Maintenance Agreement: Adra (Tai) Cyfyngedig

MAINTENANCE ACTIVITIES SCHEDULE - AMENITY AREAS, ESTATE ROADS, FOOTPATHS, SW STORAGE ATTENUATION TANKS & HIGHWAY DRAINAGE

Development: Berse Road, Caego, Wrexham, LL11 6TP

Date: 10/12/2025

INTRODUCTION

This LMP is designed to provide information regarding the long term management of the general amenity areas & habitats being retained or created on this development. This document compliments the landscaping & drainage strategy drawings provided as part of the tender package.

The plan outlines the maintenance principles and objectives and gives a detailed programme for the maintenance of the areas for the lifespan of the development.

The plan covers all aspects of the soft landscaping within the amenity areas to include; new & retained trees & hedgerow, amenity grass areas, boundary structures, SuDS Attenuation storage tanks, estate road & footpaths which are not being maintained by the individual plots.

The LMP is a live document and may therefore be subject to further review & revision based on the findings following monitoring of the initial management strategy.

All aspects of maintenance and management as outlined in this plan will be funded by an annual service charge from each property.

OBJECTIVES

The objectives for the Maintenance Plan are:

- To ensure the successful establishment and long-term health of all landscape elements for the benefits of the wider community.
- To allow the residents to understand the expectations of the required management, and to give them a point of contact if required.
- To allow the local authority satisfaction that the area will be managed appropriately.
- To ensure best horticultural and health & safety practices at all times.
- To ensure that methods employed enhance and encourage wildlife, wherever possible.
- To identify defects as soon as possible in order to minimise any damage and rectify at the earliest opportunity.
- To ensure access to the area by all members of the general public and for the area to remain as such permanently.

SERVICE LEVELS AGREEMENT

The Grounds Maintenance & Management teams will:-

- Provide service to the development within this plan with two visits per month based on a **13 - 16** day rotation between **March** and **October** and one visit per month between the months of **November** and **February** for landscaping, POS, SUDS maintenance, play area and inspections.
- Ensure that all materials and workmanship is to be of the highest possible standard in accordance with relevant good practice.
- Provide Periodic inspections of paved areas within the POS and report any defects.
- Ensure that all catch-pits and tail-walls are inspected following heavy rainfall and any silt or gravel buildup reported.
- Ensure that all work will be carried out by appropriately skilled and experienced operatives for the specific type of work, especially where Control of Substances Hazardous to Health (COSHH) is applicable.
- Ensure that work is only to be carried out while soil and weather conditions are suitable.
- Provide only machinery and tools suitable for site conditions and the work to be carried out are to be used. Hand tools should be used around trees and in confined areas.
- Ensure that all grass cutting machinery to be well maintained and correctly adjusted to give a clean and even cut. The machinery shall be suitable for the size area to be cut.
- Ensure that all woody cuttings are removed from site.
- Ensure that all Soil, stones and other debris to be removed from hard surfaces and the area left in a clean and tidy condition after maintenance operations are complete.
- Ensure that all litter is to be collected from all soft landscape areas and removed from site.
- Not carry out any burning on site.
- Ensure that all planting areas are to be maintained as weed, pest and disease-free at all times. A pro-active approach to weed, pest and disease control is expected with any required measures taken promptly. Any plant losses as a result of weed, pest or disease damage are to be replaced as soon as possible.
- Provide adequate feedings of all grass, plants and trees will take place with an approved slow-release fertiliser.
- Ensure that Chemicals are only to be used where specified and approved.
- Prune all vegetation, as necessary to avoid obstruction of pedestrians or vehicles, security cameras, lighting or visibility-splays.
- Provide periodic inspections of the balancing ponds, headwalls & grilles and remove obstructions as necessary.

FOOTPATHS & HARDSTANDING

Maintenance objectives:

- To ensure that all areas of hardstanding are free from defects in a clean, tidy and safe condition.
- To manage vegetation growth through preventative measures and routine maintenance and cleansing.

Maintenance requirements:

- Remove all litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding with the public open space by means of thorough hand sweeping or using mechanical air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.
- Check all footpaths and areas of hardstanding with the public open space during each maintenance visit and report any damage at the earliest opportunity.

GRASSED AREAS - Short Mown Amenity Grass

Maintenance objectives:

- To provide an even and well-maintained appearance and to control weeds.

Management requirements:

- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in a manner appropriate to the task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage the sward or its visual appearance.
- Once a cut or treatment has started on a site it shall be complete in one operation.
- Litter, stones and other debris shall be collected immediately prior to cutting or treatment being undertaken, and removed off site.
- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear any cuttings, earth or other debris that lands on surrounding hard surfaces as a result of cutting or treatments to grass areas.
- Every care shall be taken when mowing around trees in grass areas. Where overhanging branches prevents the specified machinery being used grass shall be cut by other appropriate means.
- The Grounds Maintenance Team shall exercise every care in carrying out works around flat and protruding obstacles in grass areas. Heavy or vibrating machinery shall not be driven over manhole and duct covers unless it is obvious they are strong enough to remain undamaged.
- The Grounds Maintenance Team shall ensure that any arisings or residue from any activity involved in maintaining the grass areas do not enter any water course, drain or sewer.

