

GLENCAIRN ESTATES LTD, PROPOSED HOUSING DEVELOPMENT AT RECREATION ROAD, CUMNOCK.

SOFT LANDSCAPE WORKS – 5 YEAR MAINTENANCE REGIME

DATE: 22.03.21 REVISION -

MAINTENANCE AIMS / RESPONSIBILITIES

The maintenance of the proposed soft landscape tree planting, native species shrub planting, and grassed areas to the communal areas of the development will be undertaken by a Factor on behalf of Glencairn Estates (GE). Refer to Landscape Proposals Plan GE RR SL-01C for details.

The landscape maintenance of the communal areas will be undertaken in accordance with the following list for the first five years after planting and then in perpetuity by the Factor.

Front and rear gardens will be maintained by the homeowners.

Any plant deaths after the first five year of planting will be replaced by the Factor (with plants or equal size / specification) in the next planting season.

The maintenance regime will seek to monitor the growth of the tree planting and carry out firming in and adjustments to the tree ties and stakes. Similarly the mesh guards to the native species shrubs will be regularly monitored and adjusted to prevent damage from rabbit browsing.

The bases to the trees in grassed areas and native species shrub planting are to be kept weed free using hand weeding and non-residual herbicides (Non residual herbicides in compliance with EC Directive on the safe use of pesticides- Non-residual, Non Glyphosate formula selective herbicides^^.)

YEARS 1- 5

Maintenance Operation	MONTH												YEAR				
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	1	2	3	4	5
Firm in Trees and native species shrubs adjust / re-set stakes and ties/ tree guards.	●	●	●	●	●	●	●	●	●	●	●	●	✓	✓	✓	✓	✓
Selective herbicide application to tree / shrub bases.^^					●				●				✓	✓	✓	✓	✓
Remove tree ties, stakes and native shrub shelters- If established.												●					✓

Inspect plants for animal browsing damage				●				●				●	✓	✓	✓	✓	✓
Slow release fertiliser (Trees**)				●											✓		✓
Replace failed / diseased plants*^*		●									●		✓	✓	✓	✓	✓
Suds basin -Option 1-Long grass areas (including wildflower Seeded areas) - Spring sown areas- cut back to 100mm and leave arisings for 2 weeks, then uplift to recycling facility.						●		●					✓				
Suds Basin -Option 2 -Long grass areas (including wildflower Seeded areas) - Summer sown areas- cut back to 100mm and leave arisings for 2 weeks, then uplift to recycling facility.					●								✓				
Suds basin long grass areas ( including wildflower								●						✓	✓	✓	✓

Seeded areas) - cut back to 100mm and leave arisings for 2 weeks, then uplift to recycling facility.																		
Close mown grass areas to be regularly cut during the growing season (fortnightly) including edging and removal of clippings.				●	●	●	●	●	●	●			✓	✓	✓	✓	✓	
<p>^^*GE's Factor to provide an annual inspection report to record the above operations have been undertaken and where replacement plants have been planted a list of plants should be provided.</p> <p>Any replacement plants to use plants of similar species and size (as per the original planting specification) to be planted in the next following planting season.</p> <p>^^ Selective herbicide application to tree bases and native shrub bases to be undertaken in accordance with the manufacturer's guidelines. Non-Residual, Non-Glyphosate formula or equal and approved. (Non-residual herbicides in compliance with EC Directive on the safe use of Pesticides.)</p> <p>** Slow release fertiliser Landscaper Pro Flora 15-9-11+3 MgO ( 2 year fertiliser) applied at 35g/m2 and worked into topsoil around trees. (Or equal and approved, applied in accordance with the manufacturer's guidelines.</p> <p>NOTES: Where trees are exhibiting stress or die-back seek the assistance of an Arborist.</p> <p>Any works to trees to be undertaken to comply with BS3998:2010 Recommendations for Tree Work and refer to the Arboricultural Association website for further guidance. <a href="http://www.trees.org.uk">www.trees.org.uk</a></p> <p>Maintenance regime prepared by: Keith L Wood BA (Hons) CMLI Landscape Architect.</p>																		