



**FORMER COMPSTALL PRINTWORKS,
ANDREW STREET, COMPSTALL**

For

WINWORTH CONSTRUCTION

**LANDSCAPE AND ECOLOGY
MANAGEMENT PLAN (LEMP)**

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ANDREW STREET, COMPSTALL
LEMP
MARCH 2024

Former Compstall Printworks, Andrew Street, Compstall

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1.0 LIMITATIONS

- 1.0 Interpretations and recommendations contained in the plan represent our professional opinions, which were arrived at in accordance with currently accepted industry practices at the time of writing and based on current legislation in force at the time.
- 1.1 This plan is prepared and written in the context of the proposals stated in the introduction to this plan and should not be used in a differing context. Furthermore, alterations to the ecological enhancement proposals or changes in conditions on site over time may necessitate an alteration to the plan in whole or part after its submission. Therefore, in the event of any change in proposals or lapse of one year or more from the date of the plan/report, the content of the plan/report should not be relied upon unless referred to the client for validation and, if necessary, re-appraisal.

2.0 INTRODUCTION

Purpose

- 2.1 This management plan has been prepared by Appletons to fulfil the requirements of Planning Permission, reference DC/07591, dated 11th May 2021 and specifically to discharge part of Condition 10. The Nature Conservation officer at The Local Planning Authority requires information to address the following:

The long term management prescriptions of woodland, shrub and grassland areas to demonstrate how these area will be managed sensitively to maximise gains for biodiversity.

- 2.2 The management plan is a site-specific document which details the immediate and long-term commitments to manage habitat areas detailed as part of the landscape proposals.
- 2.3 This management plan considers the future management proposals for a scheme of landscape and biodiversity enhancement for the development of 18no dwelling houses and 14no apartments with associated car parking and infrastructure.

Proposals

- 2.4 The landscape and habitat creation proposals are indicated on the following drawings:
2437_02 Rev D – Detailed Planting
2437_02 Rev C – Topsoil, Turfing and Seeding
- 2.5 In summary the landscape proposals consist of amenity and wildlife attracting shrubs and perennial plants to complement the setting of the residential areas and to provide screening to car parking areas and garden curtilages. Seeding with a native damp oils grass and wildflower mix together with native woodland planting is proposed around the open areas either side of Gigg Brook. Additional native species are proposed to existing wooded areas to the west and south of the development to form continuity to the wider woodland areas to the west and along the River Etherow corridor.

Site description and context

- 2.6 The site area measures approximately 0.0.76ha and is located on the western side of Andrew Street in Compstall. It formerly comprised part of the wider Compstall Mill complex which included a number of former industrial buildings in a poor state of repair and subject to vandalism. Adjoining the site to the north is an area of woodland, a surface level car park and a large detached building known as 'The Athenaeum'. Residential properties on Compstall Road and Redbrow Hollow are located further to the north, at a higher level to the site. To the East of the site is Andrew Street, with the remainder of the Compstall Mills complex on the opposite side of Andrew Street to the East. The site is bounded to the south by the River Etherow, a public footpath/towpath and the Grade II Listed Compstall Bridge. To the west of the site is a car repair garage and further woodland. Land levels slope down from north to South and levels within the site are generally lower than Andrew Street to the East. Gigg Brook runs through the site in a north to south direction.

Time period covered by plan

- 2.7 This plan will need to be followed for first five years following completion of the enhancement works in order to establish the proposals. The landscape and ecological management plan or similar shall be updated as appropriate to support maintenance of the ecological value of the site.

3.0 MANAGEMENT AND RESPONSIBILITIES

Roles and responsibilities

- 3.1 Winworth Construction on behalf of Stockport Council shall deliver landscape features. Thereafter the features shall be maintained by the appropriate department within the Local Authority Housing Team

- 3.2 Operations as detailed within this report shall generally be carried out on a monthly basis throughout and twice a year for the establishment and maintenance of wildflower areas. Planting of trees shall be carried out in the first planting season following completion of the development works. Seeding shall be undertaken in spring or autumn under appropriate weather conditions.

