5 YEAR MAINTENANCE SCHEDULE (for Planning purposes only)

Replacements (general)
Any plants that fails to establish within a period of 5 years from the completion are to be replaced in the next planting season with others of similar size and species unless written consent is provided by the Local Authority to vary the approved details.
Any seeding that fails to establish within a period of 5 years from completion or occupation is to be re-seeded the following seeding season.

Restrictions
Thinning or tree removal should be undertaken outside nesting bird season which is March to August inclusive unless checked by a suitably experienced ecologist.

To be read in conjunction with Planting Schedule on drawing no: 19833-LD-07						
Component	**Management Objectives**	**Code**	**Operation(s)**	**Time of Year**	**Frequency (per Year)**	**Year 1-5**
1. General maintenance requirements to all planted areas, unless otherwise stated in the detailed schedule below.	To maintain high standard planting scheme across site and ensure healthy establishment of plants.	A	Inspection	March-September	Annually.	x
		B	Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 5.	February and after strong winds	Annually. In Year 5- Remove.	x
		C	Watering - during establishment and to ensure continued thriving	As necessary during dry spells, or indicated in the detailed schedule below.	As required- daily in dry spells mainly April-September.	x
		D	Refirm new tree / shrub planting	February and after strong winds	Annually and as required following inspection.	x
		E	Removal of debris and litter	Throughout	Each maintenance visit.	x
		F	Plant replacements and reinstatement to Year 5 when instructed	November to March	Annually next following planting season.	x
		G	Fertiliser	March	Annually.	x
		H	Top up mulch to 60mm or 75mm depth (bark or gravel - refer to specification)	November	Annually.	x
2. New tree planting (incl. standard trees. multi-stemmed specimens and feathered trees)	To ensure that trees establish and remain in a healthy condition.	A	Establishment maintenance (weed control, fertiliser, tree guy wires, refirming, formative pruning)	As necessary following inspection	As required.	x
		B	Maintain 1m diameter weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required.	x
3. Existing Trees	To ensure continued healthy growth of trees and safety of the site	A	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition	Late spring/summer and following severe weather (heavy snow, strong wind)	Annuallly.	x
		B	Tree management operations or removal as required (observing Tree Preservation Orders and Conservation Areas as well as wildlife legislation)	As necessary in winter or immediately following receipt of inspection report if urgent action is required	As required.	
4. Native Shrub Mix	To create a good, healthy block of semi-natural vegetation.	A	Ensure the area is kept entirely free of weeds by careful application of Roundup 3 times per annum around each shrub until canopies close.	As necessary following inspection	3 times per annum.	x
		B	Strim off weed growth and remove arisings off site. Avoid damage to tree and shrub stems from nylon filament rotary cutters or other mechanical tools.	As necessary following inspection	3 times per annum.	x
		C	After 5 years establishment, management of the planting will be low key with minimal management intervention to reduce disturbance and allow a semi-natural vegetation establish.	-	-	-
5.Ornamental planting - shrubs and herbaceous material	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	A	Pruning to encourage best display of given species, taking into account of natural habit and form:			
			a) Winter flowering	Prune Spring	Annually	x
			b) Shrubs flowering between March and July	Prune immediately after flowering	Annually	x
			c) Shrubs flowering between July and October	Prune back to old wood in winter	Annually	x
		B	Thinning	As necessary following inspection	Annually if required	x
		C	Weed Control	March- September	As required	x
		D	Soil aeration	April	When required	x
		E	Soil level readjustment/ edging	Spring	Annually	x
		F	All herbaceous perennials and ornamental grasses that die back in winter to soil level can be cut back inn autumn and winter, using the following gudiance: •Using a knife, shears or secateurs, cut stems close to the 'crown' or dormant base of the plant •If there is any young growth, cut to just above it •Take the opportunity to remove weeds, digging out those with thick or fleshy roots •Cut back perennials that produce leaves and flower stems from below the soil level, to soil level •Less severely cut back perennials showing new basal shoot growth (e.g. Sedum) •Any attractive dead stems or flower heads can be left until early spring to provide structral interest throughout the winter. •Separate and dispose of diseased material (showing signs of leaf-spots, mildew and rusts, for example).	Autumn / Winter	Annually	x
		G	Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage.	Spring and Summer	Annually	x
		H	Thinning herbaceous perennials	Spring	As required	x
		I	Maintain climber growth and train along wires where necessary	Mach - September	As required.	x
6. Proposed Meadow Mix A e.g. Emorsgate EM2 - Standard General Purpose Meadow Mixture or similar approved	Maintain to achieve the greatest species diversity. Prevent future encroachment by scrub/ saplings. Control coarse grasses from outcompeting perennial wildflowers.	A	Year 1: Most of the sown species are perennial and will be slow to germinate and grow and will not usually flower in the first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing.	March, May and September (weed growth control)	3	x (Y1)
		B	Year 1 Establishment cut - AUTUMN SOWN Avoid cutting in the spring and early summer if the mixture is autumn sown. These sown annuals should be allowed to flower, then in mid-summer cut and remove the vegetation.	August (cut and remove vegetation)	1	x (Y1)
		C	Year 1 establishment cut SPRING SOWN	September / October	1	x (Y1)
		D	Cutting to 50mm (after establishment). July - August: After flowering take a 'hay cut'. Leave 'Hay' to dry and shed seed for 1-7 days then remove from site. October-November: Mow the re-growth and remove clippings. March - April: Mow the re-growth and remove clippings.	July / August, October /November and March / April	3	x
7. Proposed Meadow Mix B e.g. Emorsgate EL1 - Flowering Lawn Mixture or similar	Maintain to achieve the greatest species diversity. Prevent future encroachment by scrub/ saplings. Control coarse grasses from outcompeting perennial wildflowers.	A	Year 1 Establishment cut - AUTUMN SOWN	March, May and September	3	x (Y1)
		B	Year 1 Establishment cut SPRING SOWN	6 weeks after sowing. May and September/ October	2	x (Y1)
		C	Cutting (after establishment): 1) March - April: no mowing to allow cowslips to flower.	April-June and June-October	Every 2 weeks in April - June. Every 4-8 weeks in June-October.	x
8. Tussock Grass Meadow Mix e.g. Emorsgate 'EG10 – Tussock Mixture' or similar	Maintain to achieve the greatest species diversity. Prevent future encroachment by scrub/ saplings. Establish grassland that, once established, requires little or no maintenance. Encourage good habitat for insects, small mammals, birds, amphibians and reptiles.	A	Year 1: Most of the sown species are perennial and will be slow to germinate and grow and will not usually flower in the first growing season. There will often be a flush of annual weeds from the soil in the first growing season. This weed growth is easily controlled by topping or mowing in late summer - cut, remove and compost. Carfeully dig out any residual perennial weeds such as docks. Afterwards keep short by regulary grazing or mowing through to the end of March	1x August (cut and remove vegetation) and up to another 7 times between September - March	Up to 8 times	x (Y1)
		B	Year 2 onwards: Once established tussocky grassland requires minimal maintenance. Unwanted perennial weeds (docks, thistles) to control by selective scything.	As necessary following inspection	Annually if required	x
		C	Year 2 onwards: Cut once every 2-3 years between October and February, on a rotational basis so that no more than half the area is cut in any one year leaving part as an undisturbed refuge.	Once between October and February.	1	x

