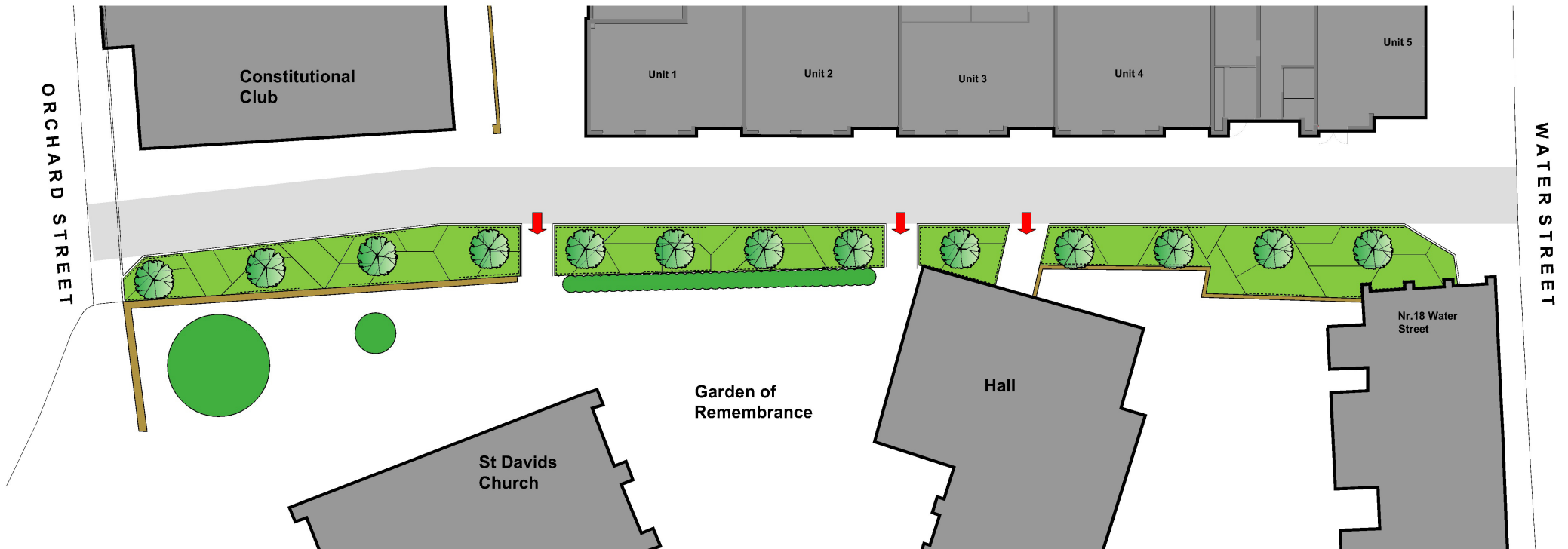


WATER STREET, NEATH



LANDSCAPE MANAGEMENT PLAN

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MANAGEMENT & MAINTENANCE PLAN

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Appendix 1 – Site Plan

1.0 INTRODUCTION

1.1 This Landscape Management Plan (LMP) for the new area of tree and shrub planting at Water Street, Neath, has been prepared by Anthony Jellard Associates for, and on behalf of Coastal Housing Group (CHG).

1.2 This plan should be read in conjunction with the drawing in Appendix 1, along with a detailed landscape drawing that shall be issued at the time the plan becomes operational.

1.3 It should be noted that the plan will be monitored by Neath Port Talbot County Borough Council (NPT) who shall either be or shall appoint a Landscape Maintenance Contractor (LMC) who shall be responsible for the maintenance and monitoring of the works.

1.4 The duration of this Plan is for a period of 5 years, to commence with effect from the date of the cessation of the Defects Liability Period for the landscape construction works contract. The establishment maintenance works for the landscape works completed under the construction contract shall have been implemented for a period of 12 months prior to this Management Plan becoming operational.

1.5 During the construction period, the final layout of the landscape scheme may be subject to minor alterations which are not foreseeable at this time. Detailed landscape drawings shall be issued once works are complete and the site handed over from the CHG to NPT.

