

5 Year Landscape Maintenance & Management Plan

Proposed McDonalds's Restaurant

At

Gwyn's Drift

Pontardawe

SA83AZ

*FOR PLANNING
Condition 14*



Date: 30/10/2024
Job No: V18634
Document No: V18634_R01

CONTENTS

<u>Page</u>	<u>Title</u>
3	Introduction
4	Design and maintenance objectives
5 - 7	5-year landscape maintenance schedule
8 - 13	Landscape works and maintenance specification

Introduction

The purpose of this document is to aid the efficient and effective management of the proposed landscaping for the first 5 years following construction and provide the framework and necessary detail to guide operations relating to the maintenance of the landscape. This report schedules the maintenance activities required to ensure successful establishment and long-term success of the proposed landscape.

The document outlines the objectives, management responsibilities and maintenance schedules for all elements of the landscape and should be read in conjunction with the landscape plan (drawing reference 18634-VL-L01/02/03), which illustrates the landscape areas covered within this management plan.

The maintenance of the landscape will be the responsibility of the facilities management team and should be carried out in accordance with this document using the maintenance schedule as guidance to ensure all necessary procedures are followed.

The landscape should be assessed after 5 years post construction and the management plan / maintenance schedule reviewed and revised accordingly to cover the following 5 years.

DESIGN & MAINTENANCE OBJECTIVES

The underlying objective and design intent for the proposed landscape is to create an aesthetically attractive, varied and robust landscape setting to the development which will have an element of all year-round interest and be easy to maintain to ensure the longevity of the scheme. Soft landscape areas comprising of ornamental planting, tree planting, grass, swales, rain gardens and green screens are proposed as part of the development. (Refer to Landscape plan 18634-VL-L01/02/03) for landscape proposals).

An avenue of trees adjacent to the northern entrance has been incorporated to guide and demark the ingress and egress points for the site, as well as create an attractive edge treatment, to soften and harmonise the new development with the surrounding context. Ornamental fastigiated trees provide structure and visual appeal at the entrance to the site, whilst the birch help to emphasize the more naturalistic and considered landscape philosophy of the development whilst acting as a visual anchor to help pedestrians orientate and navigate around the site. It will be important to ensure that all proposed trees are routinely inspected, and the appropriate maintenance operations are carried out as the landscape establishes to prevent excessive overhang and shading to the car parking and access roads.

The proposed soft landscaping consists of a mixture of ornamental planting at the site entrances and around the perimeter of the site using species based on their individual qualities to provide year-round interest and create an attractive landscape buffer between the adjacent car park and the new development. Within the site plant species have been selected that not only provide year-round interest but are adapted to cope with being inundated with surface runoff as well as protracted periods of drought. Thereby the planting has a functional basis in its inception, to absorb surface water, treat contaminants and reduce surface flow rates across the site- helping to reduce the impact of the site upon the wider landscape. Pre-grown instant green screens have been used along several perimeters of the site to harmonise with the adjacent native tree and reduce the harshness of the site whilst providing an additional habitat provision for invertebrate and birds to forage and roost. All these areas will require routine inspection and maintenance as the planting establishes to ensure it remains attractive and achieves the long-term desired effect. Routine maintenance including selective pruning and management as part of the maintenance works will prevent these areas from becoming overgrown and unkept.

Areas of Wildflower grassland have been proposed around the western perimeter of the site to further reduce surface flow rates of water, whilst providing biodiversity improvements and enhance the naturalistic feel of this part of the site. These areas will need routine maintenance to ensure that they do not become unkept and that the wildflowers do not get strangled and outcompeted by the grass sward and weeds.

Proposed hard landscaping will provide external routes around the building and the creation of paths and walkways will facilitate good pedestrian movement around the site making it an accessible and legible pedestrian environment. All hard landscape areas will be subject to routine management and kept free of litter, leaves and other debris to retain the integrity of the overall design and to ensure the safety of the users.

5 YEAR LANDSCAPE ESTABLISHMENT PERIOD: MAINTENANCE SCHEDULE

The maintenance schedule below sets out the maintenance tasks, frequency, timing and year from implementation which they should be carried out. The amount of work required may not be finished in these initial 5 years, a schedule has been put in place to cover ongoing maintenance post the initial 5-year establishment period outlined below.

The schedule should be used as a guide for maintenance tasks and should be flexible if necessary.