4.0 AIMS AND OBJECTIVES OF MANAGEMENT

- 4.1 The development proposals provide opportunities to provide suitable habitats to enhance biodiversity within the development which is also maintained in the long-term.
- 4.2 The LEMP aims to prescribe effective habitat management at the site for the benefit of biodiversity and landscape amenity. These benefits will primarily be achieved through the planting of standard trees and native species woodland as whips and transplant. Amenity and wildlife attracting species will be planted as container grown nursery stock and the establishment and maintenance of wildflower seed mix on suitable soils. These features shall be managed to support a range of species including invertebrates and foraging and nesting birds.

To achieve these aims, the key overarching objectives of the plan are as follows:

- a) Introduce and establish new habitats to benefit biodiversity and landscape amenity;
- b) Contribute to local and national objectives (National Planning Policy Framework, - 15 Conserving and enhancing the natural environment; Habitats and biodiversity, Local policy SIE-3 A – Protecting, Safeguarding and Enhancing the Natural Environment);
- c) Maintain linkages across the site by establishing and maintaining native species trees;
and
- d) Introduce long-term management to achieve ongoing biodiversity and landscape benefits and ensure opportunities for wildlife are enhanced under the completed development.

Monitoring, remedial measures and implementation.

- 4.3 Monitoring of the maintenance regimes and frequency of operations is recommended to be undertaken by an independent and suitable qualified person on an agreed inspection frequency. Performance and compliance with the LEMP will be submitted by written report to the Local Planning Authority.

5.0 GENERAL MANAGEMENT PRESCRIPTIONS

5.1 Some management prescriptions are of a general nature and may be common to the entire site; the prescriptions of a general nature are dealt with in this section. Any detail that is specific to a particular habitat type or area is covered further within the relevant section.

5.2 Management Objectives

5.2.1 Maintain a clean and safe site.

5.2.2 Maintain good overall visual surveillance across the site.

5.2.3 Maintain a tidy and attractive site by means of best practice and good horticulture.

5.2.4 To limit the colonisation of 'weed' or invasive species.

5.2.6 To manage and maintain habitats suitable for the support of all a diverse array of flora and fauna.

Management Prescriptions

Material and Workmanship

5.3 Materials and workmanship required to undertake the management prescriptions and operations shall generally be in accordance with the following documents:

- *BS 3936-4:2007 Nursery Stock*
- *BS 4428:1989 Code of Practice for General Landscape Operations*
- It is good practice, with regard to retained trees and shrubs to adhere to the provisions of *BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations.*
- *BS3882: 2015 Topsoil*

Working close to residential areas

5.4 Appropriate measures shall be taken whilst working in proximity to residential dwelling and publicly accessible areas, to protect the public and their property and, to avoid damage to third parties/ vehicles.

Creating a woodland edge to woodland planting blocks

5.5 A graded woodland edge around areas of collective tree planted areas shall be created over time to maximise diversity of habitats. Any replacement planting shall also follow this principle.

Dead wood from woodland and scrub planting blocks

5.6 Sections of dead wood shall be retained from felled trees and scrub as and when their removal is required, as long as they pose no threat to safety or future maintenance operations. These sections of dead wood shall be left on the ground in wooded areas to breakdown to provide a valuable habitat source for wildlife.

Increasing the light availability within woodland planting blocks

5.7 Light availability for all levels of the woodland areas shall be increased by cutting back poor quality regeneration. To ensure that invasive species such as Sycamore do not become dominant and to increase the light levels as far as is possible to the under storey, invasive species shall be removed on a biannual basis and up to 50% removed. In the long term, felling/ thinning shall be undertaken in 5, 10 and 20 years, so as to open up small sections of the native planting blocks and allow natural regenerations and ground flora to establish. No more than 20% of the woodlands mass should be removed through thinning and felling, this shall ensure enough cover is left within the woodland areas.

5.8 Replacement species planted shall replicate those species initially planted. The aim of any management shall be to enhance the existing and designed character of the site. Replanting of failed new planting shall be carried out within a period of 7 years following the completion of the development within an appropriate planting season and shall be replaced with others of a similar size and species.