- Grass shall be cut to a consistent height over the specified area. There shall be no tufts or bents left standing above the general sward level.
- Short amenity grassed areas shall be mown to maintain a height between a maximum of 65mm and a minimum of 25 mm. The cutting season is to extend from the first week of March to the last week of October each year, at least every three weeks. During the winter grass shall be maintained at a height of 60 mm.
- Grass shall not be cut in adverse weather and ground conditions. Cutting shall only recommence when it is safe to do so without danger of damaging the sward, surface levels or contours of the ground.
- Where inclement weather conditions delay normal cutting programmes our maintenance contractor will be required to resume work as soon as practically possible and is required to restore works to the specified standard by regular, repeated cutting, as necessary.
- Following delays occasioned by inclement weather where grass length exceeds the maximum specified height the Grounds Maintenance Team shall collect and dispose to tip the arising of the first cut following the delay.
- Where weather conditions inhibit grass growth our Grounds Maintenance Team may vary the minimum height of cut. During prolonged dry weather when grass growth is minimal, ensure all bents, flowers and seed heads are removed by rotary mowers.
- All grass clippings falling on paths, roads and other paved surfaces shall be swept-up and removed before the Grounds Maintenance Team leaves site.
- Where grass areas abut planted areas, hard surfaces, boundary fences, walls, trees or other obstruction the grass shall be trimmed at every third cut and arisings disposed to tip.
- Edges to planting beds and paved areas shall be re-cut with a half-moon tool once, annually to maintain a defined line closely parallel to the edge of the surface. Edges shall be cut vertically to a minimum depth of 50 mm.
- Where damage has occurred to cut edges turf edges shall be repaired and then re-cut to original line. Beds and edge gaps shall not be significantly enlarged by edge cutting.
- Grass abutting existing and new hedges and other plant growth shall be trimmed level with the general sward level by strimming at every third cut. Litter and debris shall be removed from hedge lines.

LITTER

Maintenance objectives:

- To prevent the accumulation of litter within the open space areas.

Management requirements:

- Any fly-tipping shall be removed from site with 48hours of being deposited - TBA prior.
- All litter within the open space areas shall be collected at each grass cutting visit and removed off site.

NEWLY PLANTED STANDARD TREES.

Maintenance Objectives:

- Standard trees shall be encouraged to develop as upright, healthy individuals with well formed, balanced crowns. Side growth shall be removed and lower crown lifting undertaken to ensure minimum branch clearances above ground level of at least 2·5m.

Maintenance Requirements:

- The Grounds Maintenance Team shall check stakes and ties at each grass cutting visit, and adjusted/replaced as necessary.
- Maintain a 600mm diameter grass and weed-free area at the base of each tree by hand weeding or careful use of glyphosate.
- Cut-back any damaged bark and treat the wound(s) with fungicidal sealant.
- Ensure that sufficient water is applied to maintain healthy growth. Carry-out using a fine rose or sprinkler until full depth of topsoil is saturated. Allow for watering as necessary, the Grounds Maintenance Team to be responsible for deciding frequency of water. It is expected that watering of standard trees will still be necessary during the first 2 years of the plan period.
- All stakes and ties shall be removed when appropriate.
- During March/April, 70 g per tree of slow release fertiliser shall be applied if appropriate.
- During years 1-5, any dead, dying, diseased or lost tree shall be replaced on a like-for like basis as appropriate
- After year 5, any dead, dying, diseased or lost tree shall be replaced with a standard tree of the same species.

RETAINED TREES

Maintenance objectives:

- To protect the wellbeing of existing trees and to ensure their continued contribution to the aesthetics and ecological benefit of the site.

Maintenance requirements:

- Any works to existing trees shall be carried out in accordance with BS3998:1989 and should be undertaken by competent and experienced tree surgeons. All work shall be undertaken at the appropriate time and checks shall be made with the consent of local planning authority.
- All work shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No retained tree shall be used for anchorage or winching purposes.
- All existing trees shall be checked annually for signs of deterioration or distress and the appropriate actions undertaken where required.
- All diseased wood, prunings and rubbish should be removed from the site.
- Heavy branches shall be removed in sections and undercut to avoid tearing the bark, and thereafter lowered by slings. No branch stumps should be left and cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.
- Weed control by hand to ensure area to base of each plant is weed free. Check stakes and guards are not suppressing growth and remove by the end of year 5. Replace any dead / dying stock in winter.

PROPOSED NEW & RETAINED HEDGEROWS

Maintenance objectives

- To provide dense, even and defensible boundaries.

Maintenance requirements

- Hedges shall be cut or trimmed as often as required to meet the performance standards according to their type and function. They shall cut outside of bird nesting season; November to January.
- Hedges shall all be ‘A’ framed to encourage a dense and viable branching, well furnished with healthy tissue / growth that receives full sunlight.
- Hedges shall be regularly maintained to ensure that they do not overhang the footpath, become an obstruction or restrict highway visibility.
- The Grounds Maintenance Team shall use appropriate equipment and machinery driven or operated in the appropriate manner for each task.
- The Grounds Maintenance Team shall ensure that machines and equipment do not damage hedge plants or mar the visual appearance of the hedge.
- Once a cut has been started on an individual hedge it shall be complete in one operation.

