

External Areas Maintenance & Management Schedule Planning Submission

Kildonan Street, Coatbridge

Soft Landscape Management

Trees

Mixed species, refer to drawing 2305.L.G(92)002

During the 12 month establishment period the following operations should be undertaken as required to ensure healthy establishment of the trees;

- Investigation of failed growth of trees, remedial actions and replanting in the appropriate season.
- Watering in drought periods as required to field capacity.
- Regular inspections (and always after periods of strong winds) to straighten wind rocked trees, check and loosen tree stakes and guards and to check for and rectify wind damage.
- Top up mulch to achieve full depth of 75mm cover as required.
- Inspection for pests, vermin and plant diseases and remedial actions.

Following the initial 12 month establishment period the following operations should be undertaken annually to ensure the ongoing health of all trees;

- Pruning of trees and progressive crown lifting and leader selection to maintain form and clear sightlines.
- Investigation of failed growth of trees, remedial actions and replanting in the appropriate season.
- Aeration of compacted soils and use of soil inoculates where trees become moribund.
- Apply slow release fertiliser where appropriate.
- Regular inspections (and always after periods of strong winds) to straighten wind rocked trees, check and loosen tree stakes and guards and to check for and rectify wind damage.
- Top up mulch to achieve full depth of 75mm cover if required.
- Inspection for pests, vermin and plant diseases and propose appropriate remedial actions.

Hedges

Mixed species, refer to drawing 2305.L.G(92)002

During the 12 month establishment period the following operations should be undertaken as required to ensure healthy establishment of the hedges;

- Investigation of failed plants, remedial actions and replanting in the appropriate season.
- Watering in drought periods as required to field capacity.
- Regular inspections (and always after periods of strong winds) to rectify wind damage.
- Inspection for pests, vermin and plant diseases and propose remedial actions.
- Regular weeding visits - once per month April - November
- Regular litter and debris removal.
- Top up mulch to achieve full depth of 50mm cover as required.

Following the initial 12 month establishment period the following operations should be undertaken annually to ensure the ongoing health of all shrub plants;

- Pruning to a maximum height of 1500mm x 800mm wide
- Remove all arisings to a composting facility.
- Apply slow release fertiliser where appropriate.
- Investigation of failed growth of hedges, remedial actions and replanting in the appropriate season.
- Regular inspections (and always after periods of strong winds) to rectify wind damage.

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- Inspection for pests, vermin and plant diseases and propose remedial actions.
- Top up mulch to achieve full depth of 50mm cover as required and regularly remove weeds growing under hedges.

Shrub & Ground Cover Planting

Mixed species, refer to drawing 2305.L.G(92)002

During the 12 month establishment period the following operations should be undertaken as required to ensure healthy establishment of the shrubs and ground cover;

- Investigation of failed plants, remedial actions and replanting in the appropriate season.
- Watering in drought periods as required to field capacity.
- Apply slow release fertiliser or residual herbicide applications where appropriate.
- Regular inspection for pests, vermin and plant diseases and propose remedial actions.

Following the initial 12 month establishment period the following operations should be undertaken annually to ensure the ongoing health of all shrub plants and ground cover;

- Apply slow release fertiliser where appropriate.
- Investigation of failed growth, remedial actions and replanting in the appropriate season.
- Inspection for pests, vermin and plant diseases and propose remedial actions.
- Top up mulch to achieve full depth of 50mm cover if required and regularly remove weeds growing under hedges.

Reinforced Amenity Grass Areas

During the 12 month establishment period the following operations should be undertaken as required to ensure healthy establishment of the reinforced amenity grass areas;

- Initial laying is to be carried out in either March - April or September - October.
- First cut of newly laid turf once grass has reached approximately 50mm in height.
- Remove all arisings to a composting facility.
- Regular litter and debris removal.

Following the initial 12 month establishment period the following operations should be undertaken as required to ensure healthy establishment of the reinforced amenity grass areas;

Following the initial 24 month establishment period the following operations should be undertaken to ensure healthy establishment of the turfed grass areas;

- Slow-release fertiliser to be added as required
- Cut on an 8 week cycle throughout the growing season
- Remove all arisings to a composting facility.