General Maintenance and Safety Checks

5.9 Safety checks of all footpaths, gates, structures and fences shall be completed on a monthly basis.

Paths and Hard Surfaces

5.10 All paths and hard surfaces shall be kept free of moss by mechanical means or approved herbicide. All paths shall be swept to remove vegetation debris, leaf litter and the like on a weekly basis to ensure all surfaces are free from trip or slip hazards. All gutters and kerb lines shall be swept to remove debris and leaf litter on a monthly basis.

Litter Picking

5.11 A litter pick and removal of any fly tipped material to all areas shall be carried out on a monthly basis.

Horticultural housekeeping

5.12 General horticultural maintenance of all soft planted features shall be carried out at appropriate intervals in response to the growing seasons and the establishment and maturity of the planted areas.

Invasive Species

5.13 The site shall be monitored to ensure no stands of Japanese Knotweed or other invasive species including Himalayan Balsam, New Zealand Pygmyweed (*Crassula helmsii*), Shallow/ Goat Willow shall colonise the site, particularly areas of woodland/tree planting. This monitoring shall occur on an annual basis in late spring to early summer. Any invasive species found shall be treated by the appropriate method (manual, mechanical or chemical) and within the recommended timescales of current best practice. All treatment shall be in accord with the Environment Agency guidelines.

Japanese knotweed (if required)

- 5.14 Japanese knotweed shall be treated with a Glyphosate herbicide in accordance with manufacturer's recommendations if and when it occurs within the open space areas. The plant may also be pulled by hand to reduce its ability for photosynthesis but it should be noted that the spread of the plant is principally via underground rhizomes so evidence of new plant growth should be monitored at a distance of up to 7 metres from the site of the main plant. Monitoring should take place twice a year in the growing season. Any herbicide treatment needed shall take place for a minimum period of two years in order to eradicate the plant.

Ecology

- 5.15 The site shall be maintained and monitored to ensure that the newly created habitats remain in a state suitable for the support of species diversity. An effort shall be made to increase the species diversity of the site by encouraging more species through appropriate management and enhancement techniques.

6.0 HABITAT MANAGEMENT PROPOSALS

Existing trees

Aim

- 6.1 ***To maintain existing tree stock in good health and to provide public amenity value.***

Description

Vegetation

- 6.2 These areas support mature deciduous trees.

Access

- 6.3 Access by persons with vehicles and hand held equipment shall be via the public footpaths and roads.

Health and Safety/Risk Management

- 6.4 Appropriate measures need to be taken whilst working in proximity to public highway footpaths, internal footpaths, areas where the public may be at risk and residential property to protect third parties and their property. Future work to trees shall be undertaken by appropriately qualified arborists/tree surgeons who hold the required certification to carry out works using lifting equipment, chain saws, winches and the like in accordance with health and safety legislation and recommendations of the Health Safety Executive.

Management Objectives

- 6.5 The following objectives shall apply:
- To ensure that the existing trees and vegetation continue to flourish.
 - To ensure good growth and maintenance of all vegetation for the future value of the vegetation as a whole.

Management Prescriptions

- 6.6 Trees shall be allowed develop into mature specimens true to species type in habit and form. Trees shall be inspected by a qualified arborist on a yearly basis to assess risk and dead wood and damaged branches shall be pruned to remove risk hazards.

Operations

- 6.7 Any dead or damaged branches of trees shall be cleared through the canopy in accordance with good arboricultural practice and BS 3998:2010 Tree Work: Recommendations.

- 6.8 Canopies shall be maintained to provide 2.5m clearance above ground level over footpaths and public highways, including removal of epicormic growth to maintain a clear stem above ground level to ensure clear sight lines/ activity zones/ footways and roadways.
- 6.9 All trees shall be inspected within 48 hours following strong gales (wind force 9) in order to remove any damaged, dangerous or hanging branches.
- 6.10 All prunings and thinnings shall be collected and recycled unless left as wildlife brushwood piles within wooded areas.

Native woodland planting including native scrub planting

Aim

- 6.11 ***To provide an attractive foil and screen and environment to the residential properties and to encourage valuable wildlife habitats.***

Description

Vegetation

- 6.12 These areas have a combination of newly planted native vegetation types, including native understorey shrubs planted as whips, transplants, cell grown and rootballed stock.

Access

- 6.13 Access by persons with vehicles and hand held equipment shall be via the public footpaths and roads.

