

PROPOSED RESIDENTIAL DEVELOPMENT, WILLOW STREET, BURY

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN FOR RESIDENTS ALLTOMENTS GARDEN

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1.0 INTRODUCTION

1.1 This Landscape Maintenance & Management Plan has been prepared to satisfy Condition 10 of Planning Approval Ref: 69602

1.2 This document and its appendices deal with the Maintenance & Management of the landscape areas within the residents allocated communal allotment garden associated with the proposed supported living residential development by Irwell Valley Homes at Willow Street, Bury. Refer to Soft Landscape Proposals drawing 669.02 in Section 4 for the allotment garden layout.

2.0 AIMS & OBJECTIVES

Aims

2.1 The principle aims of the Landscape Maintenance & Management Plan are to make provision for the recreational needs of prospective residents pursuant to Bury Unitary Development Plan Policy RT2/2, and achieve a coherent and integrated approach to the management and routine maintenance operations to the allocated residents allotment areas in order to ensure the landscape components establish well and continue to thrive, providing long term recreational amenity for the residents.

In accordance with LPA condition 10 to ensure longevity, the residents allotment garden shall not be built upon, and shall be managed and maintained in accordance with an approved maintenance regime.

Objectives

2.2 The main objectives associated with the management & maintenance of the allotment landscape, and its components are as follows:-

- To provide an attractive and well maintained, functional and safe residents allotment garden for their recreational amenity
- To manage and maintain the landscape components in such a way as to promote healthy growth of planting elements, and upkeep of allotment infrastructure to ensure its long-term recreational value.
- To set out the necessary routine maintenance tasks in a Maintenance schedule, to ensure successful establishment and continued growth through to maturity of the planting components and infrastructure identified in Section 3 and on the Landscape Softworks drawing 669.02
- To promote and retain natural growth form of proposed planting and maximise the seasonal potential of individual species by pruning at appropriate times for each species, and replacement of any dead or diseased plants.
- Ensure both the residents safety and ecological and biodiversity value of the landscape for nature and pollinators through use of organic horticultural methods and avoidance of use of chemicals

3.0 LANDSCAPE COMPONENTS TO ALLOTMENT GARDEN

3.1 Soft Landscape Components: -

The following soft landscape components fall within the scope of the Landscape Management & Maintenance Plan -refer to Soft Landscape drawing 669.02 in Section 4: -

- Existing Trees to edges of the allotment garden
- Proposed Tree Planting to the outer edges / just outside of the allotment garden
- Proposed permanent Ornamental Shrubs & Groundcover Planting (and Climbing Plants and possibly dwarfing trained fruit to walls) – located to peripheral slope to west and shady beds close to building, and bed to base of the north retaining wall, including species of value to wildlife
- Proposed Culinary Beds –4 no raised sleeper beds in centre of garden, to be cultivated and planted up by residents under staff supervision, eg. planted with culinary herbs, vegetables, thornless fruit, flowers for pollinators or for cutting (ensuring non-toxic varieties selected), and where space permits small dwarf fruit trees

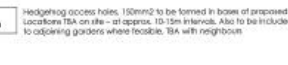
3.2 Hard Landscape /Allotment Infrastructure Components: -

- Raised Culinary beds to central area eg New Timber sleeper beds 400-600 mm height TBA (with any timber treatment being non-toxic)
- Storage Shed – for gardening equipment and handheld tools
- Accessible picnic table
- Seating Benches
- Wall Mounted Insect boxes
- Steel Training Wires or timber trellis to north boundary wall for climbers and potentially dwarfing trained fruit eg fruit fans, espaliers, cordons etc on dwarf rootstock re wall foundations.
- A 210-litre outdoor garden water butt, with stand, tap, filler and lockable lid
- Flag paved patio areas and access paths

[illegible][illegible]

HEDGEHOG ACCESS HOLES

Hedgehog access holes, 150mm² to be formed in bases of precast / new fence lines, locations TBA on site – at approx. 10-15m intervals. Also to be included in existing fence line to adjoining gardens where feasible. TBA with neighbour



The diagram illustrates a property layout with several fence lines. A small square labeled 'TBA' is located near the top left. Dashed lines indicate the locations of hedgehog access holes along the fence lines. A large number '4' is positioned on the right side of the diagram.

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5.0 IMPLEMENTATION, MONITORING & REVIEW

5.1 If a Defects Liability Period applies for the initial year the new planting and infrastructure to the residents allotment garden will be maintained by the landscape contractor responsible for the implementation of the works and any replacement planting carried out and defects rectified.

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5.2 Thereafter the maintenance and management and upkeep of the allotments infrastructure will be the responsibility of Irwell Valley Homes, /Persona Care and Support or their appointed landscape maintenance contractor.

Elements like the proposed culinary beds and culinary planting components may potentially be cultivated, planted and maintained by the residents under staff supervision

5.3 The maintenance and management proposal should be monitored and reviewed on a regular basis with advice commissioned as required by professional landscape design, ecological and arboricultural consultants, ideally at least every 5 years, to ensure the aims and objectives are being achieved.

