   |   |   |   |

| Operation                                                        | Frequency per year | Years | Timing of Activity |   |   |   |   |   |   |   |   |   |   |   |
|------------------------------------------------------------------|--------------------|-------|--------------------|---|---|---|---|---|---|---|---|---|---|---|
|                                                                  |                    |       | J                  | F | M | A | M | J | J | A | S | O | N | D |
| Clean surfacing using soapy water (acid free) and a stiff brush. | 1                  | All   |                    |   |   |   |   |   |   |   |   |   |   |   |
| Repairs to surfacing as required.                                | 1                  | All   |                    |   |   |   |   |   |   |   |   |   |   |   |