Item	Action	Year					Frequency	Timing*
		1	2	3	4	5		
Litter & Debris removal	- Pick all litter from areas of hard and soft landscape and remove from site. - Empty litter bins	■	■	■	■	■	Weekly	All Year round
	Wash and clean bins with disinfectant	■	■	■	■	■	Once a month	All Year round
	Clean and empty drains	■	■	■	■	■	As required	All Year round
Leaf Fall	Sweep up leaf fall under trees and windblown in formal and hard landscape areas.	■	■	■	■	■	Weekly – Adjust frequency to reflect leaf fall at different times of year or in spells of windy or frosty weather.	All Year round
Detritus	Sweep all hard landscape areas to remove all dust and debris	■	■	■	■	■	Weekly	All Year round
Cleaning paved surfaces	Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spillage should be removed using a neutral biodegradable detergent and thoroughly rinses afterwards (avoid run off into soft landscape areas).	■	■	■	■	■	As required	All Year round
Damage to paving areas	Inspect for any movement or deterioration and report defects to the Facilities Manager.	■	■	■	■	■	Weekly	All Year round
De-icing	Apply rock salt and or de-icing agents to all areas of pedestrian and vehicular traffic (avoid over spread /	■	■	■	■	■	As Required	Nov - Mar

	run off entering into soft landscape areas).							
Cleaning Furniture and railings	Wash and clean furniture with disinfectant/ detergents to prevent buildup of bio films and unwanted fouling of surfaces	■	■	■	■	■	Annually or as required	Mar
Groundcover & Shrub Pruning	Prune all shrubs to maintain a neat and tidy appearance in accordance with individual species pruning requirements.			■	■	■	Annually or as required	Autumn & Spring
	- Prune to remove any damaged shoots or branches. - Prune to remove all suckers	■	■	■	■	■	As required	All Year round
	Prune winter flowering shrubs			■	■	■	Annually or as required	Spring
	Prune shrubs which flower between period Mar – Jul.			■	■	■	Annually or as required	Immediately after flowering
	Coppicing of dog wood species		■	■	■	■	Annually	February
Ornamental Planting	Prune all ornamental planting to maintain a neat and tidy appearance in accordance with individual species pruning requirements.	■	■	■	■	■	Annually or as required	Spring
	Dead head planting	■	■	■	■	■	As required	All Year round
	Dividing herbaceous and ornamental grass planting in accordance with individual species requirements, to re invigorate and renew planting. Remove weeds and litter within planting beds by hand weeding where appropriate. Apply mulch areas to specified depths					■	Annually or as required	Aug-Sept, during open weather
Mulch Levels	Maintain full depth of mulch to planting areas by topping up / renewing mulch material to a depth of 75mm.	■	■	■	■	■	Monthly as required	All Year round
Irrigation	- Water ornamental shrub planting areas and trees to full depth of topsoil. - Inspect soil conditions to determine when watering is required.	■	■				Immediately after planting then as required until planting is established.	All Year round

Weed Control to planting beds	Remove weeds within planting beds by hand weeding where appropriate.	■	■	■	■	■	Monthly	Apr - Oct
	Suppress weeds with the application of a non-residual herbicide. Rate and application as per manufacturer's specification.	■	■	■	■	■	3 No. applications per year whilst weeds are actively growing.	Apr, July & Oct
Fertiliser to Planting Areas	Apply slow release fertiliser to planting beds. Rate and application to manufacturer's specification.		■		■		Annually	Mar - Apr
Plant Replacements	Note: <i>All trees, specimen planting and ornamental planting that, within a period of 12 months after planting, die or become seriously damaged or diseased, are to be replaced during the next planting season with replacement plants of the same size and species as originally approved, unless alternatives are agreed in writing with the Local Planning Authority.</i>							
	- Inspect all planting areas for dead or damaged plants. - Replace all dead / dying / vandalised plants with the same species and size as soon as possible.	■					Annually or as required	Nov
Existing trees / vegetation	- Carry out inspection for general health. - Cut back broken/diseased branches. - Prune to promote highest standard of growth & form. - Thin branches out as required to ensure the tree does not become unkempt and overgrown.	■	■	■	■	■	Twice a year	Mar & Oct
Specimen Trees - Standards	- Carryout inspection for general health - Cut back broken/diseased branches - Prune to remove branches to give a min clear stem height of 2m above footpaths. - Replace / re-secure loose or missing guy wires if required. Adjust to suit stem growth and provide correct and uniform tension. - Re-firm ground around base if required.	■	■	■			Twice a year	Mar & Oct
	- Carryout inspection for general health - Cut back broken/diseased branches - Prune to promote highest standard of growth & Form.				■	■	Twice a year	Mar & Oct