Health and Safety/Risk Management

- 6.14 Appropriate measures need to be taken whilst working in proximity to residential areas and public footpaths to protect the public and operatives and to avoid damage to third parties and their property.

Management Objectives

- 6.15 The following objectives shall apply:
- 6.15.1 To ensure that the newly planted species establish.
- 6.15.2 To encourage the ecological value of the planting by long-term maintenance of species composition, and to ensure ongoing biodiversity value as habitat of principle importance and local BAP priority habitat.
- 6.15.3 To keep the area free from litter and fly tipped material.

6.15.4 To ensure good growth and maintenance of the new species for the future value of the vegetation as a group.

6.15.5 To ensure that appropriate visual surveillance of the site is maintained.

Management Prescriptions

6.16 The trees species shall be allowed to grow into high canopy woodland with the selective removal of any self set species such as Ash, Goat Willow and Sycamore. Pruning in the longer term to provide containment to prevent any overhang onto public footpath shall be carried out. Tree canopies as they establish and develop larger canopies shall be formatively pruned over time to encourage good branch structure and canopy shape for improved long-term health. Replanting of failed plants shall be undertaken up to a 5 year period from planting and thinning shall take place at periods of 5, 10 and 20 years in accordance with good arboricultural practice.

Operations

Newly planted native trees (whips and transplants) and shrubs

6.17 Newly planted trees and shrubs shall be maintained for an initial five year period to ensure successful establishment. Maintenance shall include weed control measures to the base of each whip, transplant or shrub and the strimming of grass/weed growth between the plants twice per annum. The objective of these measures is to reduce competition from grass and herb vegetation, ensuring rapid development, and also to reduce the risk of fire damage during winter months.

6.18 Any failed plants under 80% establishment shall be replaced within this period.

6.19 As the vegetation develops and establishes, the vegetation shall be pruned on the outer edges annually to contain outward growth. The vegetation shall be thinned to establish a good structure to the planted belts in 5, 10 and 20 years in accordance with good arboricultural practice. Any brash shall be left in piles within discreet areas of the site as wildlife habitats for amphibians and terrestrial invertebrates.

6.20 Rabbit guards shall be checked annually and replaced if damaged or lost for a period of 5 years.

Tree guards and shelters

6.21 Tree guards and stakes shall be checked to ensure they are firm in the ground and cannot be pulled out and that guards are in a good condition. Ties shall be checked to ensure they are firm and fixed to the stake. Shelters, guards, stakes and ties shall be replaced if damaged.

Removal of prunings and arisings

- 6.22 All prunings and litter collected shall be taken off site to the contractor's own tip.

Litter Picking

- 6.23 A litter pick and removal of any fly tipped material shall be carried out on a monthly basis.
- 6.24 All litter and debris shall be taken off site to the contractor's own tip.

New standard tree planting

Aim

- 6.25 ***To provide amenity value and diversity of tree species within the development.***

Location

- 6.26 Around the dwellings/apartments and car parking areas but excluding rear gardens.

Health and Safety/Risk Management

- 6.27 Appropriate measures need to be taken whilst working in proximity to internal roads and footpaths and areas where the public may be at risk. Future work to trees shall be undertaken by appropriately qualified arborists.

Management Objectives

- 6.28 Trees shall be allowed to develop into mature specimens with their natural canopy habit.
The following objectives shall apply:
- To ensure that newly planted trees establish successfully.
 - To ensure that trees are managed and formatively pruned to BS8545 to maintain a good overall canopy shape true to species type that enhances the visual amenity of the trees.
 - To ensure that appropriate visual surveillance of the site is maintained.

Management Prescriptions

- 6.29 Trees shall be allowed to develop into mature specimens with their natural canopy habit.

Operations

- 6.30 Newly planted trees shall be maintained for an initial five year after hand over period to ensure successful establishment. Any trees which fail to thrive shall be replaced by the same species and initial planting size within a five year period from initial planting. Maintenance shall include weed control measures to the base of each tree.

