

Agree details for Planning Condition 18(Landscaping Management Plan) of Planning Permission P2022/0868

Cond18/Unit A/16/10/2023

Content

- 1.0 Scope of report
- 2.0 Long term design objectives
- 3.0 Management responsibilities
- 4.0 Monitoring schedules
- 5.0 Maintenance schedules

1.0 Scope of the Report

- 1.1 Planning condition 18 of the above consnet requires the following
- 1.2 *Prior to the first occupation of any unit hereby approved, a landscape management plan, including the long term design objectives, management responsibilities, monitoring and maintenance schedules, for all landscaped areas including the **green roof**, shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter.*
- 1.3 The current application also seeks to revise the wording of condition 18 to delete references to the green roof and as such the submitted detail in this report provides details to agree the following revised condition.
- 1.4 *Prior to the first occupation of any unit hereby approved, a landscape management plan, including the long term design objectives, management responsibilities, monitoring and maintenance schedules, for all landscaped areas shall have been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be implemented and adhered to in accordance with the approved details thereafter*

2.0 Landscaping Management Plan

2.1 Long term design objectives

- 2.2 The site shall be managed and maintained as an attractive, tidy, and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer, and provide green framework to the newly built development.
- 2.3 The proposed planting shall enhance the biodiversity and nature conservation interests.
- 2.4 The Site Owner shall ensure establishment and long-term health of all landscape

elements for the benefit of the site occupants and visual amenity of the area.

- 2.5 Best Health & Safety practices shall always be used.
- 2.6 To monitor standards and make amendments where required, it is expected that the Site Owner will review the management work (with reference to this document) at least quarterly for the first year and annually thereafter.

3.0 Management Responsibilities

- 3.1. Greenwise Construction shall be responsible for the implementation of the Landscape Management and Maintenance Plan. If deemed necessary, all landscape operations shall be undertaken by a suitable and qualified landscape contractor appointed by the Site Owner. The site will be owned by GreenWise Construction.
- 3.2. All inspections and maintenance work must be recorded. This allows for future assessment of the maintenance activities

4.0 Monitoring schedules

- 4.1 Access for inspection and maintenance can be gained from Central Avenue and Rd No 3. Parking and access are incorporated into the proposed development. This can be utilised and will provide parking and access for maintenance vehicles and any necessary machinery required for maintenance.
- 4.2 The Site Owner or appointed maintenance contractor shall carry out a minimum of 20 maintenance visits or inspections per year to ensure plant establishment and health. Visits shall be twice monthly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements.

5.0 Maintenance Schedules

5.1 Details in relation to general maintenance are set up below. Detailed plant and site specific maintenance is set out in the following documents.

- (i) *Plan A1-505*
- (ii) *200 Mardon Park- Ecology Mitigation and Compensation Plan*
- (iii) *Translocation Method Statement Rev 02*
- (iv) *Drainage Strategy Report 13892-DSR-1*
- (v) *Landscape, ecology and suds strategy and planting scheme – Plan 541.01*

5.2 All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and Arboricultural practices, and the landscape specification.

5.3 The Site Owner shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

5.4 The Site Owner and their appointed contractors shall comply with all relevant Health and Safety regulations and good working practices.

5.5 The Site Owner / appointed contractor shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good any damage caused.

5.6 All work shall be carried out while soil and weather conditions are suitable.

5.7 Weeds, pruning's, leaves, rubbish and other arisings shall be removed from site for composting, where possible. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.

- 5.8 Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.
- 5.9 Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 5.10 All shrubs / hedges shall be pruned to remove deadwood, overhanging / tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colours shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 5.11 Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.
- 5.12 Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.
- 5.13 Edge valleys in beds shall be maintained to reduce mulch spillage and grass edges shall be cut at each maintenance visit.