Adjustments can be agreed if necessary to the maintenance regimes to respond to natural or manmade changes in the environment which may affect the landscape components (such as residents involvement, prevailing weather conditions, tree disease etc).

6.0 MAINTENANCE & MANAGEMENT OPERATIONS

5.1 The allotment gardens should be maintained and managed in accordance with the excel Schedule of Maintenance & Management Operations in Section 6.

5.2 NB: The use of chemical herbicides and pesticides during soiling and planting and maintenance operations should be avoided in the allotment garden planting and maintenance, to ensure the safety of residents. No chemicals or herbicides should be stored on site. Only natural and organic soil and ameliorators and composts should be used within the allotment areas.

Should composting be carried out on site, only cuttings from the garden itself should be composted for re use in the garden, avoiding the composting of any cuttings from other areas of the site that may have had chemical applications eg grass cuttings from lawns.

RESIDENTS ALLOTMENT GARDEN, RESIDENTIAL DEVELOPMENT, WILLOW STREET, BURY													
10 YEAR LANDSCAPE MAINTENANCE & MANAGEMENT SCHEDULE													
SCHEDULE OF OPERATIONS DURING YEARS 1-5												SHEET 1 of 6	
	J	F	M	A	M	J	J	A	S	O	N	D	Total
Key- Purple tone= Period during which certain operations carried out													
OPERATIONS TO EXISTING TREES (ON PERIPHERY OF ALLOTMENT GARDEN)													
General checking during routine maintenance visits and Bi - Annual inspection by qualified Arboriculturalist													
OPERATIONS TO PROPOSED TREES (ON PERIPHERY OF ALLOTMENT GARDEN)													
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12
Pruning													
Tree replacements													
Pest and disease control													
Treestake, tie & rabbit guard inspect, repair & adjust	1	1	1	1	1	1	1	1	1	1	1	1	12
Organic compost application				1									1
Top up bark mulch				1									1
Leaf clearance										1	2	1	4
OPERATIONS IN PERMANENT PRE PLANTED ORNAMENTAL SHRUB & GROUNDCOVER BEDS WITHIN ALLOTMENT GARDEN													
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12
Pruning shrubs, groundcovers & herbaceous													
Slow release organic fertiliser/ compost				1									1
Top up bark mulch				1									1
Plant replacements													
Pest and disease control													
Leaf clearance										1	2	1	4
OPERATIONS TO ANY CLIMBING PLANTS & TRELLIS SUPPORTS (IN ADDITION TO ALL ITEMS LISTED FOR PERMANENT PRE PLANTED BEDS)													
Prune, tidy, & train climbers or wall shrubs or trained fruit	1	1	1	1	1	1	1	1	1	1	1	1	12
Removal of any dead growth, leaves, twigs, branches	1	1	1	1	1	1	1	1	1	1	1	1	12
Check & adjust & repair training wires or trellis supports	1	1	1	1	1	1	1	1	1	1	1	1	12

RESIDENTS ALLOTMENT GARDEN, RESIDENTIAL DEVELOPMENT, WILLOW STREET, BURY													
10 YEAR LANDSCAPE MAINTENANCE & MANAGEMENT SCHEDULE													
SCHEDULE OF OPERATIONS DURING YEARS 1-5												SHEET 2 of 6	
	J	F	M	A	M	J	J	A	S	O	N	D	Total
Key- Purple tone= Period during which certain operations carried out													
OPERATIONS IN RAISED CULINARY / ALLOTMENT BEDS & PLANTERS- NB OPERATIONS MAY VARY DEPENDING ON PLANTING EG SEASONAL CROPS													
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12
Pruning shrubs, groundcovers & herbaceous													
Organic peat free compost application				1						1			2
Top up bark mulch				1									1
Plant replacements													
Pest and disease control													
Leaf clearance										1	2	1	4
WATERING OPERATIONS TO PROPOSED PERMANENT SOFT LANDSCAPE AREAS (IN ADDITION TO INITIAL WATERING IN UPON PLANTING)													
Irrigation of new trees, shrubs and plants etc during their first two years of establishment				1	1	1	2	2	2	2	1		12
WATERING OPERATIONS TO PROPOSED RESIDENTS ALLOTMENT BEDS (IN ADDITION TO INITIAL WATERING IN UPON PLANTING)													
Irrigation of residents cultivated allotment beds & planters				2	2	2	4	4	4	4	2		20