- The Grounds Maintenance Team shall immediately on completion, or at the end of each working day, clear all cuttings from the site.
- Cutting shall be with hand held shears or reciprocating hedge cutters and/or secateurs unless otherwise stated.
- Flail cutting shall not be allowed.
- The crown of trees within hedges shall be lifted to a height above the top line of the hedge - To Be Agreed.
- Damaged, diseased, dead and missing plants that create gaps in the hedge lines shall be replaced with new plants of an equivalent size annually - To Be Agreed.
- Hedge bases shall be maintained to prevent other weed growth invading the hedge line.
- Clear hedges and bases of litter and leaves once per month.

NATIVE PLANTING

Maintenance objectives:

- To develop and maintain a healthy block of native plants with a variety of heights, densities and wildlife benefits while providing screening of adjacent residential housing.

Management requirements, general:

- All damage caused in gaining access and in maintaining this area shall be made good by the Grounds Maintenance Team.
- Maintain a gap of at least 0.5m between the closest vegetation and any fences or buildings.
- Maintain a 500mm diameter grass and weed-free area around the base of each plant until the canopy closes.
- Apply systemic herbicide for the whole planted area and alongside all residential fences and buildings at the end of May, again in July and again in late August, using a knapsack, and guarded-spray.
- Remove any noxious weeds, such as Thistle, Bramble, Ragwort, Dock, etc.
- Remove all guards between years 3-5 after planting.
- Replace any dead, dying, diseased or badly damaged plants on a like-for-like basis during years 1-5 after planting. Thereafter, replace as necessary to maintain full cover.
- Strim under fence areas on a monthly basis between May and October, and check area for noxious weeds, (as mentioned above) and any self-set aggressive tree species.
- Apply suitable fertiliser at year two and year five, according to manufacturer’s instructions.

SUDS MAINTENANCE CATEGORIES;

There are three main categories of maintenance activities identified in this document:

- **Regular Maintenance** - (including inspections & monitoring). Consists of basic tasks done on a frequent schedule, including litter and debris removal, and inspections.
- **Occasional Maintenance** - Comprises tasks that are likely to be required periodically, but on a much less frequent basis than the routine tasks including surface cleaning and minor repairs to the roads, jetting and CCTV inspections to the gullies of the surface water system.
- **Remedial Maintenance** - Comprises intermittent tasks that may be required to rectify faults associated with the system or structure. Where remedial work is found to be necessary, it is likely to be due to unforeseen events and is therefore difficult to predict specific timings.

SuDS SW Attenuation Storage Tanks

Maintenance objectives:

- To ensure the Attenuation facility is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or erosion within the system are dealt with to help prevent the capacity from being reduced or/and any contamination entering the network.

Management requirements:

- Ensure that all inlets, outlets, traps, flow control devices and catch pits are free from debris taking care during winter maintenance not to allow cuttings to wash into the system.
- Periodic jetting of all gullies and inlets along with manhole lifting and inspection will be carried out.

SW Highway Drainage

- To ensure the SW drainage pipe run is free from obstructions and that its designed operating capacity is not reduced.
- To ensure that any damage/defects or erosion within the system are dealt with to help prevent the capacity from being reduced or/and any contamination entering the network.

Management requirements:

- Ensure that all inlets, outlets, and manhole chambers are free from debris taking care during winter maintenance not to allow cuttings to wash into the system.
- Periodic CCTV inspections & jetting of the SW drainage system within the highway, along with manhole lifting and inspection will be carried out.

Estate Roads & Footpaths Management & Maintenance

1. Hard Elements

Maintenance operations will be carried out in order to provide a clean, inviting and safe environment for all users of the site. For the purpose of the document it has been assumed that all works & installations have been carried out in accordance with the approved drawings.

All paving, kerbs, edges and street furniture should be fit for purpose, robust and in good condition.

2. **Pedestrian Surfaces and Roads**

Maintenance objective

Pedestrian surfaces and roads will be maintained in a safe and clean condition free from any defects or debris which could cause potential injury, inaccessibility or damage to vehicles. Surfaces are to be level and free from trip and slip hazards.

Inspections

A formal visual inspection will be carried out by the maintenance team at six monthly intervals or following any reports that the surfaces require repairing, cleaning or clearing, particularly after inclement weather. All visual inspections and any associated rectification works will be logged by the Estates Management Team.

In addition to the above, an annual inspection of the paving jointing and overall uniformity and stability of the footway will be undertaken.

Maintenance objective

Remove all litter, sand, soil, debris, leaf & blossom fall along with any grass cuttings from all footpaths and areas of hardstanding by means of thorough hand sweeping or using mechanical air blowers when conditions are appropriate, paying particular attention to areas where litter and other such debris may accumulate.

Surfaces are to be kept uniform in appearance, free from ruts, grooves, cracks, hollows and pot holes.

Paved areas are to be repaired within 1 week of a reported fault, unless the potential hazard present a potential trip hazard in which case it will be cordoned off and repaired at the earliest opportunity.

Where possible, all surfaces will be repaired to the original specification.