1.6 The Management Plan will be monitored and regularly reviewed by the NPT.

2.0 OBJECTIVES

2.1 In steering the development of this Landscape Management Plan, the following primary objectives have been set out:

- To secure the establishment of the proposed landscaping for public use and enjoyment, creating a major positive component in the quality of life, to be experienced in the local townscape.
- To secure environmental and ecological benefits.
- To improve and sustain a high quality visual and sensory environment.
- To help to assimilate the surrounding existing and proposed built development.
- To ensure best horticultural and health and safety standards are always maintained.
- To ensure that any defects in the landscape works are identified early and remedied promptly.
- To ensure that the works are always maintained in a safe and usable condition.

2.2 The Plan area comprises most of the southern side of the street and includes the planting of street trees (*Pyrus chainticleer*) along with a selection of low maintenance shrubs, intended to provide a full cover of planting to the four planting beds that are illustrated on the drawings. The four planted beds are positioned to allow three access points to existing gates and doorways. The Garden of Remembrance (part of St David's Church) has an existing mature hedgerow (*Grisellinia*) upon the boundary that is not part of these works.

3.0 ACHIEVING SUSTAINABILITY

3.1 It is an imperative of the Management Plan that the softworks components of the scheme successfully establish and provide a largely self-sustaining resource requiring minimal maintenance. The five-year LMP is aimed at ensuring the successful establishment of all trees and plants. This will be achieved via:

- The LMC adopting a pro-active and appropriate approach in the use of materials and methods of maintenance.
- Monthly reporting of progress by the LMC to NPT, via submission of maintenance record sheets and the identification and prompt reporting of issues arising.
- Regular Monitoring by NPT.

3.2 The LMC will be approved by NPT, where their competence to undertake the described works will have been demonstrated by the provision of an environmental statement detailing the management and maintenance methods that will be used in maintaining the works. This statement will demonstrate and confirm that:

- The maintenance procedures adopted will be environmentally sound, relying on best practices available according to current knowledge.
- The management and staff employed are fully trained and aware of the range of techniques available to them.
- The methods and machinery that will be used in the operations described in the schedules.

3.3 At the outset of the Management Plan implementation, the LMC shall be provided with Maintenance Schedules that will be strictly adhered to. These will be based on the Maintenance Schedules in Section 9.

3.4 The further matters that will be described will provide confirmation that the LMC is fully committed to sustainability principles where, specifically:

- Pesticide use shall be minimised and always justified.
- The use of horticultural peat shall be eliminated.
- Waste plant material arising from management and maintenance works shall be recycled wherever practicable.
- High horticultural and arboricultural standards shall be achieved throughout, using the best available techniques.
- Energy conservation, pollution reduction, waste products recycling, and resource conservation measures shall be used wherever practicable.
- All arisings (vegetation arising from pruning and cutting), shall be removed from site and deposited at an approved or registered local green waste reception facility.

3.5 In order that the objectives of the Management Plan are achieved, NPT will:

- Approve the environmental statement prepared by the LMC.
- Monitor the progress of the works via site visits, meetings (as required but minimally 3 per annum).
- Prepare an annual progress report assessing the establishment of the works against the management objectives (*see also Section 8*).
- Recommend the measures required - and instructing the LMC accordingly - to rectify any identified shortcomings in realising the objectives.

4.0 MAINTENANCE GENERALLY

- 4.1 All chemical weed control must be carried out by suitable trained staff in accordance with the manufacturer's recommendations as set out on the product label and to comply with all relevant current legislation.
- 4.2 It will be the LMC's responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The LMC will make any notifications as are required under the terms of The Food and Environment Protection Act (1985) and will be responsible for any damage caused through the inappropriate use or application of any such hazardous substances.
- 4.3 The LMC will visit the site and take note of all existing conditions including ground levels, condition of vegetation, soil conditions, and access. No claims that are based on a lack of understanding of the site - or the nature of the work required to carry out the operations in this plan - will be entertained.
- 4.4 At all times, the LMC will take care to avoid interference with the established levels and contours of the ground, and to avoid damage to footpaths, roads, drains, manholes and existing structures and vegetation. Any damage so caused is to be made good at the LMC's expense.
- 4.5 All work will be carried out by experienced and qualified operatives holding the necessary certificates of competence to undertake the prescribed works. All works detailed in the following specifications will be carried out in accordance with good horticultural practice, using materials, plant, and machinery appropriate to the task, undertaken in such a manner that avoids damage and/or nuisance to the site and its surroundings. Any plant material that dies or fails to thrive as a result of the LMC's neglect will be replaced at their cost.
- 4.6 The LMC will ensure that the entire site is kept substantially free of litter and other debris through a regular programme of monitoring, collection, and disposal, coinciding with visits to maintain tree and shrub planting. Particular care will be taken to remove all broken bottles, glass, tins, sharp objects, and other items likely to constitute a hazard to the public. All litter and debris will be removed off site to an authorised tip specified by the Contractor. This will be carried out in accordance with the Code of Practice on Litter and Refuse issued under Section 89 of the Environment Protection Act (1990).
- 4.7 The LMC will take particular care when carrying out litter collection to ensure that any discarded needles or syringes are removed as soon as they are discovered. Such items must be packaged separately from other litter, and be contained within appropriately labelled, puncture-proof sharps containers and disposed of in a safe manner. The Contractor must ensure that all operatives likely to come into contact with needles and syringes have been instructed in the means of safe collection and disposal, and that they have been issued with, and must wear, adequate protective gloves and footwear to protect against penetration by needles and other sharp objects.
- 4.8 All works to trees and hedgerows will be carried out to avoid the Bird Nesting Season (nominally mid-February to Mid-August).
- 4.9 All operations will be carried out using machinery appropriate to the task.

