LandStudio



Ipsen MSCP

Landscape & Ecology Management Plan

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This document is to be read in conjunction with the following drawings and reports:

Land Studio Plans and Reports:

498-LST-XX-XX-DR-L-0101 Landscape General Arrangement

498-LST-XX-XX-DR-L-0301 Softworks Plan

498-LST-XX-XX-DR-L-0302 Biodiversity Enhancement

498-LST-XX-XX-RP-D-0003 Drainage Maintenance Strategy

1.0 INTRODUCTION AND DEVELOPMENT PROPOSAL

1.1 Introduction

Land Studio have been instructed to produce a Landscape Management Plan to accompany the scheme which proposes a new multi-storey car park on the corner of North and South Ash Road in the Wrexham Industrial Estate. This plan brings together and builds upon mitigation and enhancement proposals from the Landscape scheme.

1.2 Site Location and Description

The site of the development is in the Wrexham Industrial Estate east of Wrexham, Wales. The new multi-storey car park will be located in an existing parking area on the east side of the road across from Ipsen's main Wrexham facility on the west side of Ash Road North. A new vehicular access onto Ash Road South is also proposed.

1.3 Development Proposal

The landscape plan is to provide planting for softening and amenity on the site as well as ecological benefits for the area. There are existing trees and smaller vegetation surrounding the site along road frontages but not within the red line boundary.

2.0 AIMS AND OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

Landscape Management Plan Aim

The Landscape Management Plan sets out the aims and objectives of the new landscape scheme along with a five-year management prescription programme.

- To ensure the healthy establishment and growth of plants.
- To protect planted areas from damage
- To minimise competition by perennials weeds and grasses.
- To ensure adequate watering to enable establishment and survival.
- To ensure that areas of shared open space, including hard surfaces, are maintained to a high level of physical condition, to maintain usability and to ensure health and safety of occupants.
- To undertake landscape management in a manner that is sustainable and avoids wherever possible the use of chemicals that could damage the environment.

2.1 Plan Objectives

- To establish an attractive and low maintenance planting scheme for the general landscape setting of the development.
- To ensure that the proposed planted areas are successful in their establishment.
- That all new planting areas are maintained and managed to make sure that the scheme thrives.
- Keep all hard surfaced areas and paths in a good state of repair and free from any potentially dangerous arisings that could cause a slip or trip hazard or reduce visual quality.
- Ensure the site is free from litter and deleterious material to maintain a clean and tidy appearance.
- Ensure attenuation basin and swales are free from litter, functioning correctly and that vegetation is flourishing.

3.0 LANDSCAPE COMPARTMENTS AND MANAGEMENT PRINCIPLES

3.1 Existing Landscape Compartments

There are no existing trees within the site's red line boundary.

3.2 Proposed Landscape Compartments

See Land Studio Plan 498-LST-XX-XX-DR-L-0301 Softworks Plan P01 for detailed planting plan schedule.

The proposed landscape scheme consists of the following compartments:

3.3 Diverse Meadow Mixture

Wildflower (Emorsgate EM34) seeding has been proposed for biodiversity enhancement. This is to provide a food source and habitat for local wildlife, in addition to visual amenity for residents. In particular the Dingy Skipper Butterfly (Erynnis tages) is a species of note in the area and the wildflower mixture has been selected to provide for and support its success. The composition of the meadow mix includes Birdsfoot Trefoil (Lotus corniculatus) which is the Dingy Skipper caterpillar's preferred food source.

472 m^2 of wildflower (Emorsgate EM34) seed has been specified, to be sowed at a rate of 4 g/m2 (40 kg/ha)

Design Objectives:

- To create species-rich meadow habitats, to provide:
    - seasonal colour and interest, a sense of place and defined areas of distinctive character within the development.
    - pleasant and attractive informal open spaces and private spaces.
- To contribute to biodiversity by:
    - using native species grasses, wildflowers, and bulbs.
    - providing habitat to support insects and other invertebrates and feeding opportunities for over wintering birds.
- To follow manufacturer's specifications.

SOWING

- Seed is best sown in the autumn or spring but can be sown at other times of the year if there is sufficient warmth and moisture.
- Prepare the site by selecting ground that is not overly fertile and free from persistent weeds. Remove existing vegetation, cultivate the soil to create a firm, weed-free seedbed with a medium tilth, and finish by raking and rolling the surface before sowing.
- The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.

