

**HERITAGE WAY, BRYMBO,
WREXHAM
TAYLOR WIMPEY NORTH WEST**

LANDSCAPE MANAGEMENT PLAN

Rev A



tba
landscape architects

**Landscape Architecture
Arboriculture**

Trevor Bridge Associates Ltd
Ashton Old Baths
Stamford Street West
Ashton-under-Lyne
Lancashire OL6 7FW

Tel: 0161 804 2099
Email: info@trevorbridge.co.uk
www.trevorbridge.co.uk

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1.0 INTRODUCTION

- 1.1 This Landscape Management Plan relates to all areas of structural landscape within the proposed development at Heritage Way, Brymbo, Wrexham. It sets out the management intentions and the necessary operations required to satisfactorily look after the site once the landscape works are implemented.
- 1.2 The management plan is intended to enable the management company and/or residents to satisfactorily look after the site. The management plan should be reviewed every 5 years to ensure that the management being carried out continues to be appropriate for the site.

2.0 LANDSCAPE ELEMENTS

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

- Existing trees
- Existing hedgerows
- Tree planting
- Hedge planting
- Ornamental shrub/specimen planting
- Grass meadow
- Wildflower meadow
- Bulbs

3.0 DRAWINGS AND REPORTS

- 3.1 The works shall be carried out to the landscaped areas in accordance with the following:

6508.01 revision F *Landscape Proposals*

6508.02 revision F *Landscape Proposals*

Please refer to attachments in appendix B

4.0 MANAGEMENT INTENTIONS

- 4.1 The principal aim of landscape management is to maintain the elements in the form, disposition and groupings which serve the design intention and the requirements of all users. In this instance, the aim will be to keep the landscape elements in a state of health and vigour. Trees and shrubs that die in the first five years of planting shall be replaced. Replacement planting shall be carried out during the next available planting season. Trees and shrubs are to be replaced with the same variety and size as originally planted.
- 4.2 Existing trees will have minimal intervention with the intention that they mature naturally.
- 4.3 Existing hedgerows will be maintained by pruning and dead-wooding to give a neat and tidy appearance.
- 4.4 Individual trees, once established, will have their stakes and ties checked.
- 4.5 Once established, the hedges will be maintained by regular pruning and dead-wooding to give a neat and tidy appearance.
- 4.6 The management of the ornamental 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.

LANDSCAPE MANAGEMENT PLAN

- 4.7 Areas of close mown grass and wildflower meadow will be maintained to give a neat and tidy appearance.
- 4.8 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

MANAGEMENT OPERATIONS**5.0 EXISTING TREES**

- 5.1 Before any tree works are carried out the contractor must confirm with the local planning authority as to whether any trees are protected by a Tree Preservation Order. Works may include the removal of deadwood, or damaged and diseased branches. Other works, in accordance with good arboricultural practice, such as the removal of crossing branches may be carried out. All tree works shall be carried out in accordance with BS3998 2010 *Recommendations for Tree Works*.
- 5.2 Works to trees shall not be carried out during the bird nesting season, that is March to August.
- 5.3 A formal inspection of all trees on site will be undertaken every two years. A visual inspection will be undertaken following a severe weather event (storm, heavy snow fall or drought). A reactive inspection will occur after a complaint or report of failure.

6.0 EXISTING HEDGES

- 6.1 Existing hedges are to be maintained in a neat and tidy condition. Where possible hedges should be laid rather than cut. All pruning works to be undertaken by hand. 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 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. 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.
- 6.2 Existing hedges shall be litter picked as described at section 14.0.
- 6.3 No hedge cutting shall take place during the bird nesting season, that is March to August.