5.0 MAINTENANCE SOFT LANDSCAPE

Plant Replacements

- 5.1 To each area and throughout the Plan Period, the works will be inspected by NPT. Any plants which are found to be missing, dead, dying or in poor health, will be replaced on a like-for-like basis, at the earliest suitable time, unless otherwise instructed. The cost of all replacement planting and associated works will be borne by the LMC, except where the attributable cause is defective work and or materials which have previously been recorded, or as the result of rodent, or malicious damage and agreed by NPT be outside the LMC's control.

Watering

- 5.2 At the outset of the LMP implementation works, a water source(s) will be identified, in co-operation with Welsh Water. Water will be obtained from supplies via a standpipe(s) and agreed with Welsh Water.
- 5.3 The timing of watering operations will depend on weather conditions and will be carried out when deemed necessary by the LMC, or as directed by NPT. Although NPT may instruct the LMC to carry out an operation at any time during the Maintenance Period, it is the sole responsibility of the LMC to ensure that operations are arranged so that the works are well watered and become established in the intended manner.

Maintenance to Specimen Trees

- 5.4 The LMC will provide the following, to each specimen tree, during a minimum of 3 Visits per annum:
- a) Check weed growth at base of each tree and top-up mulch.
 - b) Check each stake and tie where fitted; adjust, re-fit or renew as necessary; check each stake is supporting its tree in the intended manner and re-firm trees which have been loosened by wind or frost action.
 - c) Check that each tree is growing away healthily and remove all dead wood and diseased or damaged branches. All arisings will be removed from site.
 - d) Lightly prune crown, if directed by NPT.
 - e) Pare back neatly to sound tissue any wounds.
 - f) Water sufficiently to fully penetrate the rooting zone.
 - g) Provide a report to NPT.

Maintenance to Shrub Beds

- 5.5 The LMC will provide the following, to each Shrub Bed - provide a minimum of 12 Visits per annum overall:
- a) Keep all areas substantially free from litter and debris.
 - b) Keep all areas substantially free from grass and weed growth. Should the LMC wish to use a selective herbicide, obtain the prior written permission of NPT. All dead weed growth will be forked-out and removed to tip.
 - c) Maintain mulched areas at specified depth, topping-up as necessary, and sweep up mulch from adjacent edgings and paving.
 - d) Apply *Enmag* (slow release) fertiliser each spring as a top dressing to all planting areas, at a rate of 70gms/m² and lightly rake-in.

- e) Check stakes and ties, where fitted and adjust, re-fit or renew as necessary, and check each stake is supporting its tree in the intended manner.
- f) Check that each plant is growing away healthily and remove any dead, diseased or damaged branches; prune shrubs to encourage bushiness. Remove all arisings off site.
- g) Re-firm plants which have been loosened by wind or frost
- h) Apply pesticides only as directed and approved by NPT.
- i) Provide leaf collection in autumn.
- j) Water sufficiently in times of drought, or when instructed by NPT, so as to fully penetrate the rooting zone.
- k) Provide report to NPT.