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10 YEAR LANDSCAPE MAINTENANCE & MANAGEMENT SCHEDULE													
SCHEDULE OF OPERATIONS DURING YEARS 1-5												SHEET 3 of 6	
	J	F	M	A	M	J	J	A	S	O	N	D	Key- Purple tone= Period during which certain operations carried out
	J	F	M	A	M	J	J	A	S	O	N	D	Total
OPERATIONS TO WALL MOUNTED INSECT BOXES													
Inspect to check securely fixed, undamaged & unobstructed	1	1	1	1	1	1	1	1	1	1	1	1	12
Replace any damaged or decayed insect boxes													
OPERATIONS IN HARD PAVED AREAS													
Weed control to joints of hard pavings, paths, edgings, etc			1		1		1		1		1		5
Sweeping up disturbed soil, bark mulch etc from pavings	1	1	1	1	1	1	1	1	1	1	1	1	12
OPERATIONS TO RAISED TIMBER SLEEPER OR BRICK PLANTER WALLS TO RAISED BEDS													
(NB: Any timber sleeper beds assumed to be new Oak or Eco treated/ non toxic Softwood - to avoid risk of toxicity to culinary plants)													
Regularly Check sleeper walls are structurally sound & splinter free													
Check planters are draining freely and any weep holes clear													
OPERATIONS TO STORAGE SHED & FENCES													
Regular checks & repairs as necessary to structure, & roof, & locks													
Checking & cleaning of gardening equipment, spades, rakes, etc													
OPERATIONS TO PICNIC TABLES & SEATS													
Check all furniture is structurally safe & sound & free from any splinters or damaged wood or metal & repair or replace													
Cleaning as necessary eg brushing down & washing													
Re staining or re oiling - if applicable / recommended by suppliers													

RESIDENTS ALLOTMENT GARDEN, RESIDENTIAL DEVELOPMENT, WILLOW STREET, BURY													
10 YEAR LANDSCAPE MAINTENANCE & MANAGEMENT SCHEDULE													
SCHEDULE OF OPERATIONS DURING YEARS 6-10												SHEET 4 of 6	
	J	F	M	A	M	J	J	A	S	O	N	D	
	J	F	M	A	M	J	J	A	S	O	N	D	Total
OPERATIONS TO EXISTING TREES (ON PERIPHERY OF ALLOTMENT GARDEN)													
General checking during routine maintenance visits and Bi - Annual inspection by qualified Arboriculturalist													
OPERATIONS TO PROPOSED TREES (ON PERIPHERY OF ALLOTMENT GARDEN)													
Weed control and tidying		1		1		1		1		1		1	6
Pruning													
Tree replacements													
Pest and disease control													
Treestake, tie & rabbit guard inspect, repair & adjust		1		1		1		1		1		1	6
Leaf clearance										1	2	1	4
OPERATIONS IN PERMANENT PRE PLANTED ORNAMENTAL SHRUB & GROUNDCOVER BEDS WITHIN ALLOTMENT GARDEN													
Weed control and tidying	1	1	1	1	1	1	1	1	1	1	1	1	12
Pruning shrubs, groundcovers & herbaceous													
Top up bark mulch				1									1
Plant replacements													
Pest and disease control													
Leaf clearance										1	2	1	4
OPERATIONS TO ANY CLIMBING PLANTS & TRELLIS SUPPORTS (IN ADDITION TO ALL ITEMS LISTED FOR PERMANENT PRE PLANTED BEDS)													
Prune, tidy, & train climbers or wall shrubs or trained fruit	1	1	1	1	1	1	1	1	1	1	1	1	12
Removal of any dead growth, leaves, twigs, branches	1	1	1	1	1	1	1	1	1	1	1	1	12
Check & adjust & repair training wires or trellis supports	1	1	1	1	1	1	1	1	1	1	1	1	12

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Organic peat free compost application				1						1			2
Top up bark mulch				1									1
Plant replacements													
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Irrigation of residents cultivated allotment beds & planters				2	2	2	4	4	4	4	2		20

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Sweeping up disturbed soil, bark mulch etc from pavings	1	1	1	1	1	1	1	1	1	1	1	1	12
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OPERATIONS TO PICNIC TABLES & SEATS													
Check all furniture is structurally safe & sound & free from any splinters or damaged wood or metal & repair or replace													

Appendix A Relevant Wildlife Legislation

Breeding Birds

All wild birds are protected under the **Wildlife & Countryside Act 1981** (as amended) during the breeding season (which is normally assumed to be from the 1st of March to 31st August).

Bat species

All British bat species and their roosts are legally protected under the **Wildlife & Countryside Act 1981** (as amended), through inclusion in Schedule 5 and under the **Conservation of Habitats and Species Regulations 2010** which implements the EC Directive 92/43/EEC in the UK. Under the legislation, it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy or obstruct access to bat roosts. Since the introduction of the **Countryside and Rights of Way (CROW) Act** in **2000** it is also an offence to recklessly harm or disturb bats in their roosting places.

RELEVANT HEALTH & SAFETY LEGISLATION

Health & Safety at Work Act 1974 (and amendments)

HSE's Managing Health and Safety in Forestry

RELEVANT PESTICIDES, BIOLOGICAL CONTROL AGENTS LEGISLATION

Control of Pesticides Regulations 1986 (COPR), as amended by the Control of Pesticides (amended) Regulations 1997 (COP(A)R)

Control of Substances Hazardous to Health 2002 (COSHH)

Waste Management (Duty of Care) Regulations 2002

Waste Management Regulations 1996

Waste Management Licensing Regulations 1994 (plus various amendments)

Environment Protection Act 1990

NB Above list is not exhaustive, and the legislation listed may be subject to change including updates