- 6.31 Tree stakes on standard trees shall be checked annually for damage and firmness in the ground and shall be adjusted or replaced as appropriate. Tree ties shall be checked for damage and firmness on the tree and adjusted each year as the tree matures and the stem increases in girth.
- 6.32 Trees shall be inspected annually for any dead or damaged branches of young trees which shall be cleanly pruned back to healthy wood with a proprietary knife.
- 6.33 As the canopies develop, they shall be pruned up to 2m above ground level, including removal of epicormic growth to maintain a clear stem above ground level to ensure clear sight lines/ activity zones/ footways and roadways. Dead wood and damaged branches shall be removed in accordance with good arboricultural practice.
- 6.34 All trees shall be inspected within 24 hours following strong gales (wind force 9) in order to remove any damaged, dangerous or hanging branches.
- 6.35 In periods of hot dry weather trees shall be watered until the surrounding soil is fully wetted at 2-3 days interval during the first 5 years of establishment.
- 6.36 All prunings and thinnings shall be collected and recycled unless left as wildlife brushwood piles in areas to be agreed with the hospital trust

Amenity and wildflower attracting shrub planting

Aim

- 6.37 ***To provide amenity value and setting to the residential development and to ensure the healthy growth of species for the long term.***

Description

Vegetation

- 6.38 These areas have newly planted shrub nursery stock between the heights of 20 and 80cms.

Health and Safety/Risk Management

- 6.39 Appropriate measures need to be taken whilst working in proximity to areas of public access so as to avoid damage to third parties, vehicles and safety of operatives.

Management Objectives

- 6.40 The following objectives shall apply:
- To ensure species establish successfully and continue to flourish and reach their natural habit, height and spread.
 - To ensure that planted areas are kept weed free.
 - To keep the area free from litter and fly tipped material.
 - To ensure that appropriate visual surveillance of the site is maintained.

Management Prescriptions

- 6.41 Plants shall be allowed to form a continuous foliage cover but contained within the shrub beds and not allowed to encroach into adjacent hard surfaces and car parking bays. The area shall be kept free of invasive species.

Operations

- 6.42 Shrubs shall be pruned at the appropriate season following establishment and full coverage across the planting bed.
- 6.43 Shrub beds shall be kept weed free by a combination of mechanical and approved herbicide methods. All weeds that have been treated with herbicide shall be removed from the beds on the following maintenance visit.
- 6.44 Any dead or damaged wood shall be cleanly pruned back to healthy wood with a proprietary knife.
- 6.45 Any failed plants shall be replaced within 5 year period from first planting period.

Grassland areas

Aim

- 6.46 ***To maintain a species rich grass and wildflower sward which shall ensure ongoing biodiversity value for the long term.***

Description

Vegetation

- 6.47 These areas have newly sown grass and wildflower mixes and meadow turf.

Health and Safety/Risk Management

- 6.48 Appropriate measures need to be taken whilst working in proximity to areas of public access so as to avoid damage to third parties, vehicles and safety of operatives.

Management Objectives

- 6.49 The following objectives shall apply:
- To ensure that the existing grass is maintained to an appropriate height.
 - To establish attractive species-rich grassland environment by maintaining grass at a prescribed height.
 - To ensure good growth and maintenance of the grassland for the future value of the vegetation as a whole.
 - Wildflower areas shall be allowed to establish to encourage the ecological value of the planting by long-term maintenance of species composition, and to ensure ongoing biodiversity value as habitat of principle importance and local BAP priority habitat.
 - To keep the area free from litter and fly tipped material.
 - To ensure that appropriate visual surveillance of the site is maintained.

Management Prescriptions

- 6.50 Grassland shall be allowed to establish and to provide a continuous grass sward and reach mature heights with flowering for seeded areas within the appropriate season and a specified height for turfed areas. The area shall be kept free of invasive species.

Operations

Newly seeded grassland

- 6.51 *Establishment:*
Newly seeded areas shall be allowed to establish a natural diversity of plant species to attract wildlife and insect species. Invasive undesirable broadleaved plants such as thistle, dock and nettle shall be removed by spot treatment or weed wiping with an approved herbicide. In the first year after sowing, regular cutting shall take place, cutting when the sward reaches 15cm shall be undertaken, reducing the sward height to approximately 5cm, with all cuttings removed.
- 6.52 *Future maintenance:*
Future maintenance regime shall be undertaken as follows:-
Low maintenance regime:
First year – cut to 5cms in late March and then in early September.
Thereafter cut to 7cms in March/April and again to 4cms in August/early September to allow flowers to produce and set seed and to control aggressive grassland species.