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Hard Landscape Maintenance

For all hard surfaces refer to drawing 2305.L.G(92)001

A range of hard landscape areas have been proposed including footpaths, ramps, pedestrian areas and parking spaces.

Management Objectives

- To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.

Annual Works

- General cleanliness: All paved surfaces shall be swept monthly to ensure that they are clean, tidy and free from dust, litter and debris (removing all arisings off site). Increase sweeping to fortnightly in autumn when leaves are falling.
- Condition of paved surfaces: All hard landscape surfaces and edgings shall be inspected quarterly checking for mechanical damage, vandalism, settlement, frost heave, staining, litter and debris or any other defect. Any such defects shall be documented and replaced a quarter.

Occasional Works

- Repairs and renewals: Where scheduled inspection detects paved areas are in need of replacement, extension or alteration to their original intended function or to minimise risk of injury, then such repair and/or renewals should be effected immediately. Remove defective paving, through excavation and make good base and sub-base materials as required, re- use salvageable paving units, and relay paving, buying in new products to replace any that are damaged or defective. Where there is differential settlement or the units wobble, or are not firmly bedded, jointed or pointed, ensure that the units are relayed firmly, re-bedding, jointing and where appropriate pointing, all to match the bonding pattern existing on site.

Street furniture

For all street furniture refer to drawing 2305.L.G(92)001

Management Objectives

- To ensure these elements of street furniture, including seating and cycle racks, are safe, functional, clean and free from dilapidation, bird faeces, dust, graffiti and grime.

Annual Works

General maintenance for street furniture.

- Inspect all elements of the street furniture quarterly taking great care to inspect footings and fixings are safe, functional, clean and free from dilapidation, bird faeces, dust, graffiti and grime. Check that footings are intact. Ensure that all fixings are secure and in good repair. Any defect shall be carefully recorded and arrangements for repair made within seven days with the Street Furniture Company or other suitable and approved contractor. All electrostatic powder coated shall be closely inspected, and any damage, chipping, flaking, abrasion or fading made good with matching treatment, applied strictly in accordance with the manufacturer's instructions, product COSHH sheet and latest COSHH Regulations. All graffiti shall be removed and surfaces made good if necessary.
- Street furniture shall be cleaned quarterly, removing dirt, bird faeces, and grime using detergent and scrubbing sponges or brushes – as appropriate, rinsing and drying to leave a clean surface.

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Occasional Works

Changes and renewals for street furniture.

- Where scheduled inspections report defects to street furniture, that are in need of wholesale replacement or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be effected immediately. Demolish and remove defective elements and replace or add new items as appropriate - including for carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and gauge/ dimensions and the decorative finish and colour, unless a suitable alternative is agreed and suitable.

Walls

For all boundary treatments refer to drawing 2305.L.G(92)003 & 004

Within the courtyard retaining walls with balustrades and handrails have been proposed to create barrier free access. Along Dunbeth Road existing retaining walls with balustrades and gates are being retained.

Management Objectives

- To ensure walls, balustrades, handrails and gates are safe, functional, sound, clean and free from dilapidation, hazards, rust, vandalism or damage, graffiti and grime.

Annual Works

General maintenance for walls and metal gates:

- Inspect walls, foundations, posts, rails, fixings, latches, bolts, fasteners and powdercoating work. Check that posts are upright, firm and intact. Ensure that gates incl fixings show no signs of rust. Record all defects carefully and making arrangements for making good, repair adjusting or tightening as required within seven days with an approved masonry, fencing, or cleansing contractor as appropriate.

Occasional Works

Changes and renewals for walls:

- Where scheduled inspections report defects to enclosing elements, that are in need of wholesale replacement, extension or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be effected immediately. Demolish and remove defective elements and replace or add masonry, bricks, gates, posts, or metalwork, as appropriate - including carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and dimensions and the decorative finish and colour.