	- Adjust tree tie if required. - Remove tree tie and stakes if no longer required to support the tree.							
Tree Replacements	- Inspect for dead or severely damaged trees at the end of the growing season. - Replace all dead / severely damaged / vandalised trees with same size, species, and maturity as that originally planted.	■	■	■	■	■	Annually	Nov
Ornamental bark mulch circle	Ensure 1m circle of ornamental bark mulch as per BS8545:2014 recommendations around proposed tree planting with a mulch depth between 50 mm to 100 mm.	■	■	■	■	■	Annually & as required	All Year round
Grass lawn areas	Cut to maintain a sward height of 40mm	■	■	■	■	■	As Required - adjust according to growth rate and weather conditions.	Apr - Oct
	Spiking/ aeration		■	■	■	■	Annually	Mar
	Scarifying			■	■	■	Annually	Mar
	Control/Remove Weeds through application of selective herbicide	■	■	■	■	■	Twice a year	Apr & Aug
	Remedial works - repair worn areas / top dress hollows.	■	■	■	■	■	Twice a year	Apr & Aug
Rain Gardens - Bio retention Swales	Cut to maintain a sward height of 50mm	■	■	■	■	■	Twice a year	First cut mid-September -1st October then the second cut to be in March - April
	Spiking/ aeration	■	■	■	■	■	Annually	Mar
	Scarifying			■	■	■	Annually	Aug-Oct
	Remedial works - repair worn and damaged areas / top dress hollows.	■	■	■	■	■	Twice a year	Apr & Aug
Green Wall	Maintenance pruning to maintain maximum as specified. Prune side growth ensuring a neat and tidy		■	■	■	■	Annually	Winter

	appearance, whilst maintaining a maximum depth of 300mm.							
	Gaps and holes can be infilled by twisting long branches into the metal grid.		■	■	■	■	Twice a year	April – May & September - October
	Apply long acting NPK 2-1-2 Fertiliser 50g per metre during 1st year and then 25g per metre for every subsequent year after	■	■	■			Annually	Spring
	Maintain full depth of mulch / renewing mulch material to a depth of 75mm.			■	■	■	Twice a year	April – May & September - October
	Water Green screen to the full depth of the topsoil (~10 litres per Linear metre). Inspect soil conditions to determine when watering is required.	■	■				Immediately after planting then as required until planting is established.	All Year round

LANDSCAPE WORKS & MAINTENANCE SPECIFICATION

To be read in conjunction with Vector Landscape Plan drawing ref **18634-VL-MCD_L01/02/03**:

To ensure the success of tree and shrub planting, the landscape workmanship should adhere to the following:

- BS 3998 1989: Recommendations for tree work
- BS 4043 1989: Recommendations for transporting root balled trees
- BS 4428 1989: Code of practice for general Landscape Operations
- BS 7370 1993: Part 4, Grounds maintenance recommendations
- BS 3882 2015: Topsoil

Shrub and Ornamental Planting

All shrubs and ornamental planting to be planted in accordance with the planting specification stated on the landscape plan and shall be defined and described in British Standard Specification No 3936 1992: Nursery Stock part 1 – Specification for Trees and Shrubs. All Shrubs to be true to name, vigorous, well grown specimens of their type, free from disease and insect pest.

Maintenance should be implemented for a minimum of five years until the planting stands independently, is dominating surrounding vegetation and producing reasonable growth every year.

Planting to be mulched and kept free of weeds and debris, watering is also paramount to ensure establishment. Watering should be carried out daily during periods of dry weather.

Planting to be pruned in accordance with British Standard 7370: Part 4, 1993: 3.6 and only by operatives knowledgeable and aware of the varieties of plant being treated and the reasons for pruning.

Setting Out and Planting Instructions

The landscape contractor shall carry out all planting in accordance with the landscape plan. All trees shall be planted in the positions and in numbers indicated on the drawing.

Standards of workmanship and materials used for planting and staking shall be as outlined in British Standard Specification No 4428 1989: Code of Practice for General Landscape Operations, Section 7 – Amenity tree planting, Section 8 – Woodland Planting, Section 9 – Planting of Shrubs, Herbaceous plants and bulbs.