7.0 TREE PLANTING

- 7.1 Trees should be planted to BS 8245:2014 Trees from Nursery to Independence in the landscape.
- 7.2 Individual trees whether planted as specimens or within groups, will be inspected twice annually.
- 7.4 The individual trees in grass should be surrounded by a vegetation-free circle of 600mm diameter to improve the rate of establishment by removing competition at the root-zone. This may be achieved by hand-weeding, mulch, mulch-mats, the use of herbicides or a combination of these methods. Refer to herbicide section 15.0.
- 7.5 Stakes and ties will be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.
- 7.6 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches.
- 7.7 Ensure sufficient irrigation as described at section 13.0.

8.0 HEDGE PLANTING

- 8.1 All hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high if possible hedges should be laid if this is not possible then pruning by hand should be undertaken. Native Hedge mix adjacent to the site boundaries is to be maintained between 1.8-2.0 metres high again if possible by laying. Pruning is to be carried out to the highest horticultural standard and by hand. 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 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. 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.
- 8.2 All plants shall be firmed in by treading after frost lift or wind rock.
- 8.3 No hedge cutting shall take place during the bird nesting season, that is March to August.
- 8.4 Hedges shall receive sufficient water as described at section 13.0.
- 8.5 Hedges shall be litter picked as described at section 14.0.
- 8.6 Hedges shall be kept weed free as described at section 15.0.

9.0 ORNAMENTAL SHRUB PLANTING

- 9.1 Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. Any major losses should be reported so that gapping up may take place if necessary. All plants shall be firmed in by treading after frost lift or wind rock.
- 9.2 Mulch to be regularly topped up to maintain a complete cover over the whole of the bed to a depth of 75mm.
- 9.3 Ensure sufficient irrigation as described at section 13.0.
- 9.3.1 Beds shall be litter picked as described at section 14.0.
- 9.5 Weeds shall be treated as described at section 15.0.

10.0 CLOSE MOWN GRASS

Turf (Plots)

- 10.1 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 and 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.
- 10.2 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.
- 10.3 Ensure sufficient irrigation during establishment and during dry periods as described in section 13.0.

Grass Seed (Mix A22) (POS)

- 10.4 Regular maintenance of the close mown seeded 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 unless indicated within the annually cut areas of the landscape drawing. The initial cut should be to a height of approximately 50-60mm, with the cuttings dispersed. 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.
- 10.5 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.
- 10.6 Ensure sufficient irrigation during establishment and during dry periods see 13.0.

11.0 WILDFLOWER MIX

- 11.1 There are two areas of wildflower mix on this development. These consist of RE3 River Floodplain/Water Meadow mix within the area of the attenuation pond and WFG18 Butterfly and Honeybee mix within the area of open space at the site frontage. Both mixes are available from Germinal GB.
- 11.1 The maintenance scheme for a wildflower project in its first few years is as important as the initial species selection.
- Initial cuts
- 11.2 Cut the sward once the height exceeds 10cm (late March/early April) reducing the height to between 4-7cm according to evenness of the ground. The lower the cutting height, the slower the regrowth of grasses.
- 11.3 A second cut could be required if re-growth exceeds 10cm by the end of April/ early May
- 11.4 Year 2 Onwards
March/April – Cut to 4-7cm to remove excess grass
September-October – Cut to 4cm after flowering in all cases, remove the clippings.
- 11.5 Control of weeds should be by a spot treatment with an approved selective, translocated herbicide of only the noxious weeds. This should be carried out by an operative capable of recognising the species to be treated walking through the area with a hand-held applicator. If herbicide control is not favoured, the plants can be dug or pulled out, but this is more time consuming. They can also be selectively strimmed down before setting seed. This does not remove the plant but controls the spread of the species. This should be undertaken twice a year. Refer to weed control section 19.

12.0 BULB MIX

- 12.1 New bulb planting is within close mown grass areas. Particular care should be taken when mowing within areas containing bulbs and should not be mown until after the leaves have browned.
- 12.2 Essential weed control should only be carried out as described in 15.0.

13.0 WATERING

- 13.1 The appointed management company shall ensure sufficient irrigation during establishment and during dry periods to maintain healthy growth of all soft landscape areas. Watering to be carried out by an experienced and suitably qualified landscape contractor, at agreed intervals.