MANAGEMENT PROPOSALS REVIEW & MAINTENANCE SCHEDULE

The sequence of agreement, monitoring & review is set out below. It is envisaged that at each stage agreement will be reached between the Developer, Management Company and Local Authority. The stages of agreement, monitoring and review are set out below:

- Management proposals and annual maintenance schedules to be agreed by all parties involved (including the Local Authority) in the on-going management of the POS areas & associated features specific to this plan.
- The Developer & Management Company may meet on site annually for the lifespan of the development to review the condition of the open spaces.
- No changes to the approved Landscape Management Plan are to be made without the written approval of the LPA.
- Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;

General Maintenance Schedule

Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11 +
Undertake watering as required to ensure the health of all plant stock	X	X	X	X	X	X	X	X	X	X	X
Remove all arising from maintenance operations	X	X	X	X	X	X	X	X	X	X	X
Ensure all planted areas are kept weed free as practicable	X	X	X	X	X	X	X	X	X	X	X
Ensure all hard surfaces are kept free from litter / leaves and sweep as required	X	X	X	X	X	X	X	X	X	X	X
Rake-up fallen leaf litter; remove from site	X	X	X	X	X	X	X	X	X	X	X

Short Mown Amenity Grass Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the short mown amenity grass within the public open space areas;

Maintenance Operation	Purpose	Timing	Year									
			1	2	3	4	5	6	7	8	9	10	11+
Growing Season; To maintain the amenity grass at a height between 65mm & 25mm, trim to re-form the edges.	Maintain a close packed sward.	Each Visit / Fortnightly March to Oct	X	X	X	X	X	X	X	X	X	X	X
Dormant Season; To maintain amenity grass at a height of 60mm, trim to re-from edges.	Maintain a close packed sward.	As req. Nove to Feb	X	X	X	X	X	X	X	X	X	X	X
Hard surfaces will be swept to remove grass clippings following each cut.	Maintain a close packed sward.	Each Visit / Fortnightly	X	X	X	X	X	X	X	X	X	X	X
Supply & apply selective herbicide to manufacturers instructions; to all grassed areas	Maintain a close packed sward.	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Over-seed patchy areas; as required.	Maintain a close packed sward.	As req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Edging to planting beds & paved areas shall be re-cut once annually.	To maintain a defined line; to a depth of 50mm	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Grass abutting new & existing hedges or planting beds to be trimmed level with the general sward height; every third cut.	To maintain a defined line & height;	As req.	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards for the lifespan of the development;

New Tree Planting Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the trees within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11 +
Stakes, ties & tree guards to be checked regularly during establishment phase an loosened, tightened, or replaced as required (all stakes & ties will be removed when appropriate)	To ensure trees/ shrubs become successfully established	Each Visit	X	X	X	X	X						
Ensure sufficient water is applied to all new trees, particularly during establishment.	To maintain healthy growth, particularly after excessive dry weather	N/A	X	X									
Maintain a grass & weed free area at the base of each tree	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X
Undertake formative pruning of young trees to encourage good growth & shape.	To promote & maintain health growth	Annually	X	X	X								
Slow release fertiliser;	To promote & maintain health growth	March/ April	X	X	X	X	X						
Replace, on a like for like basis any dead, dying, diseased or lost tree during years 1 - 5.	N/A	As req.	X	X	X	X	X						
After 5 years, dead, dying diseased or lost trees shall be replaced with a standard tree of the same species	N/A	As req.						X	X	X	X	X	X
Within areas that have public access, tree conditions will be reviewed annually to ensure no risk from public from damaged / dead trees.	Reasons of public health and safety	Annually		X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually for the lifespan of the development;

Existing Trees Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the existing trees within the public open space. areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11 +
Tree inspections / checks to monitor the health / condition of the woodland compartments and the individual trees within them and undertake any remedial pruning required. Particular attention to be paid to trees adjacent to activity areas / footpaths or areas where accessibility of the public may introduce health & safety concerns.	To develop a biodiverse woodlands habitat with a good mix of species, layers and age structures to improve the longevity of the habitat.	Sept - Oct & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X
Removal of debris trapped in branches		As Required	X	X	X	X	X	X	X	X	X	X	X
Remedial pruning to trees - deadwood, crown clean, crown lift - as required.		Oct - March & after significant storm events.	X	X	X	X	X	X	X	X	X	X	X

From Year 11 onwards, the condition of the trees shall be reviewed annually for the lifespan of the development;

New & Existing Hedgerow Maintenance Schedule (as applicable)

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the new & existing hedgerow within the public open space areas;

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Implementation of standard aftercare management, to include replacement of any losses and cutting of half the height of the hedgerow soon after planting.	To ensure hedgerows become successfully established	As required, avoid cutting during bird nesting season (March - September inclusive)	X	X	X	X	X						
Water newly planted hedgerow sections, particularly following excessive dry weather.	To ensure survival during establishment period.	Summer/ Annually	X	X									
During establishment phase (first five years after planting), adjacent grassland vegetation will be strimmed / cut back	To maximise opportunities for newly planted sections to become established.	As req.	X	X	X	X	X						
Undertaking cutting & pruning (usually 50% of each side trimmed annually)	To enhance the biodiversity of the hedgerows.	Annually	X	X	X	X	X	X	X	X	X	X	X
Infill as required any gaps.	To maintain the integrity of the hedgerows	As req.	X	X	X	X	X	X	X	X	X	X	X
Tidy up hedges & bases removing rubbish, litter and leaves.	To promote & maintain health growth	Each Visit	X	X	X	X	X	X	X	X	X	X	X
Remove any dead plant materials at the end of each growing season.	To promote & maintain health growth	As req. Sept /Oct						X	X	X	X	X	X