First Year Management:

- Most of the sown meadow species are perennial and are slow to establish. Soon after sowing there will be a flush of annual weeds, arising from the soil seed bank. These weeds can look unsightly, but they will offer shelter to the sown seedlings, are great for bugs, and they will die before the year is out. So, resist cutting the annual weeds until mid to late summer, especially if the mixture contains Yellow Rattle or has been sown with a nurse of cornfield annuals. Then cut, remove, and compost. Early August is a good time. This will reveal the young meadow, which can then be kept short by grazing or mowing through to the end of March of the following year. Dig out any residual perennial weeds such as dock.

Management Aim: Ensuring successful establishment.

Management Prescription: Litter picking to be carried out by the landscape contractor.

3.4 SuDS Planting Mix

A mixture of pollinator friendly perennials and grasses that are able to withstand both wet and dry periods in the soil, as SuDS features often present both extremes. Species include Allium sphaerocephalon, Ajuga reptans, Athyrium filix-femina, Carex panicea, Deschampsia cespitosa, Geranium pratense, Lotus corniculata, Lythrum salicaria, Molinia caerulea.

Management Aim: Ensuring successful establishment.

Management Prescription: The landscape contractor to litter pick and maintain weed free growing areas.

Design Objectives:

- To create a pollinator friendly planting with visual and seasonal interest, as well as food and foraging habitat for local wildlife.
- To contribute to biodiversity by:
    - providing pollinator friendly plantings
    - providing habitat for insects and other invertebrates
- To provide water attenuation and an attractive feature that also serves a soft engineering function
- Refer to **498-LST-XX-XX-RP-D-0003 MSCP Drainage Maintenance Strategy** for more information on maintaining the engineered works in the SuDS features.

3.5 Hard landscaping

SURFACING:

- Gravel Strips
- Vehicular Asphalt
- Pedestrian Asphalt
- Concrete Surfaces and Paths

Management Aim: To maintain a high quality, safe and accessible pedestrian, and vehicular network for all users.

Management Prescription:

General:

- Visually inspect the surfacing for ponding during heavy rainfall or following heavy rainfall annually
- Maintenance for aesthetics: Brush with soapy water / Light pressure wash as required.
- Weed control: Hand removal of weeds where possible, or individual spot treatment with organic weedkiller as required.
- Maintenance during the winter months: De-icing salts as required.

3.6 Structures

FURNITURE / HABITAT PROVISION:

- Fencing and other boundary treatments
- Seating or other Site Furnishings
- Bird Boxes
- Bat Boxes

Management Aim: To maintain all structures in a safe and serviceable condition, fit for purpose.

Management Prescription: Carry out regular checks of all structures and fixings, and cleaning as required for fencing, railings, seating (suggest twice annually, in late spring and early autumn). Replace any structures damaged beyond repair with identical specification, or similar if no longer available.

General:

- Check fence lines, structures and repair as necessary. Check fixings and general condition of all site furnishings twice annually
- For wildlife habitat features
    - bird boxes should be cleaned annually during winter months when not in use, and left undisturbed from March until October.
    - bat boxes should be left undisturbed except by qualified licensed ecologists.

4.0 MANAGEMENT PRESCRIPTIONS

The new landscape compartments will be maintained by the client or their appointed contractor

Table 1 – Year One

New Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
SuDS Planting	During times of prolonged drought, plants are to be watered to field saturation using clean fresh water	May-September, weekly during dry weather.	
	Litter picking to be carried out by hand and disposed of off-site	During every visit	
	If weeds develop, allow them to grow to protect establishing seeds and cut back in late summer	August	
Wildflower and Meadow Planting	Install signage identifying the wildflower area stating – This wildflower meadow area is managed for nature and as such may look untidy at times. Please avoid accessing this area to help the wildflowers establish and limit disturbance to wildlife.	Check during every visit and repair/replace where necessary	
	Mow regularly in the first year after sowing, to encourage perennials to grow strong root systems. Cut to a height of 5cm six to eight weeks after seedlings appear, and repeat every two months throughout the first summer. These cuts can be lower, at 4cm. Leave arisings in place for a few days to allow seeds to drop to ground. Then rake up and remove, to help reduce soil fertility.	March - August	
	Litter picking to be carried out by hand and disposed of off-site.	During every visit	
	Dig out any residual perennial weeds such as docks.	August - March	

4.0 MANAGEMENT PRESCRIPTIONS

The new landscape compartments will be maintained by the client or their appointed contractor

