



Landscape Maintenance Plan

Proposed Construction of a New McDonald's Drive Thru Restaurant at

Ashgrove Road West, Aberdeen AB16 5EH

12th April 2022

ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS

Document Control

Date of first Issue	Revision	Date of Revision	Author	Checked by
12 th April 2022	-	-	MJB	LB

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Executive Summary

This Landscape Maintenance Plan has been produced for the development of a new McDonald's Drive Thru restaurant on land off Ashgrove Road West, Aberdeen in respect to the application for planning consent to the local authority.

This document corresponds directly to the landscaping scheme as detailed on the drawing appended to this document.

The development includes the construction of the new restaurant building on the site of a former NHS building, including new access road, car parking and associated landscaping works.

The landscaping scheme includes the planting of several new trees, the establishment of a new grass verges with areas of groundcover shrub planting and a new dense hedgerow.

The aim of the report is to provide appropriate prescriptive management and recommendations to achieve the objective of the landscaping scheme and on-going maintenance.

This includes management actions and an annual work schedule for the initial 12 month defects liability period and a further 4 years thereafter.

1 Introduction

1.1 This management plan has been prepared in respect to the application for planning permission submitted to the local authority for a new McDonald's restaurant on land off Ashgrove Road West, Aberdeen.

1.2 This Landscape Maintenance Schedule corresponds directly to the landscaping scheme as detailed on the drawing appended to this document.

1.3 Principles of the Maintenance Schedule

This document sets out the principles and quality standards required for the installation of planting and ecological enhancement for the long term management operations.

It includes:

- Design Intentions
- Aims of the management plan
- Detailed installation specification
- Management objectives
- Detailed maintenance specification
- Annual schedule of operations

1.4 The report should be read alongside the approved landscaping scheme and used by the maintenance team to produce detailed priced programme of work for the client. It should also form the basis for annual reviews and evaluation of maintenance works to ensure they continue to meet the needs of the site.

1.5 Long Term Landscape Design Objective

The design intention for the landscape and ecological enhancement at this site is to create a coherent environment and attractive setting, not only for the customers of the restaurant but also for the ecological enhance of the site as a whole. The scheme is sympathetic to the current landscape setting which includes established trees and landscaping across the wider supermarket site and aims to provide an enhanced external environment and biodiversity.

1.6 Aims of the Landscape Proposals

The landscape and its relationship with the new and existing buildings is important to the success of the scheme. The design successfully integrates the new building into a cohesive external environment with the existing supermarket site. The overall design aim is for the new building and landscape to be logically linked, mainly influenced by the need for efficient circulation routes and a welcoming frontage.

1.7 For the purposes of management and maintenance of the landscape and biodiversity there are the following main areas:

- 1) Grass
- 2) Shrubs
- 3) Trees
- 4) Hedges
- 5) Paving/Hard Landscaping

2 Landscape Maintenance Objectives

2.1 The Maintenance Period

Maintenance is to be undertaken for the next 5 years as a minimum, including the initial 12 months defects liability period which should be built into the implementation contract to cover post-installation maintenance requirements for the whole of the landscape works. During this period the contractor is responsible for all horticultural maintenance operations, including the replacing of planting which has failed to flourish. At the end of the initial one-year aftercare period any defects in soft landscape materials due to materials or workmanship will be rectified and future responsibility will be handed over to the person responsible for grounds maintenance at the site thereafter and any trees or plants which die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others, of similar size and species.

2.2 Access

For landscape maintenance purposes, vehicular access will be via the main entrance to the Asda supermarket from the B768 Prospecthill road with access into the car park and the McDonald's Drive Thru.

2.3 Facilities

The grounds maintenance contractor shall liaise with the site management directly regarding permissions for parking, storage, use of water and any other resources.