Trimming of the hedgerows will be undertaken annually from Year 11 onwards for the lifespan of the development;

Native Planting Maintenance Schedule (as applicable)

The table below presents management activities in order to meet the aim & objectives outlined above. The management activities are only applicable to the native shrub planting within the public open space areas;

Maintenance Operation	Purpose	Timing	Year									
			1	2	3	4	5	6	7	8	9	10	11+
Tidy up planting areas, removing rubbish & litter from planting beds	To ensure the planting beds have the best possible chance of establishing.	Each Visit.	X	X	X	X	X	X	X	X	X	X	X
Water newly planted beds, particularly following excessive dry weather.	To ensure survival during establishment period.	Summer/ Annually	X	X									
Dead head flowering shrubs after flowering periods	To maximise opportunities for newly planted beds to become established.	As req. July - Sept	X	X	X	X	X	X	X	X	X	X	X
Maintain a grass & weed free area around the base of each plant until the canopy closes.	To promote & maintain health growth	Each Visit.	X	X	X	X	X	X	X	X	X	X	X
Remove any dead plant materials at the end of each growing season.	To promote & maintain health growth	As req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Damaged, diseased, dead & missing plants to be replaced with new of equivalent size.	To promote & maintain health growth	Annually as req. Sept - Oct.	X	X	X	X	X	X	X	X	X	X	X
Apply suitable fertiliser inline with manufacturers instructions.	To promote & maintain health growth	Annual as req.		X			X			X			X

Cutting required from Year 11 onwards will be undertaken in the winter months for the lifespan of the development.

SuDS - Attenuation Systems Maintenance Schedule

The table below presents management activities in order to meet the aim & objectives outlined above.

Maintenance Operation	Purpose	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Inspection & Checks; Inlets, outlets, silt traps, manholes, catch pits & pipe work.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (& after every storm)	X	X	X	X	X	X	X	X	X	X	X
Regular Maintenance; Litter/debris removal, inlet/ outlet cleaning, vegetation management, sediment monitoring & removal.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Monthly (for normal SuDS care)	X	X	X	X	X	X	X	X	X	X	X
Occasional Maintenance; silt control, silt removal from catch pits and cellular storage.	To ensure the attenuation facilities are free from obstruction and operating to designed capacity.	Annually	X	X	X	X	X	X	X	X	X	X	X

The above maintenance strategy will be continued from Year 11 onwards for the lifespan of the development;

Estate Road & Footpath

The table below presents management activities in order to meet the aim & objectives outlined above.

One operation per month (within month / months specified) - 1
Two operation per month (within month / months specified) - 2
As required - A/R

OPERATIONS	MONTHS												NOTES
	J	F	M	A	M	J	J	A	S	O	N	D	
Pedestrian Surfaces and Roads													
Visual inspection of footways, roadways and paving areas				1						1			Carry out 6 monthly inspections, reports to be logged; any faults reported should be rectified as required.
General cleaning of paving	1	1	1	1	1	1	1	1	1	1	1	1	Keep surfaces free of litter, leaves, mud, arisings and any hazardous objects. Sweep and removed any arisings, keep all areas weeds free. Any build up of moss should be treated, as required to ensure surfaces are not slippy or dangerous.
Clean paved areas annually by relevant washing techniques for the varied surface materials.						1							(acid and bleach shall not be used)
Apply sealant to paving surfaces.	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	(as required after cleaning)
Apply herbicide						1				1			Apply to weeds if appear between paving/blocks.
Repair	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	Repair surfaces when reported / recorded. Repair to original specification.
Ensure water is drained from footways to prevent pooling	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	A/R	Particularly after prolonged periods of wet weather.

Monitoring

Feature	Monitoring	Timing	Year										
			1	2	3	4	5	6	7	8	9	10	11+
Trees	To be monitored on an annual basis to check tree health & identify any dead, dying, damaged or potentially dangerous trees.	N/A	X	X	X	X	X	X	X	X	X	X	X
Hedgerows	To monitor the condition of the hedges and how they change with the management strategy.	May	X	X	X	X	X	X	X	X	X	X	X
SUDS - Attenuation System, Catch Pits	To ensure the attenuation facilities are free from obstruction and operating to their designed capacity.	Monthly	X	X	X	X	X	X	X	X	X	X	X
Estate Roads & Footpaths	Carry out 6 monthly inspections, reports to be logged; any faults reported should be rectified as required.	Six monthly	X	X	X	X	X	X	X	X	X	X	X

Routine monitoring visits and amendments to the plan will be continuous for the lifespan of the development;



HOUSE TYPE	TOTAL
2P1B COTTAGE APARTMENT	x 12
4P2B HOUSE	x 20
5P3B HOUSE	x 1
5P3B CORNER UNIT	x 12
7P4B HOUSE	x 2
SUDS FEATURES	