Table 2 – Year Two to Five

Landscape Compartments Any trees or shrubs that fail should be replaced to match original specification.			
Compartment	**Actions**	**Frequency and Timing**	**Comments**
SuDS Planting	During times of prolonged drought, plants are to be watered to field saturation using clean fresh water	May-September, weekly during dry weather.	
	Litter picking to be carried out by hand and disposed of off-site	During every visit	
Wildflower and Meadow Planting	Spring cut – where grass is crowding out wildflowers, cut to a height of 7.5cm no later than end of April. Sowing yellow rattle in August is an additional way to help manage grass-dominant meadows.	March - April / August (yellow rattle)	
	Main summer cut – aka 'hay cut' removes bulk to be composted or baled. Leave cut material in place for a few days to allow seeds to drop to ground. Then rake up and remove, to reduce soil fertility.	Late June to end of August - vary from year to year to encourage variety of plantings	
	Autumn cut – useful on fertile ground, to use up nutrients. 1-2 cuts between end of August and late November to remove surplus growth and keep grasses at bay, letting wildflowers thrive.	Late August - Late November	
	Litter picking to be carried out by hand and disposed of off-site.	During every visit	

MAINTENANCE OF LOOSE MULCH:

Apply organic biodegradable mulch to all planting areas to ensure adequate weed control.

Do not mulch wildflower seed planting areas. Do not apply to areas of dense ground cover or herbaceous material where mulch would smother plants.

Frequency:

- Twice a year in February and July

Depth:

- Maintain a thickness (minimum): 75 mm.

Completion:

- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.

LITTER COLLECTION:

Planting areas should be kept free of litter, leaves, and debris to ensure a tidy appearance.

Frequency:

- Fortnightly

Method:

- Remove using correct horticultural practices, appropriate for the debris being collected.

DEAD & DISEASED PLANTS:

All plant deaths should be replaced as soon as practicable:

- Removal: Within one week of notification
- Replacement: Within two weeks unless otherwise agreed (this will be subject to planting season).

WATERING:

- All newly planted areas of grass, perennials, wildflower plugs, shrub and trees to ensure healthy development and survival.

Frequency:

- Weekly during between March to November year 1
- Fortnightly between April and November year 2
- As required during periods of prolonged dry weather during May – September (exceeding 2 weeks) for years 3 to 5.

Application:

- Even and without damaging or displacing plants or topsoil.

SOIL AERATION:

- All planting area suffering from compaction by pedestrian or vehicular traffic should be lightly forked over:

Frequency:

- Once every two months between April and December

Method:

- Prick up to aerate the soil of root areas and break surface crust to a depth of 75mm. Reduce lumps to crumb and level off.

Damage:

- Do not damage plants and their roots.

DEAD HEADING:

- Flowering plants with persistent panicles should be dead headed at each site visit, during flowering season to promote new flower formation.
- Flower head remaining after September should be left over winter and removed in early spring to provide for birds and insects.

Frequency:

- Fortnightly during June to August
- Once in late February

PEST & DISEASE CONTROL:

- Plants should be inspected at each routine visit for pest and disease symptoms and immediate remedial action should be taken where necessary.
- In early winter undertake appropriate preventative pest treatments for forms of pests identified during the previous growing season.
- Pest and disease control should be undertaken by removal and correct disposal of diseased, damaged, or otherwise affected plant material, or wholesale removal of affected plants and soil, rather than use of chemicals. Suitable organic products may be used if proven to be environmentally safe.

APPLYING ORGANIC FERTILISER:

Apply fertilisers as follows to promote healthy growth.

Frequency:

- Annually in early Spring.

Type:

- Organic slow release.

DIGGING OVER:

- All planting beds are to be dug to promote aeration and permeability of soils.

Frequency:

- Once a year in April

Method:

- Prick up to aerate the soil of root areas and break surface crust to a depth of 75mm. Reduce lumps to crumb and level off.

Damage:

- Do not damage plants and their roots.

THINNING:

- At each routine site visit all plants where thinning is a normal part of cultivation should be carried out as required.

5.0 MONITORING AND REVIEW

5.1 Monitoring

The client or their appointed Landscape Contractor will undertake the maintenance and management programme set out.

5.2 Plan Review

Monitoring and plan reviews should be undertaken by a qualified Landscape Manager or Ecologist. The purpose of monitoring and reviews will be to ensure that objectives in terms of timings or quantities are having the desired effect and if required make adjustments to those prescriptions in order that the objectives are adequately met. A formal review of the Plan should take place in years five, ten and twenty, which should provide revised objectives and prescriptions for future years. This is particularly important for the areas in which certain activities can occur and perhaps where new primary functions can occur, particularly around the consideration of pedestrian focused spaces and potential community areas. Also amend for any additions to the landscape.