2.4 Maintenance Objectives for Soft Landscape

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants and trees
- regularly cut grass areas to maintain a neat, short sward
- ensure consistent control of invasive weeds
- promote optimum display and flowering periods and stem colour
- ensure development of optimum plant form, shape, and planting density provide protection against pests and diseases
- promote wildlife value and species diversity where appropriate
- ensure long term commitment to replacement of defective plant material

- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions

2.5 Maintenance Objectives for Hard Landscape

- ensure all paving remains intact and stable
- regularly check paving for loose or damaged slabs/block pavements
- repair any defective paving at the earliest opportunity to remove the hazard for pedestrians to trip on loose or broken slabs/block pavements

3 Components with Specific Management Objectives

3.1 Grassed Areas: Grass verges and open space

- Ensure sward is maintained so as to create an optimum functional surface
- Establish an annual programme of aeration and feeding
- Review requirements for whole or part sward refurbishment
- Employ cultural techniques which use organic fertilisers and minimize the use of chemicals wherever possible.

3.2 Shrub Planting: Ornamental, evergreen and flowering shrubs planted in strategic beds

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all shrub planted areas to ensure they establish
- Allow shrubs to establish to provide a dense block of groundcover with a variety of species and various heights for biodiversity

3.3 Tree Planting: Planted as individual specimens

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape
- Remove rubber ties and supporting stakes once the trees area well established enough to support themselves

3.4 Hedge Planting: Planted as a dense hedgerow

- Ensure that good horticultural practice is employed to encourage long term health and vitality of the hedge
- Ensure hedge is allowed to knit together to form a dense hedge maintained at a height and width of 1.2m by regularly pruning into shape
- Remove spiral rabbit guards once the plants well established enough to have outgrown them

3.5 Paving: Access road, car parking and pedestrian circulation routes

- Ensure paving is regularly checked for loose or damaged slabs/block paviments to prevent the risk of pedestrians tripping on loose or broken paving

4 Maintenance Specification

4.1 Maintenance Details

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work.

4.2 Maintenance to accord with requirements of BS 7370:1991

- Duration: Carry out the operations in the following clauses from completion of planting and continue in perpetuity (unless otherwise agreed by the Local Planning Authority)
- Frequency of maintenance visits: Monthly during growing season and as per schedule in clause 5.3

4.3 Tree and Shrub Planting

Watering:

- All planting to receive watering for at least the first 2 growing seasons
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

Quantity:

- Standard trees: 10 gallons per tree per application
- Shrubs: Wet soil to full rooting depth

Weed control:

- All planting areas shall be kept clear of weed growth for the first 3 growing seasons
- After 3 years, a herb layer can be allowed to return
- Achieve by a combination of herbicide applications and hand-weeding/hoeing

- Ensure that the methods used will cause a minimum of damage to adjacent planted areas

Tree and plant stems:

- Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant
- Maintain a grass & weed-free area around the base of each tree, min diameter 500mm
- Carry out operations close to stems using hand tools

Herbicide application:

- A foliar acting translocated or contact herbicide shall be applied to emergent weeds

Hand weeding:

- Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material
- Remove weeds entirely, including roots
- Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces
- On completion, rake areas to a neat condition

Mulch:

- Top up mulch to a minimum thickness of 75mm across all planting for trees, hedges and shrubs
- Mulch spill on adjacent surfaces to be removed
- Any weeds and debris to be taken out of the spilled mulch before returning to planted areas
- Melcourt 'Forest BioMulch' or similar approved to be used
- After 5 years any compost created on site should be used if possible

Re-firming, check/tidy:

- Trees and shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly, particularly after strong winds, frost heave and other disturbances
- Report any significant failures

Tree stakes and ties:

- Inspect all trees twice a year
- Adjust fixing to suit stem growth and provide correct and uniform tension
- If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil
- Check stakes for looseness, breaks and decay and replace as necessary
- Remove stakes and ties once tree has established sufficiently to support itself or after 3 years establishment whichever is the sooner

Pruning:

- Maintenance work associated with pruning of trees and shrubs is to be carried out outside of the bird nesting season, approximately March to September.
- Generally to be carried out in accordance with good horticultural and arboricultural practice
- In accordance with BS 7370.4, clauses 3.6.3 to 3.6.5
- Before starting work, agree which trees and shrubs are to be pruned
- Trim individual plant appropriate to species, location and season to leave a well balanced natural shape
- All cutting to be done with appropriate clean sharp tools
- Clean cuts back to sound wood
- Do not use growth retardants, fungicides or sealant unless instructed

Pruning of trees:

- In accordance with BS 3998 and Forestry and Arboriculture
- During pruning protect adjacent structures, plants or trees
- Trees to be maintained with a well-balanced natural appearance
- Remove any suckers or basal growth
- Cut back level with source stem or root

- For any chain saw work, operatives must hold a certificate of competence

Timing:

- Prune between leaf fall and mid winter
- After 3 years full growing seasons, selectively thin, re-space and crown raise trees

Pruning of shrubs:

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems
- Prunings to be retained on site and either composted or woodier prunings to be utilised in the creation of habitat piles in un-obtrusive areas if possible
- Unless otherwise specified or instructed, prune shrubs flowering between March and July immediately after the flowering period and shrubs flowering between July and October back to old wood in winter;

Reinstatement:

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting during the dormant season

Maintaining a safe, clean and secure environment:

- Litter and dog waste to be collected as necessary to maintain a clean, litter-free environment
- Include clear signage against dog fouling and litter at entrances
- Report fly tipping

4.4 Grass Verges and Open Space**Watering and Feeding:**

- Newly laid turf for grass verges and existing grass areas which have been re-seeded to be well watered at time of laying/seeding and regular watering thereafter during the first 2 growing seasons to ensure healthy establishment of the grass

- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of summer drought (June, July & August)
- Slow release fertiliser to be spread over grass areas in accordance with manufacturer's instructions
- Carry out a single application between March and May for the first 3 years after laying

Weed control:

- All grass to be kept clear of weed growth for the first 3 growing seasons
- After 3 years, a herb layer can be allowed to return
- Achieve by a combination of herbicide applications and hand-weeding
- Ensure that the methods used will cause a minimum of damage

Mowing:

- All grass areas to be regularly mown to maintain the sward to create an optimum functional surface
- Grass verges are to be cut a minimum of 15 times during the growing season usually between March and October, depending on weather conditions
- Cut grass should be removed from paved areas at the time the grass is cut
- Strimming around obstacles such as trees or furniture to be carried out early in the growing season and then herbicide applied around the base of trees and obstacles in April/May and again in September/October to prevent weed or grass growth

4.5 Hedge Planting**Weed control:**

- The base of the hedgerow shall be kept clear of weed growth for the first 3 growing seasons
- After 3 years, a herb layer can be allowed to return
- Achieve by a combination of herbicide applications and hand-weeding/hoeing
- Ensure that the methods used will cause a minimum of damage to adjacent planted areas

Plant stems:

- Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any plant in the hedge
- Carry out operations close to stems using hand tools

Mulch:

- Top up mulch to a minimum thickness of 75mm across all bareground at the base of the hedge
- Mulch spill on adjacent surfaces to be removed
- Any weeds and debris to be taken out of the spilled mulch before returning to planted areas
- Melcourt 'Forest BioMulch' or similar approved to be used
- After 5 years any compost created on site should be used if possible

Re-firming, check/tidy:

- Hedge plants shall be maintained in a firm position in the ground and all rabbit spirals shall be checked regularly, particularly after strong winds, frost heave and other disturbances to ensure they are in an upright position
- Remove spiral rabbit guards once the plants well established enough to have outgrown them
- Report any significant failures

Pruning:

- Maintenance work associated with pruning of the hedge is to be carried out outside of the bird nesting season, approximately March to September.
- Generally to be carried out in accordance with good horticultural and arboricultural practice
- In accordance with BS 7370.4, clauses 3.6.3 to 3.6.5
- Ensure that good horticultural practice is employed to encourage long term health and vitality of the hedge
- Ensure hedge is allowed to knit together to form a dense hedge maintained at a height and width of 1.2m by regularly pruning into shape