REV	DESCRIPTION	DATE	BY
M	AMENDMENTS FOLLOWING PLANNER COMMENTS	12/09/23	OR
L	REVISED RED LINE BOUNDARY	11/08/23	GT
K	VISABILITY SPLAY ON INTERNAL JUNCTIONS AND ADDITIONAL PARKING ADDED	20/04/23	OR
J	AMENDMENTS TO PLOTS 9-14	27/02/23	OR
H	AMENDMENTS TO PATH FOLLOWING PAC COMMENTS	21/02/23	OR
G	TREES TO SOUTH WEST OF SITE ADDED	19/01/23	OR
F	FFL ANNOTATION ADDED	18/01/23	OR
E	UPDATED LANDSCAPE LAYOUT ACCORDING TO LANDSCAPE REPORT	03/01/23	OR
D	ADDED SECTION LINES	21/12/22	OR
C	HOUSE MIX KEY UPDATED	20.12.22	OR
B	MINOR AMENDMENTS TO PLOT 9-20 AND TO ROAD BETWEEN PLOT 8-9	16/12/22	OR
A	SITE MIX KEY ADDED	14/12/22	OR

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PROJECT
BERSE RD, WREXHAM
for ADRA CYF.

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE	DATE	DRAWN	CHECKED
1 : 500@A2	23/11/22	OR	SV

DRAWING STATUS: PRELIMINARY

JOB No	DRAWING No	REVISION
C1091	011	M

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PRINTED: 14/10/2023 13:19:33

A2



Schedule A - Proposed Tree Planting

Plant Name	Specification	% mix	m	density	Total Plnts
Acer campestre (Ac)	Girth 8-10cm, 2.5 - 3m height, container grown	-	-	As Shown	17
Acer campestre 'Streetwise' (As)	Girth 8-10cm, 2.5 - 3m height, container grown	-	-	As Shown	7
Tilia x europaea (Te)	Girth 12-14cm, 4 - 6m height, container grown	-	-	As Shown	6
Betula pendula (Bp)	Girth 8-10cm, 2.5 - 3m height, container grown	-	-	As Shown	18
Pinus sylvestris (Ps)	Girth 8-10cm, 2.5 - 3m height, container grown	-	-	As Shown	3
Crataegus monogyna (Cm)	Girth 8-10cm, 3 - 3.5m height, container grown	-	-	As Shown	6
Ilex aquifolium (Ia)	15L pot, 1.5 - 2.5m height, container grown	-	-	As Shown	8
Prunus avium (Pa)	Girth 8-10cm, 3 - 3.5m height, container grown	-	-	As Shown	5
Quercus robur (Qr)	Girth 12-14cm, 4 - 6m height, container grown	-	-	As Shown	6
Sorbus aucuparia (Sa)	Girth 8-10cm, 2.5 - 3m height, container grown	-	-	As Shown	16
Total					**92**

Schedule B - Proposed Native Hedgerow Mix

**To be planted as double staggered rows*

Plant Name	Specification	% mix	Linear m	density per m	Total Plnts
Ilex aquifolium	2L pot, Container grown	10	52	5	258
Acer campestre	1+1 bare root, 40-60cm whip	15	0	5	0
Corylus avellana	1+1 bare root, 40-60cm whip	10	0	5	0
Crataegus monogyna	1+1 bare root, 40-60cm whip	15	0	5	0
Prunus spinosa	1+1 bare root, 40-60cm whip	10	0	5	0
Prunus padus	1+1 bare root, 40-60cm whip	10	52	5	258
Quercus robur	1+1 bare root, 40-60cm whip	15	77	5	386
Viburnum opulus	1+1 bare root, 40-60cm whip	15	77	5	386
Total Length					**1,286**

Schedule C - Proposed Single Species Hedgerow

**To be planted as double staggered rows*

Plant Name	Specification	% mix	Linear m	density per m	Total Plnts
Ilex aquifolium	1+1 bare root, 40-60cm whip	40	139	5	519.2
Acer campestre	1+1 bare root, 40-60cm whip	10	52	5	258
Corylus avellana	1+1 bare root, 40-60cm whip	20	103	5	515
Crataegus monogyna	1+1 bare root, 40-60cm whip	20	103	5	515
Prunus spinosa	1+1 bare root, 40-60cm whip	10	52	5	258
Total m2		**159.6**			

Schedule D - Proposed Planting to Properties

**Miscanthus to be planted to rear of beds*
**To be planted in small groups through beds*

Plant Name	Specification	% mix	m2	density per m2	Total Plnts
Athyrium filix-femina	2L pot, Container grown	10	17	2	33
Dryopteris filix-mas	2L pot, Container grown	10	17	2	33
Festuca glauca 'Elijah Blue'	2L pot, Container grown	25	41	5	206
Heuchera sanguinea	2L pot, Container grown	25	41	5	206
Miscanthus sinensis	2L pot, Container grown	15	25	2	50
Polystichum setiferum	2L pot, Container grown	15	25	2	50
Total m2		**165**			**-**

LANDSCAPE NOTES:

The Planting Notes should be read in conjunction with all landscape drawings, the notes below set out the aims and objectives of the new landscape scheme.

DURING CONSTRUCTION

All works to be carried out by qualified Tree Surgeon outside of bird nesting season and in line with Arboricultural Report.