The roots of all bare root shrubs and transplants are to be treated with alginure root dip prior to planting, using a mixture of, one part alginure to three parts water.

Timing of Planting

Planting of field grown plants should not commence before the 1 October and no later than the 31 March and shall also be suspended during periods of severe frost and where plant locations are waterlogged.

Establishment of New Planting

The soil in beds should be kept loose with gentle cambers and no hollows. Mulch depth should not be reduced however. Trees crowns should be sprayed when in leaf in the evening during warm weather.

Re-firming of Trees and Shrubs

Ground should be re-firmed around the base of plants by treading until they are firmly bedded after strong winds, frost heave and other disturbances. Any collars in soil at the base of tree stems, created by tree movement should be broken up by fork and backfilled with topsoil and re-firmed whilst avoiding damage to roots.

Tree Pruning

Excessive overhang of any growth encroaching onto paths, roads, signs, sightlines and road lighting luminaries should be carried out as required. All pruning operations should suit the type and timing of the plant species. No pruning should take place during the late winter / early spring sap flow period. Young trees up to 4 metres should be crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Duplicated branches and potentially weak or tight forks should be removed by cutting back to live wood. Whips should not be pruned.

All pruning works should be carried out by an approved member of the Arboricultural Association or other approved specialist using approved methods.

Existing Tree Pruning

All existing established trees to be retained and pruned where necessary. Excessive overhang of any growth encroaching onto paths, roads, signs, sightlines and road lighting luminaries should be carried out as required. All pruning operations should suit the type and timing of the plant species. No pruning should take place during the late winter / early spring sap flow period. Young trees up to 4 metres should be crown pruned by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader. Duplicated branches and potentially weak or tight forks should be removed by cutting back to live wood.

All pruning works should be carried out by an approved member of the Arboricultural Association or other approved specialist using approved methods.

Pruning

Ornamental planting to be pruned to encourage healthy and bushy growth and desirable ornamental features. All suckers should be removed by cutting back level with the source stem or root. Timing as follows: Winter flowering shrubs in Spring. Shrubs flowering between March and July immediately after flowering period. Shrubs flowering between July and October should be cut back to old wood in winter. No pruning or trimming of woody vegetation and climbers to be carried out during the bird nesting season of March to August.

Ornamental pruning to remove dead material to ground level from Feb-Mar to neaten and tidy up planting and remove any dead or diseased plant matter.

Note selective pruning only required for; *Pachysandra terminalis*, *Vinca minor*, *Phormiums* and *Miscanthus sinensis* to remove dead and tired foliage according to species specific requirements.

Plant Replacement

Planting that has failed to show growth or development of full foliage during the first growing season after planting, should be replaced by the landscape contractor within the following planting season. All such replacement planting shall be at the landscape contractor's expense, who shall also be responsible for any preparatory and other work necessary to be properly carried out, including the removal and disposal of dead plant material. The replacement planting and pits should match the size of adjacent or nearby plants of same species or match original specification, whichever is greater. Reapply slow-release fertiliser after new planting installed.

Fertiliser

Fertilise with Miracle Professional 'Enmag' or equal approved in March or April by spreading evenly throughout bed at the manufacturers recommended rate per m². Carefully lift and replace any mulch materials.

Weed Control & Mulching

Keep planting beds clear of weeds by use of suitable herbicides and maintaining full thickness of mulch (to be 75mm thick Melcourt Amenity bark mulch by Melcourt Industries Ltd or equal approved). Mulch top ups should take place on a regular basis as required to ensure the 75mm thickness is retained at all times and should continue until close cover of vegetation is achieved. A weed free area should be maintained around each tree and shrub to a minimum diameter the larger of 1 metre or the surface of the original planting pit. Weed control should be carried out monthly from April to September for SOP through the use of translocated herbicide treatments to manufacturer's instructions. All dead plant material should be removed from site once herbicide treatment has taken effect without damaging adjacent plants, trees and grass.

Watering

All planting to be subject to a watering regime with trees watered in accordance with BS8545 2014 Trees from Nursery to Independence. This is absolutely essential to ensure the continued success of the scheme, particularly in the first 12 to 18 month establishment period. The frequency should be as necessary to ensure the continued thriving of all planting. During dry periods minimum weekly visits should be made to site to ensure the soil is not too dry and to water if necessary. The soil should be checked for dryness using either a soil moisture sensor or pushing a spade into the top 300mm of soil and seeing how the soil looks. If it is moist there is no need to water but if it is bone dry then water immediately. Supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be loosened or scooped out to direct water to the rootzone. Trees should be watered via their irrigation pipes, in accordance with the manufacturer's instructions, to ensure the water reaches the rootball of the tree.