4.6 Paving

General maintenance:

- Ensure all paving remains intact and stable
- Regularly check paving for loose or damaged slabs/block pavements
- Repair any defective paving at the earliest opportunity to remove the hazard for pedestrians to trip on loose or broken slabs/block pavements
- Ensure gravel remains within the gravel surfaced areas and top up as necessary to ensure full depth. Remove any weed growth and rake level to ensure even surface.

5 Programming of Maintenance and Management Operations

5.1 Monitoring

To protect the investment in the quality of soft and hard landscape works, the long term maintenance contractor must provide a high standard of maintenance. The long term success of the scheme is dependent on its maintenance regime. The management plan and maintenance operations included herewith will be reviewed on letting of the long term maintenance contract following the end of the initial contract works defects period and from then on a four yearly basis thereafter.

5.2 Schedule of Maintenance

The following is an indicative annual schedule of maintenance visits. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive. The landscape contractor is required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge. The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

- Infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants/restocking of beds etc
- Planting review and refurbishment
- Monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

5.3 Schedule of annual maintenance operations

The following schedules list the timings for key annual operations for the soft landscape areas as shown on the proposed landscaping plan:

Schedule 1: General Maintenance

Month	Litter pick	Remove leaf fall	Check Paving
January	1 visit		
February	1 visit		
March	1 visit		
April	1 visit		
May	1 visit		
June	1 visit		1 visit
July	1 visit		
August	1 visit		
September	1 visit		
October	1 visit	1 visit	
November	1 visit		
December	1 visit	1 visit	

Schedule 2: Trees and Hedges

Month	Tree inspection	Weed control	Pruning
January			
February			
March			
April		1 visit	
May			
June			
July	1 visit	1 visit	
August			
September			
October		1 visit	
November	1 visit		
December			1 visit

Schedule 3: New Specimen Trees

Month	Tree inspection	Replace dead	Weed control	Watering
January				
February				
March				
April			1 visit	2 visits
May				2 visits
June				2 visits
July	1 visit		1 visit	2 visits
August				2 visits
September				2 visits
October			1 visit	2 visits
November				
December		1 visit		

Schedule 4: Ornamental Shrubs

Month	Inspection for dead plants	Replace dead	Weed control	Watering	Deadhead flowering plants
January					
February					
March			1 visit		
April			1 visit	2 visits	1 visit
May			1 visit	2 visits	1 visit
June			1 visit	2 visits	1 visit
July			1 visit	2 visits	1 visit
August			1 visit	2 visits	1 visit
September	1 visit		1 visit	2 visits	1 visit
October		1 visit	1 visit	2 visits	
November					
December					

Schedule 5: Grass Areas

Month	Weed control	Fertilizer	Mowing	Trim edges	Thatch removal
January					
February					
March			3 visit		1 visit
April		1 visit	4 visit	2 visits	
May	1 visit		4 visit	2 visits	
June			4 visit	2 visits	
July			4 visit	2 visits	
August			4 visit	2 visits	
September	1 visit	1 visit	4 visit	2 visits	
October			3 visit	2 visits	
November					
December					

6 British Standards

6.1 As well as the standards described above the soft landscape works should meet the following British Standards where appropriate:

Topsoil handling, stripping and storage:

- BS ISO 15799:2003 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:1994 Specification for topsoil
- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces) AMD 6784
- BS 3882:1994 specification for topsoil and AMD 9938

Quality of Trees and Shrubs:

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-10:1990 nursery stock specification for ground cover plants
- BS 3998:1989 recommendations for tree work and AMD 6549

Horticulture:

- BS EN 12579:2000 Soil improvers and growing media - sampling
- BS EN 13037:2000 Soil improvers and growing media - determination of pH

7 Landscape Master Plan