- Existing trees and boundary vegetation to be retained are protected by Tree Protection Fencing prior to any site works

PREPARATION PRIOR TO PLANTING :

- Before commencing works, the Landscape Contractor is responsible for checking for below ground services in the vicinity of the planting works. Give notice of any that may be affected and obtain instructions before proceeding.

- All planting beds to be bare ground, free of grass, weeds, removing all litter debris and stones.

- Apply approved herbicide, leave for a minimum of 14 days. Remove all arising's from Site.

- All container plants to be well watered in their container prior to planting

- No planting should occur when the ground is frozen or water logged

- Planting areas to have a 450mm depth of clean imported topsoil as per Remediation Strategy (topsoil to BS 3882:2015). Grass areas to have 300mm min clean capping layer. Before laying topsoil, lightly cultivate and loosen the surface a minimum of 300mm, to create a 'key' for the new topsoil.

- Plant materials to confirm to National Plant Specification. All plants to originate within the UK. Planting operations to be in accordance with BS 4428 : 1989.

GENERAL PLANTING NOTES

- New tree planting in grass areas to be in a 0.6m radius, weed free circle, refer to tree pit detail for more information.

- All shrub planting is to be planted in to a weed free bed a minimum 100mm wider than the planting area, plants to be set 100mm back from any fence or wall

- Planting pits to be dug to a minimum depth of 1000mm for trees and 400mm for shrub planting. The sides of all pits are to be loosened avoiding smooth sides

- All planting mixes to be planted in species groups as noted in the schedule

- All tree and hedge planting to have Mycorrhizal Fungi with Gel dusted to barerots or added to pit to encourage healthy establishment

- All bare root whips to have Tubex (or equivalent) Combi-tube Standard Tree shelter 750mm high x 150mm dia fitted to a 25x25x900mm timber stake, as per manufactures recommendations.

- All plants to be thoroughly watered in immediately after planting

- All planting beds to be thoroughly mulched with Natural Bark to a slightly consolidated depth of 50mm, finishing 25mm below adjoining finished surface level.

ESTABLISHMENT & MAINTENANCE OF NEW PLANTING :

- During the establishment period visit at eight weekly intervals from April - December to carry out the following to planting areas:

- Control weed growth. Maintaining a weed free area around each plant during the first few years will allow quick establishment of the plants and reduce the likelihood of dieback.

- Prune dead and broken branches/shoots

- Check stakes and ties. Adjust or replace as necessary

- Litter picking of beds

WEED CONTROL IN GRASS AREAS :

- The weed free areas to be maintained as weed free for the first 5 years following planting with mulch woodchip material, all areas topped up to maintain a 50mm depth for the maintenance period. Occasional spraying with a contact herbicide in accordance with the manufacturers instructions may be required.

WATERING :

However, during the first year after planting it may be necessary to water all plants in prolonged periods of dry weather. This usually occurs during May - September. All planting areas should be watered to field saturation using clean fresh water on a weekly basis in these cases.

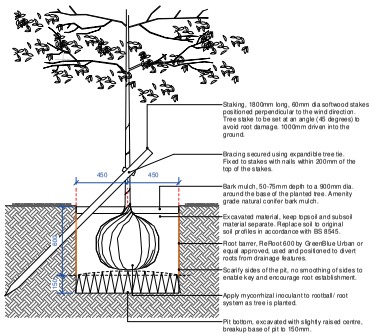
REMOVAL OF STAKES AND TIES :
- All spiral guards, canes and tree stakes should be removed at the end of years 3-5 following planting.

FORMATIVE PRUNING OF TREES
- Prune to shape young trees, but do not cut back the leader

- Remove crossing branches and branches that grow back towards the centre of the tree

- As young trees grow, remove lower branches gradually to raise the crown and retain a clear stem, remove any branches crossing boundary fences

- Remove multiple leaders on evergreens and other trees where a single leader is desirable.



MANAGEMENT PLAN

Year 1

Habitat
Wildflower Meadow

Actions
-To ensure suitable growing conditions for the establishment of a diverse wildflower meadow, existing nutrient rich topsoil will be removed at the locations identified for meadow seeding. This will be replaced by the addition of more nutrient deficient sub-soil back to the surface level.
- Surface to harrowed or raked to a medium tilth ready for sowing at the specified rate (4g/m2). After sowing firm in with a roll, or by treading, to give good soil seed contact.
- First years growth after sowing will be a 'flush of annual weeds' these are to be topped or mown before they die back and set seed. Cut 50mm high, remove and compost.
- Litter picking to be carried out by hand and disposed of off-site.

Frequency
- Prior to sowing timing, see below.
- Seed sowing is best in Autumn or Spring.
- Late summer.
- During every visit.

Comments
The sown meadow mix will take the first year to germinate. The first summer will be weeds from the disturbed earth. Refer to seed supplier growing guide for full details.

Year 3-5

Habitat
Wildflower Meadow

Actions
- Litter picking to be carried out by hand and disposed of off-site.
- First 'hay-cut' with strimmer to 50mm in August.
- Leave the cuttings in place for a week to allow seeds to shed, then remove cuttings off site.
- This can be repeated late autumn/early winter to c 50mm and again in spring if needed.

