

BRETTON STREET, DEWSBURY

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

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This Landscape Management Specification has been prepared by Studio 413 Ltd. for the sole use of the client and relevant project stakeholders in relation to the specific site and development identified. It is intended to guide the establishment and ongoing maintenance of landscape elements as described at the time of writing. All information, recommendations, and specifications are based on the conditions known and available at the time of preparation. Studio 413 Ltd. accepts no responsibility for the implementation or performance of works carried out by others. The successful establishment and long-term performance of landscape elements are subject to appropriate site conditions, seasonal variation, installation standards, and management practices beyond the control of Studio 413 Ltd. The content of this specification does not constitute a warranty or guarantee. It is the responsibility of the contractor, site operator, or facilities management team to ensure that all works are carried out in accordance with current best practice, applicable legislation, and manufacturer/supplier recommendations. This document may not be reproduced or used for other projects or purposes without the prior written consent of Studio 413 Ltd.

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1. INTRODUCTION

- 1.1. This document has been prepared by Studio 413 Ltd. to define the outline management and maintenance requirements for the landscape areas associated with the proposed development at the Land to Bretton Street, Dewsbury.
- 1.2. The proposed scheme is situated off Bretton Street and comprises the construction of an a 2,340sqm industrial unit with ancillary car parking and service yard.
- 1.3. This document sets out the management and maintenance objectives and schedule of operations for the protection and enhancement of the landscape fabric of the site, how the site will be managed and the requirements of the management company that will undertake the work and oversee an ongoing review of the strategy.
- 1.4. This Management Plan should be read in conjunction with the scheme drawings LDP-25-P293-1001. (Refer to Appendix 1).
- 1.5. The key landscape resources of the communal areas (See Appendix 1) can be summarised as follows:
 - Existing retained trees
 - Tree Planting
 - Scrub Planting
 - Species rich grass areas
 - Hard surfacing
- 1.7. A key person will be identified as responsible for implementation of the Landscape Maintenance Plan and associated inspections, programmes and monitoring.
- 1.8. The management prescriptions outlined in this plan will be reviewed every 5 years, and any changes required, agreed with Kirklees Council prior to implementation.
- 1.9. The management plan will remain in place for in perpetuity.

2. OVER-ARCHING OBJECTIVES

- 2.1. The objectives of this maintenance specification centre on the ongoing maintenance of the publicly accessible areas within the proposed development.
- 2.2. The key objectives of the landscape scheme that accompanies this proposal are to:
 - To establish a functional and attractive landscape setting that contributes to visual amenity of the site and the immediate setting;
 - Undertake management operations to enhance the ecology of the site and improve local biodiversity wherever possible;
 - To ensure best horticultural and health and safety practices at all times; and
 - Defects in the landscape are identified early and addressed promptly;
- 2.3. The maintenance specification requirements of each character area are described in more detail in Section 5.
- 2.4. For timings and frequency of operations refer to Maintenance Schedules 1 to 6 in Section 6. Management Responsibilities
- 2.5. This management plan comes into effect after the 12-month maintenance period where the landscape contractor shall maintain all areas of new planting, which immediately follows the completion of the soft landscaping works.
- 2.6. It is intended that following the initial 12-month maintenance defect liability period the maintenance of open space landscape areas will be undertaken by a management company.
- 2.7. The management company appointed for landscape maintenance will periodically review the ongoing maintenance operations to ensure that they are meeting the desired objectives for the site. This will form part of the ongoing monitoring system for the site.
 - Ensure longevity of furniture and equipment.

3.0 CLIMATE CHANGE AND BIODIVERSITY STATEMENT

3.1 This statement outlines the approach and practical considerations that will be undertaken as part of the landscape management operations to minimise the impact on the natural environment.

3.2 The management plan makes the following commitments:

Pesticide Use

Hand weeding should be undertaken where possible. However, where this is not practicable, pesticide and herbicide use will be limited.

Fertiliser

Where fertiliser is needed to support tree and shrub growth, organic fertilisers will be used.

Compost

When compost is needed, only peat-free compost is used.

