

1428-Landscape Management Plan

Contract: **Proposed Residential Development Cae Nant Terrace, Skewen**

Contract No: **1428**

Version 1

Date: 1st February 2022

Introduction

This document has been prepared to support an application to discharge Conditions attached to Planning Consent P2020/0423, for a residential development at the Former Skewen Snooker Club, Caen ant Terrace, Skewen.

The relevant Condition is:

- Condition 22: Hard & Soft Landscaping

Landscape management plan:

Management Responsibilities

This document is intended to be used as the management plan for the site in perpetuity.

Following the implementation of the landscape proposals, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the site operator. The contractor will be expected to make site visits, spread throughout the year to suit the season. All Management will be undertaken in accordance with the specification contained herein.

Landscape Management Specification

All planted areas are to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 5 years of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate or another approved product. The use of residual herbicide is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of chemicals must be followed at all times. Chemical containers and other contaminated equipment must be cleared from the site after each day's work.

Existing Trees:

Existing trees to be inspected once annually by a suitably qualified arboricultural consultant and any subsequent works to be carried out in accordance with BS: 3998:2010. Works are to be undertaken in the best interests of the continued health and value of the individual tree and the wider arboricultural character of the site.

Newly Planted Trees:

All root-balled and containerised tree planting aftercare must be in accordance with BS:8545:2014. Any necessary formative pruning to tree planting must be carried out in accordance with BS: 3998:2010

Check stakes and ties and adjust to allow for growth and movement and replace any broken or defective items. Stakes and ties for tree planting must be removed after no more than three growing seasons. Any sockets at base of tree stems caused by movements to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion all trees are to be watered at least 5 times during the growing season commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years trees should be watered during extended dry periods only (March through to October).

Newly Planted Shrubs:

Shrub bed areas shall be maintained as bare earth and kept free from weed growth, litter and rubbish at all times. Any shrubs overhanging pedestrian routes or adjacent grassed areas are to be pruned back during the appropriate season and arisings removed from site.

Pruning of ornamental shrubs should be done to encourage healthy and bushy growth and promote desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

All shrub beds to be treated with a slow release fertilizer, as chosen by the landscape maintenance contractor, in March or April. Treatment to be undertaken on an annual basis as per the manufacturer's instructions.

Mulch to be maintained at a 50mm thickness. Any weeds growing on, or within, the mulch to be removed by hand weeding and taken off site.

Grass Areas:

Ornamental grassed areas are to be regularly cut in accordance with BS 7370-3, table 3 to maintain a healthy sward 35-50mm in height. Grass to be trimmed neatly around obstructions. Smooth flowing curves of edges with adjacent shrub areas to be left neat and in a weed free condition.

Bio Retention Areas

Bio Retention areas and Swales are to be maintained in accordance with the requirements set out in the SAB Approval.

For plant maintenance the following key points should be adopted into a schedule of regular maintenance to ensure that the rain gardens and bio retention area operate as designed,:

- Water regularly to promote plant growth especially during the first two years and dry spells.
- Inspect site following rainfall events. Add and or replace vegetation in any eroded areas.
- Prune and weed to maintain appearance (6 monthly).
- Replace mulch as needed (or annually).
- Soil fertilization is unnecessary as rain gardens are designed to absorb excess nutrients.
- Inspect the rain garden for dead or dying vegetation. Replace vegetation as required.

Hedgerows:

Once established, proposed ornamental hedgerows are to be maintained at a height of 1.2 metres and proposed native hedgerows at a height of 2.0m using an appropriate pruning tool and in accordance with good horticultural practice. All arisings to be removed from site by the contractor.