Amenity Grass

Turfing

Turf shall be laid in accordance with British Standard 4428, 1989 – Code of practice for General Landscape Operations; Section 5.3. No turf shall be laid until preparatory work has been undertaken and approved. Care should be taken to ensure that all joints are butted up correctly to prevent the growth of weeds. Do not overlap the turf at the joints or create tension so joints pull apart or shrink. The finished topsoil level should be 25mm above adjoining paths, kerbs and man holes. Turfing should commence in fine weather conditions and should be laid in accordance with British Standard 4428, 1989 – Code of Practice for General Landscape Operations; Section 5.3.

Grass Mowing

Prior to cutting, grass areas are to be inspected and all litter / debris is to be removed in accordance with the procedures described in the general site cleanliness section below.

All mowing operations are to be carried out by suitably trained personnel using well maintained machinery appropriate to the task, cylinder, rotary or mulch mowers and only when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machine without damage to the ground surface. Where operations are suspended additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.

The frequency of cutting may vary slightly in response to growth rates and weather conditions and should be assessed with the maintenance schedule adjusted as necessary. As a general rule, cutting is likely to be required every two weeks on high maintenance areas, ensuring that the sward height does not exceed 100mm and that the presence of flowering weed species is avoided.

The height of growth must not exceed 100mm at any time. The first cut of the year should be to a height of 60mm then the grass maintained and cut to a height of 40mm.

All cuttings are to be collected and removed from site by the contractor. Following cutting, all grass clippings shall be swept from adjacent hard landscape areas and removed from site to an authorised disposal facility (preferably recycling).

Edges of amenity grass areas adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles shall be cut using equipment suitable to the task. Strimmers shall not be used around the base of trees.

The sward shall be kept substantially free of broad-leaved weeds by the use of a suitable selective herbicide applied twice a year in strict accordance with the manufacturer's instructions.

Any hollows which appear within the amenity grass areas due to settlement or other causes, which are hazardous, shall be top dressed in early spring with topsoil and seeded with a grass mix to the original proposed specification. Grass seeding shall be carried out in accordance with British Standard 4428, 1989 – Code of practice for General Landscape Operations; Section 5.3. No seeding shall take place until preparatory work has been undertaken and approved. The finished topsoil level should be 25mm above adjoining paths, kerbs and man hole covers. The sowing of the seed should commence in fine weather conditions and should be sown at the rate per m² as in the original landscape proposals.

Rain Gardens - Bio Retention Swales

Ground Preparation & Laying Turf.

The turf needs to be laid on a minimum of 100mm (4 inches) of low nutrient growing medium, 25-50mm of topsoil - with 0.15% organic nitrogen, less than 26mg/l of phosphorus and a low weed seed bank. Avoid compaction of subsoil layer. Care should be taken to ensure that all joints are butted up correctly to prevent the growth of weeds. Do not overlap the turf at the joints or create tension so joints pull apart or shrink

Wildflower Grass Mowing

Prior to cutting, wildflower areas are to be inspected and all litter / debris is to be removed in accordance with the procedures described in the general site cleanliness section below.

All mowing operations are to be carried out by suitably trained personnel using well maintained machinery appropriate to the task and site conditions, cylinder, rotary or mulch mowers and only when weather and ground conditions are suitable. Operations shall be suspended where ground conditions prevent the use of machine without damage to the ground surface. Where operations are suspended additional maintenance visits may be required in order to maintain the sward within acceptable growth limits.

The precise timing of cutting may vary slightly from year to year in response to growth rates and weather conditions and should be assessed with the maintenance schedule adjusted as necessary. As a general rule, cutting is required either prior to flowering in spring or subsequent to flowering in autumn, either once or twice a year as per the schedule above.

The wildflower meadow should be cut to a height of between 25-50mm dependent on the schedule above.

All cuttings are to be collected and removed from site by the contractor to maintain reduced subsoil productivity. Following cutting, all clippings shall be swept from adjacent hard landscape areas and removed from site to an authorised disposal facility (preferably recycling).

Edges of wildflower areas adjacent to fences, walls, kerbs, paths, trees and other boundaries or obstacles shall be cut using equipment suitable to the task. Strimmers shall not be used around the base of trees.