Note: Key routine operations are listed in this table as required during both the defects and long term maintenance indicating when they should be undertaken throughout the year. Note that the table should be used as a guide only. It does not include every specific operation but all checking and intermittent maintenance actions should occur during the routine maintenance visits.
The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.

GENERAL NOTES

- Drawing for Planning purposes only
- Ecus drawing references:
23349_LD_01-03 Soft Landscape Proposals
23349_LD_04 Plant Schedule & Outline Specification
23349_LD_05 Maintenance Schedule
- Refer to Arboricultural Report for details of existing vegetation to be retained and protection measures. Report produced by Tree Heritage Ltd (Date: 01 March 2023 Ref: THL-R23-16).
- Building / Site Layout provided by Sammons Architectural Ltd on 2022-2723-04G Sketch Proposal - Site Plan.
- Building foundations to be confirmed by Engineer with reference to planting proposals and NHBC guidance (or alternative where applicable). Tree locations to be fully co-ordinated once building foundation depth are confirmed. Requirements for root barriers to be confirmed by an engineer.
- Refer to Engineer's details for level and drainage information
- Setting out on site to be agreed with Landscape Architect
- Check all dimensions on site.
- Report any discrepancies and omissions to Ecus Ltd
- This drawing is Copyright
- All levels indicative only. Extrapolated from site levels. All require to be checked.
- All details subject to approval by the local authority for the discharge of relevant planning conditions.

3RD-PARTY INFORMATION
NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Ecus Ltd can accept no liability for its context or accuracy.

DESIGN
Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM regulations and the comments and / or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential. No part is to be used or copied in anyway without the express prior consent of Ecus ltd.

TREE NOTES:
Note that all tree and shrub locations are subject to coordination with services, to be undertaken by others. **The requirement for root barriers is to be confirmed by an engineer.**
Note that it is best practice that root barriers are required to extend 2m beyond the mature canopy spread of new trees to protect all structures and hard landscape elements, such as highways, services and buildings. In addition, root barriers are required for all new trees within 5m of highways - e.g. GreenBlue Urban 'Reroot 2000' or similar. Depth of tree root barrier to be confirmed by an engineer once services design has been produced at construction detail. Install to manufacturer's and engineer's guidance.

CDM - Risks / Hazards
1. Proposed locations of landscape elements shown are subject to the presence of below ground services. A detailed survey is to be undertaken and necessary method statements prepared and approved prior to undertaking any excavations / work within this area.
2. Care to be taken when working in proximity to the surrounding existing roads and and overhead pylons/electricity lines
3. Care to be taken when clearing the existing site due to the potential presence of needles, litter etc.
4. Care to be taken when working in proximity of proposed attenuation features.

REV	DATE	DRAWN BY	CHECKED BY	REVISION COMMENT
B	03.07.24	TA	Ecus	Updated drawing number
A	13.03.24	HT	Ecus	Preliminary

DRAWING STATUS: Preliminary

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Job
Waterswallows Lane Potential Site Expansion, Buxton Pennine Aggregates

Title
Maintenance Schedule - Sheet 6 of 6

Drawn by	Date	Scale	Drg. no.
TA	**Mar 24**	**N/A at A1**	**23349_LD_06**