- 13.2 Sprinklers or oscillating sprays only shall be used to prevent washout or puddling of the soil.
- 13.3 Drought or local non-availability of water shall not release the management company from their obligation to obtain water and comply with this clause. Supply as appropriate, temporary storage tanks, connections, hoses, sprinklers, sprays, bowsers and pay all charges and costs.
- 13.4 When water provision is restricted by legislation, e.g. Drought Order, then the management company shall inform the developer of the cost of second class water and await instruction.

14.0 LITTER PICKING AND DEBRIS REMOVAL

- 14.1 The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately and repairs arranged within 5 working days.

15.0 WEED CONTROL AND USE OF HERBICIDES

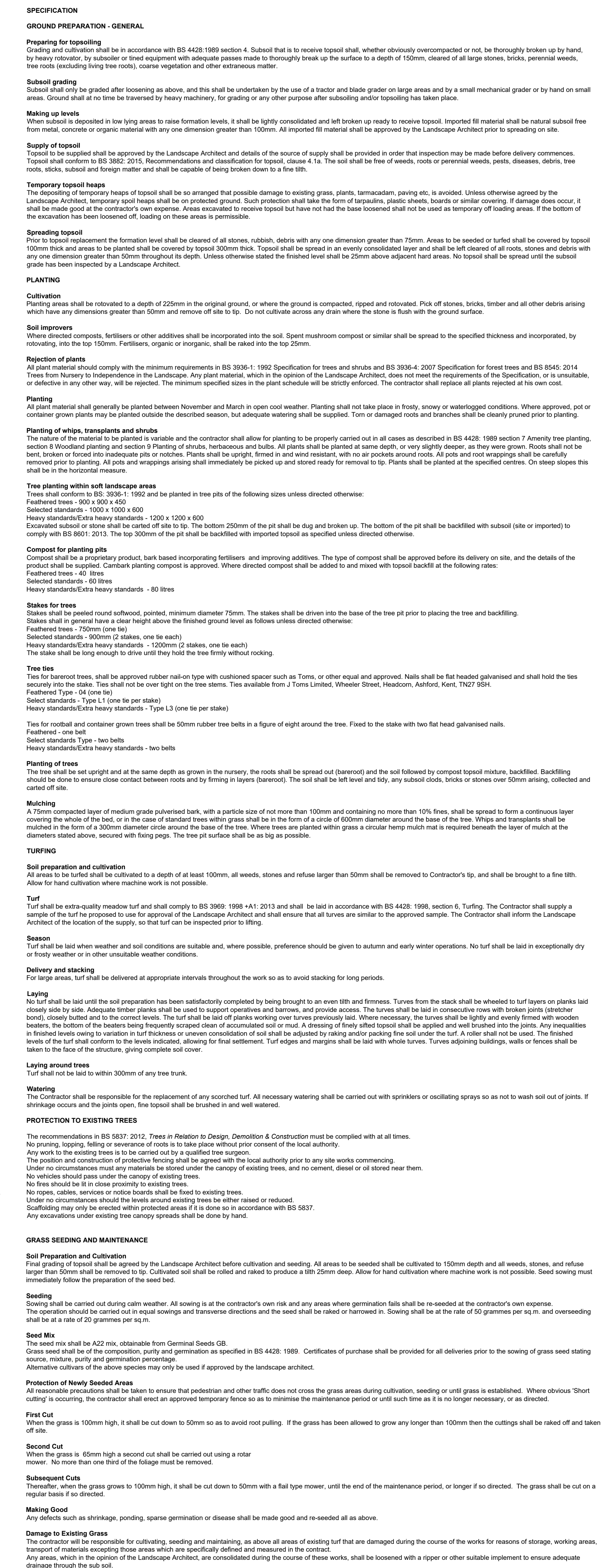
- 15.1 Landscape areas shall be kept weed free by removing, by hand, entire weeds, including roots, by forking, digging or hoeing. This shall be carried out three times per year and only if weed growth is dense shall beds be treated with a glyphosate based herbicide. Herbicide may be applied by spraying, spot treatment or by use of weed wipes. Herbicides should not be used in proximity to watercourses.
- 15.2 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.
- 15.3 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. 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.
- 15.4 Every precaution shall be taken to avoid herbicide contact with desired species. Any plants or grass areas damaged during spraying operations shall be replaced.
- 15.5 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.