Frequency
- During every visit.
- Hay cut in August and if needed October/ November. A spring cut can be carried out in March if necessary.

After five years, to ensure the meadow habitat is maintained in good ecological condition, active management of the meadow habitat will continue for the lifetime of the site and should follow prescriptions set out in Table 2 (year two to five) above.

Habitat Features

Hibernacula
Location of 2no. hibernacula to west of site. To be constructed with local materials.

Bat Boxes
Bat boxes to 30% of dwellings. Schwegler 1FR Bat Tube or equivalent.

Bird Boxes
Bird boxes to 75% of dwellings. 50% Swift Nest Box and 50% 1SP Sparrow Terrace Box by NestBox Company or equivalent.

Notes

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- Do not scale from this drawing. All dimensions are to be taken as 'Figured' & shall be in conjunction with all the relevant surveys alongside the Architectural and Engineers drawings.
- Only figured dimensions are to be taken from this drawing. Dimensions should not be scaled from this drawing as scaling of this drawing cannot be assured.
- All dimensions are to millimetres unless specified otherwise.
- The Contractor is to check all dimensions on site prior to ordering and checking all dimensions, services and setting out related to the works shown on this drawing.
- All coordinates are set to dimensional points to enable easy cross referencing on site. Existing conditions are to be verified and if found any discrepancies should be clarified by the Landscape Architect.
- If clothing is not a technical representation of surface patterns, contractors are to follow the line of direction specified on drawings. Where no line of direction is given contractor to contact Landscape Architect before laying.
- All levels should be checked on site and conflicts reported to the design office.

...Find out more

KEY

SOFT

Tree Planting
Proposed tree planting throughout development.
Refer to planting schedule A for details.

Hedgerow
Proposed native hedgerow mix and single species hedgerow to site boundary and throughout site. Refer to planting schedules B and C for details.

General Lawn
Private garden areas with a general purpose lawn seed mix.

Wildflower Planting Mix
Seasonal wildflower planting throughout public areas (EM1 General Purpose Meadow Mix by Emorsgate or equivalent)

Planting to Properties
Grass and shrub planting mix, predominantly evergreen perennials and ferns. Refer to schedule D for details.

SuDS Features
Drought tolerant and wet meadow grass mix (EM8 Meadow Mixture for Wetlands by Emorsgate or equivalent)

Path Through Wildflowers
Mown path through wildflower meadow mainly to south and west of site.

Hard Surfacing

Access Road
Vehicular grade asphalt to vehicular access road. To engineers specification.
Colour : Grey

Pavement
Pedestrian grade asphalt to all pavements along access road. To engineers specification.
Colour : Grey

Traffic Table
Vehicular grade paving to traffic tables. Tegula by Tobermore or equivalent.
Colour : Slate and Bracken

Private Parking Bays
Permeable vehicular grade paving to all private parking bays. Hydropave Tegula by Tobermore or equivalent.
Colour : Slate and Bracken

Private Footpaths
Pedestrian grade paving to all footpaths within private areas. Tegula by Tobermore or equivalent.
Colour : Heather and Natural

Footpaths
Asphalt to footpaths within public areas.
Pedestrian Asphalt by Tarmac or equivalent.
Colour : Black

Rumble Strip to Shared Surfacing
Set paving blocks to shared surfacing threshold, 8 rows deep. Conservation X Set Paving by Marshalls or equivalent.
Colour : Silver Grey

Boundaries

Metal Railing
1200mm metal railing. Jacksons Fencing Barbican Imperial Residential Railing, 1250mm High.
Pedestrian Gates To Match
Colour : Black

Fencing
1.8m High, Hit and Miss timber fencing to boundaries of properties.

Fencing
2.1m High anti-climb fencing to boundaries of plots 1-7.
Product to contractors specification.
Powder Coated Finish
Colour : Black

Fencing
2.1m High anti-climb fencing to boundary West
Product to contractors specification Powder Coated Finish
Colour : Green

Fencing
1.2m High Stock Proof fencing to boundary South
Product to specification

Gates
3.0x 1.2m High galvanised metal field gate in field access
Product to contractors specification.

Galvanised Metal Kissing Gates (3 Units)
Product to contractors specification.

Brick Wall
3m High Brick wall to rear boundaries of some properties.
Brick to match aesthetic character of surrounding proposed buildings.

Rev	Date	Description
P12	17.05.24	Key Update
P11	16.05.24	Fencing updated
P10	30.05.24	Changes to Layout
P09	09.05.24	Fencing Changes
P08	08.05.24	Changes to Layout
P07	16.05.24	Changes to Habitat Features
P06	15.05.24	Changes to layout
P05	30.11.29	Minor Updates
P04	23.11.29	Updated Layout
P03	23.06.26	Additional car parking spaces included
P02	23.05.09	Layout updated
P01	23.01.19	Trees Relocated

Client:
Adra

Project:
Berse Road

Drawing Title:
Landscape GA

Job No: 307
Drawing No: LST-XX-XX-DR-L-0101

Drawn By: HA
Date: 19.01.23
Checked By: SR
Date: 19.01.23
Drawing Scale: As indicated
Sheet Size: A1

Rev.: P12
Status: S4 - FOR APPROVAL

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