Cuttings to be left in situ.

High maintenance/frequent cutting regime:

First year – cut to 5cms in late March and then in early September.

Thereafter cut to 4cms throughout the season up to 14 times according to the season weather.

All cuttings shall be removed.

Newly turfed areas

6.53 Newly turfed areas within dwelling curtilages shall be allowed to knit together and sward reach 100mm high before first mowing. Thereafter the sward shall be mown approximately 14 times during the growing season to maintain an average sward height of between 50 and 75mm.

6.54 Any gaps that appear between turves shall be top dressed with a light sandy soil.

All areas

6.55 All grassed areas to be edged off adjacent to kerbs and margins and any obstacles such as bollards and under fence lines.

6.56 Any bare patches shall be overseeded and the above maintenance regimes applied.

6.57 Invasive undesirable broadleaved plants such as thistle, dock and nettle shall be removed by spot treatment or weed wiping with an approved herbicide. Any woody invasive species found shall be treated by the appropriate method (manual, mechanical or chemical) and within the recommended timescales of current best practice.

APPENDIX 2

FORMER COMPSTALL PRINTWORKS, ANDREW STREET, COMPSTALL

Maintenance Operations Recommended Frequencies & Timings

Item	OPERATION SUMMARY	YEARS 1-5 (no. of visits)												YEARS 6-30
		J	F	M	A	M	J	J	A	S	O	N	D	Jan - Dec
A	General Operations:													
1	Litter and debris removal – all areas.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	As years 1-5
2	Watering (if required).				✓	✓	✓	✓	✓	✓				As years 1-5
3	Pruning shrubs.		✓										✓	As years 1-5
4	Re-firming plants.			✓							✓			As years 1-5
5	Pest and disease control (check at every monthly visit).							✓						As years 1-5
6	Replacement planting as required.											✓		As years 1-5
B	Existing trees:								✓					
7	Inspection for damage, risk and/ or general maintenance pruning.								✓					As years 1-5
C	New trees:													
8	Weed control.					✓			✓					As years 1-5
9	Pruning out dead and damaged branches and formative shaping.				✓									Every 5 years
10	Check firmness in ground and adjust if required.											✓		Remove tree stakes & ties in year 5
11	Replacing failed trees.											✓		As required
D	Newly planted native scrub:													
12	Weed control.					✓			✓					As years 1-5
13	Pruning out dead and damaged branches.											✓		Every 5 years
14	Check firmness in ground and adjust if required.											✓		Remove tree stakes & ties in year 5
15	Check grow tubes and refirm or replace as required.											✓		As years 1-5
16	Replacing failed stock.											✓		As required
17	Remove grow tubes and stakes in Year 5											✓		-
E	Species rich and wildflower grassland:													
18	Establishment mowing.					✓		✓		✓				-

19	Mowing after establishment.			✓					✓					As years 2-5
20	Removal of undesirable weeds.							✓						As years 2-5
F	Turfed areas for short grass:													
21	Establishment mowing.			✓					✓					-
22	Mowing after establishment.				✓ x2	✓ x3	✓ x2	✓ x2	✓ x2	✓ x2	✓ x1			As years 2-5
23	Removal of undesirable weeds.							✓						As years 2-5
G	Hard landscape elements:													
24	Fencing, enclosure, gates, bollards, seating, litter bins etc. – check condition and repair as required.		✓		✓		✓		✓		✓		✓	As years 1-5
25	Hard surfaces – check condition and repair as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	As years 1-5
26	Painting railings and lighting columns (as required)						✓							In year 8 and every eighth year after

NOTE: This matrix lists the key routine maintenance operations required over a 30 year period together with an indication of when they should be undertaken throughout the year. It should be noted that the matrix should be used as a guide to times only. It does not include every operation listed in the Maintenance Plan but all checking and intermittent actions should occur during the routine visits. The appointed maintenance department/contractor is responsible for the appearance and condition of the landscape external areas and shall be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.