Maintenance to Hedgerows

- 5.6 The LMC will allow the following, to the existing boundary hedgerow only as it intrudes upon the streetscape, providing a minimum of 3 Visits per annum:

Allow liaison with the authority at St David's Church to agree works prior to carrying them out:

- a) Keep entire areas substantially free from litter and debris.
- b) Prune hedging plants (face-up) to prevent encroachment into the streetscape and to encourage bushiness.
- c) Provide leaf collection in autumn.
- d) Provide report to NPT.

6.0 MAINTENANCE OF HARD SURFACES

The hard surface elements within the streetscape adjacent the planting beds do not form part of the Management Plan. However, the following shall be allowed:

- 6.1 The LMC will provide the following, allowing for a minimum of 8 Visits per annum:
- a) Remove all litter and debris from the throughfare adjacent the planting beds and access points.
 - b) Maintain adjacent areas of pathways clear of encroaching vegetation principally via manual methods and supported, if necessary, via the application of an approved non-selective herbicide.
 - c) Ensure all arisings from maintenance work upon the throughfare are removed following each maintenance visit.
 - d) Provide report to NPT.

7. SITE CLEANLINESS

7.1 Upon each maintenance visit Trees & Shrubs and hedgerow LMC will remove litter along with any general debris arising. Those matters are described above.

7.2 The LMC shall be required to retain an accurate record of these works and shall report these to NPT monthly, whereupon NPT will instruct any additional works that may be required.

8. ANNUAL MONITORING & REVIEW OF THE PLAN

8.1 The Plan Period for this Management Plan is 5 years from the agreed start date at the cessation of the Defects Liability Period of the landscape construction works contract.

Monitoring

During the plan period, the works will be monitored by NPT, who will be in receipt of the completed Maintenance Schedules from the LMC and with whom site meetings will be held tri-annually (or other, as agreed, if a variation is determined).

Review

Upon the basis of the above, the continued relevance of the Landscape Management Plan will be maintained via an annual review that will:

- Assess the plan objectives, their continuing relevance, and the rate of progress towards them.
- Assess those same objectives to meet new requirements as conditions change and new opportunities arise.

Recommendation

Upon the above, NPT may propose amendments to the Landscape Management Plan appropriate to the prevailing circumstances at the end of each year.

8.2 Notwithstanding completion of the 5-year Plan Period, the Maintenance and Management of the sites shall be continued thereafter in line with the aims and objective of the plan. To this end the annual review, in Year 5, shall address the further matter of continuity: that shall either entail an extension of the Plan period, or depending on the circumstances at that time, recommend a replacement plan.