16.0 MAINTENANCE SCHEDULE

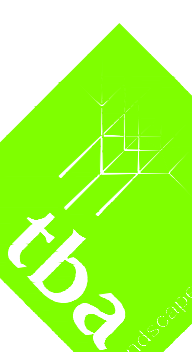
ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Litter picking	1 per month or as required	The whole site must be inspected monthly. The removal of larger debris and/or fly tipping must be carried out as soon as practically possible and vandalism and graffiti must be reported immediately and repairs arranged as soon as possible.	All	
Watering	To be agreed or as required	Watering may be required during the establishment period of new planting. The appointed management company shall ensure that sufficient water is applied to maintain healthy growth of all soft landscape areas.	All	
Existing trees	1 per year Pruning to avoid bird nesting season, that is March to August.	Works may include the removal of deadwood, or damaged and diseased branches. Other works, in accordance with good arboricultural practice, such as the removal of crossing branches may be carried out.	m ²	
Existing hedgerows	1 per year Pruning to avoid bird nesting season, that is March to August.	Existing hedges are to have minimal intervention and any pruning should be undertaken outside of the bird nesting season.	Lin. m	
Tree planting	2 per year Pruning to avoid bird nesting season, that is March to August. 1 per year	Individual trees whether planted as specimens or within groups, will be inspected twice annually. Stakes and ties should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed. If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Replacement planting shall be carried out for a period of 5 years.	No.	

ITEM	FREQUENCY	COMMENTS	QUANTITIES	
Hedges	1 per year Pruning to avoid bird nesting season, that is March to August.	All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years. Once established, all new hedges are to be maintained in a neat and tidy condition and to a maximum height of 1.2 metres high by means of laying or pruning by hand and adjacent to site boundaries they shall be maintained by means of pruning to a height of 1.8 – 2.0 metres.	Lin. m	
Ornamental shrub beds	1 per year	Pruning shall involve an annual visit to ensure that shrubs are not encroaching on footways or roads, together with any pruning necessary for good horticultural practice, e.g. coppicing of dogwood, dead heading flowering plants. Dead or damaged wood should also be removed. All plants shall be firmed in by treading after frost lift or wind rock. Replacement planting shall be carried out for a period of 5 years.	m ²	
Close Mown Grass	Fortnightly	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 the weather conditions. 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.	m ²	
Wildflower Meadow	Annually	Annual cut in September and an annual walk over and removal of noxious weeds	m ²	

Appendix A



Amends to latest layout	Jun 21	MD	F
Amends to latest layout	Jun 21	MD	E
Amends to latest layout	May 21	JW	O
Amends to latest layout	Jan 21	JW	O
Amends to clients comments	Jan 21	JW	E
Amends to latest layout	Jan 21	JW	A
Agreement to be made from the drawing & copyright reserved	Date	Sheet	Rev



Landscape Architecture
Architecture

Trevor Bridge Associates Ltd
Arlton Old Bells
Stamford Street West
Aldbourne Lane
Lancs OL6 7FW

Tel: 0161-804 2099
Email: info@trevorbridge.co.uk

Project HERITAGE WAY, BRYMBO, WREXHAM				
TAYLOR WIMPEY NORALS WEST				
Title				
LANDSCAPE PROPOSALS SHEET 1 OF 2				
Date	Scale(s)	Dwg no	Rev	
Jan 21	1:250 @ A0	6508.01	F	
Drawn JW	Checked			