The sward shall be kept substantially free of broad leaved weeds by spot weeding with the use of a suitable selective herbicide applied twice a year in strict accordance with the manufacturer's instructions.

Any hollows which appear within the wildflower grass areas due to settlement or other causes, which are hazardous, shall be top dressed in early spring with topsoil and seeded with a grass mix to the original proposed specification. Wildflower seeding shall be carried out in accordance with British Standard 4428, 1989 – Code of practice for General Landscape Operations; Section 5.3. No seeding shall take place until preparatory work has been undertaken and approved. The finished subsoil level should be 25mm above adjoining paths, kerbs and man hole covers. The sowing of the seed should commence in fine weather conditions and should be sown at the rate per m² as in the original landscape proposals.

General mowing regimes for the wildflower meadow shall be as below:

- To be cut annually once a year to 25-50mm in September / October.

Mobilane Green Screen

Watering & Pruning

For a dense hedge, aftercare during the first 2 years after planting the hedge is needed. Depending on the season of planting, fertilization according to the season should be applied. During the first year after planting, regular watering at 10 litres per linear meter in the dry period (approximately 3-4 times a week). It is also important to provide water a couple of times a year, especially in hot periods in the spring and summer, but also in dry periods during other seasons. In the year of planting do not prune the hedge. Long branches can be twisted into the metal grid. Maintenance pruning to maintain the height as specified. Prune side growth ensuring a neat and tidy appearance along the full length of the screen, whilst maintaining a maximum depth of 300mm. Prune once or twice a year to keep a nice neat green screen. The best pruning months are April/May and September/October.

Fertilising

- Four Weeks After Planting

Ensure that after planting the roots grow out of the coconut fibre into the soil by watering sufficiently every week with fresh water, depending on the weather conditions. Fertilisation is not necessary.

- Spring / Summer During the Year of Planting

Start with fertilising during the first season of growth. Use fertiliser in the NPK ratio 2-1-2. Use a long-acting fertiliser, providing a 5-6 month product with a dose of 50 grams per meter hedge. Sprinkle this fertiliser along the edge of the plants. Ensure that the Green Screen in dry periods is supplied with sufficient water.

- Autumn During the First Year of Planting

During autumn, adjusted reduce fertiliser concentration to harden off the Hedera. Provide in August/September 10 grams of fertiliser per meter hedge with an NPK ratio of 1-1-3. Water hedge post fertiliser application.

- Winter

No fertilisation or watering (subject to planters and dry conditions).

- Spring / Summer During the 2nd Year of Planting

Apply Long-acting fertiliser with an effective time of 8-9 months. At a dose of 25 grams per meter along the base of the hedge and water it lightly. Provide adequate moisture during the growing season.

- Autumn During the 2nd Year of Planting

During autumn, adjusted is desired to harden off the Hedera. Provide in August/September 10 grams spreading fertiliser per meter of hedge with an NPK ratio of 1-1-3. Water liberally post fertiliser application.

- 3rd Year After Planting

From the third year, a small amount of fertiliser is used in the form of organic based fertiliser, this is to be supplied at the end of the winter period. Parts of the hedges with a lighter colour, or places where some growth is still desired, extra fertilisation according to the seasonal approach of year 2 can be applied.

Tree Guy Wires

Inspect and maintain every 3 months and replace / re-secure loose or missing guy wires if required. Adjust to suit stem growth and provide correct and uniform tension. When the tree is established enough to stand on its own guy wires should be removed.

Site Cleanliness

The site area shall be kept clean and free of litter and dog fouling in accordance with the Department for Environment, Food & Rural Affairs PART1; Code of Practice on Litter and Refuse issued under section 89 of the Environment Protection Act 1990. The site shall attain grade A standard at least once every day and not be allowed to fall below grade B at any time.

Paths, Car Parks and Hard Surfaced Areas

All surfaces should be kept free of moss and weeds and the removal of leaves is paramount to all walking areas.

Main routes and car parks shall be kept free of slippery frost and snow before trading hours begin, this should be carried out daily and more frequently if adverse conditions persist.

Cleaning furniture and railings

Wash and clean furniture annually in March or as required with disinfectant / detergents or appropriate equipment to prevent buildup of bio films, detritus and unwanted fouling of surfaces.



4 St John's North
Wakefield, WF1 3QA

Phone: 01924 332056
Fax: 01924 290072