9. MAINTENANCE SCHEDULES

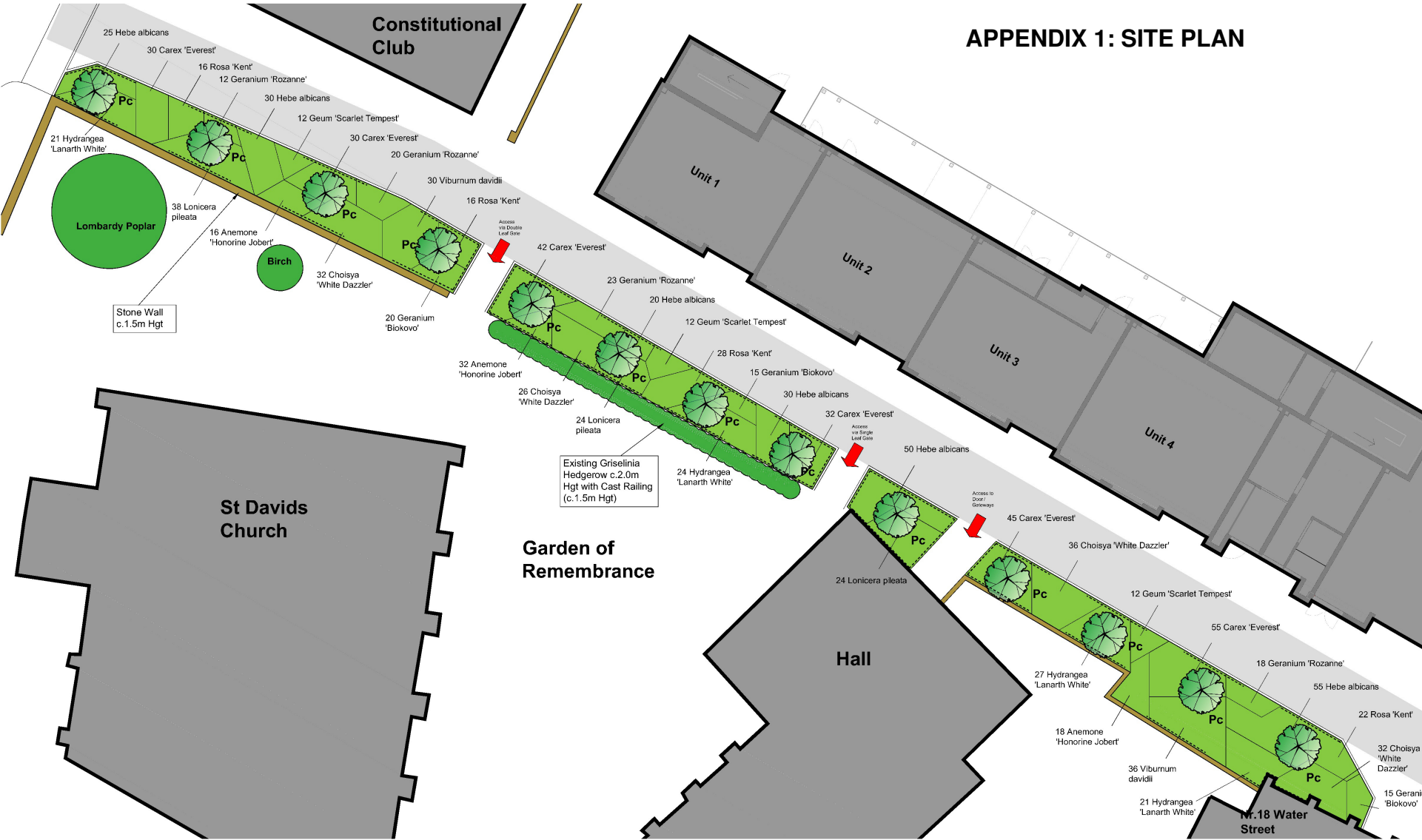
Item	Description	Frequency (per Year)	Timing	Notes	Quantity	LMC Comments
5.0	MAINTENANCE: SOFT LANDSCAPE					
	Plant replacements & watering				All TBC	
5.1	Plant Replacements	1	Nov-Apr	As directed and confirmed by NPT		
5.2 & 3	Watering	As required	May-Aug	As required or directed by NPT		
5.4	Specimen Trees	Min.3			All TBC	
a	Check weed growth at base & provide topping up mulch	3	All year round	Manually.		
b	Attention to tree ties and stakes / re-firm trees	3	All year round	Manually		
c,d,	Check growth / prune as required / re-firm	3	All year round	Manually remove arisings		
e	Watering	As required	May-Aug	Sufficiently water to penetrate rooting zone		
f	Reporting	3	Each Visit			

Item	Description	Frequency (per Year)	Timing	Notes	Quantity	LMC Comments
5.5	Shrub Beds	Min.8			All TBC	
a	Remove litter & debris	12	Monthly	Use Manual Methods		
b	Keep in check all weed & grass growth throughout areas	8	May-Nov	Manually. Use <i>glyphosate</i> only as spot treatment		
c	Top up mulch	1	May			
d	Apply fertiliser	1	May	Slow-release granules. As instructed by NPT		
e f	Stakes /Ties & Pruning	3	May-Nov	Manually remove clippings		
g	Re-firm plants	2	May-Nov			
h	Pesticides	1	May-Nov	Seek approval from NPT for use		

				use		
i	Leaf collection	1	Oct-Nov	Manually		
j	Watering	As required		Sufficient to penetrate rooting zone		
k	Reporting	8	Each Visit			
5.6	Hedgerows	Min.3			All TBC	
a	Remove litter & debris	3	All year round	Use Manual Methods		
b	Pruning / Trimming	1	Nov-Feb	Manually remove clippings		
c	Leaf collection	1	Oct-Nov	Manually		
k	Reporting	3	Each Visit			

6.0	MAINTENANCE: HARD SURFACES					
6.1	All pathways & entrance surfaces	Min.8			All TBC	
a	Remove litter & debris	8	All year round	Use Manual Methods		
b	Keep thoroughfare clear of encroaching vegetation	8	All year round	Manually / Seek NPT approval for herbicide use		
c	Ensure all arisings are removed	As required	All year round	Visual checks		
d	Reporting		Each Visit			

APPENDIX 1: SITE PLAN



KEY