Green Waste

All pruning's and leaf litter will be removed from site to a green waste facility for composting.

Watering

The sustainable and responsible use of water is a key consideration in landscape management. A balance must be struck between watering plants to help them establish and conserving water in times of drought. Watering plants will be undertaken early morning and late afternoons to avoid excess evaporation, and it is the ground that is watered, rather than the plants. Watering is stopped if there is a hosepipe ban or if there are signs that one may occur.

Tree Work

Tree work will be avoided where possible during bird breeding season, but if it is required during this time, nests are checked prior to any works being carried out and if they are in use, work is stopped until after bird breeding season.

Pruning

In order to maximise the opportunity for birds to eat berries, where appropriate hedgerow and plant trimming will take place in January / February.

Tree and Plant Replacement

In the event any tree or shrub dies or becomes diseased it will be replaced on a like for like basis.

Power Tools

Where practicable the use of rechargeable power tools will be preferred over petrol or diesel.

4.0 GENERAL

- 4.1 All works detailed in the following specifications shall 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.

All work will be carried out in accordance with:

- BS 4428:1989 Code of practice for landscape operations (Excluding Hard).
- BS 3998: 1989 Recommendations for tree works
- BS7370 Part 4 1993 Recommendation for maintenance of soft landscape

- 4.2 All birds and their nests are also protected under the Wildlife and Countryside Act 1981. Site management must be aware of the need to avoid disturbance or harm to nesting birds either by avoiding the nesting season, March to August inclusive and / or by checking that no nests would be affected by particular works.

- 4.3 Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Contractor must comply with the 'The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.

The Contractor must comply with all relevant Codes of Practice issued by DEFRA. In particular, where work is near water, comply with the 'Code of Practice for the Use of Herbicides on Weeds in Watercourses and Lakes'. Written approval from the Environment Agency (EA) should be obtained prior to the use of pesticides within these areas.

A recognized nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides. All pesticides transported or stored in the Contractor's vehicles (regardless of quantity) shall be locked in a separate storage compartment in the vehicle or within a lockable container in 'pickups' that are bolted to the floor of the vehicle.

The storage locker must be sealed and clearly marked as containing pesticides and must bear a standard black and yellow hazard sign.

A Certificate of Competence (National Proficiency Training Certificate) must be held by the Contractor applying pesticides and handed to the Estate Management Company prior to commencement on site. Only Certificate of holders shall mix, apply and dispose of pesticides and other chemicals on the site.

- 4.4 Notification of at least 24 hours shall be given to the Management Company of the Contractor's intention to carry out application of pesticides. The Contractor shall select the most appropriate and effective method for each particular area or situation or for any particular use or specific work and shall notify the Management Company of the type of pesticide, active ingredient, and method and timing of application.

The Contractor shall keep a written logbook detailing all uses and pesticide applications carried out and a copy shall be submitted to the Management Company for record.

The Contractor is required to notify the public of any pesticide application. A warning sign shall be posted at the entrance to the areas to be treated. Where contained solely within planting beds the

sign shall be placed adjacent to edges in noticeable positions. Details of the application and a contact person shall be indicated on the sign.

The Contractor shall in accordance with COSHH Regulations protect employees and other persons, including the public, who may be exposed to substances hazardous to health.

The Contractor shall restrict the use of chemicals strictly to where necessary either to maintain formal landscape areas or to control notifiable weeds. Informal landscape areas, parkland and peripheral areas should be free of both pesticides and fertilizers except where absolutely necessary.

- 4.5 The Contractor shall dispose of waste pesticides and containers in accordance with the control 'Control of Pesticides Regulations 1986', Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor. Empty containers shall not be re-used for any purpose and containers shall be cleaned thoroughly in accordance with label instructions prior to safe disposal.

- 4.6 The Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides. The Landscape Contractor shall inform the Management Company of any subsequent changes to legislation and regulations that affect the contract.

5.0 OUTLINE SPECIFICATION FOR THE MAINTENANCE OF SOFT LANDSCAPE AREAS

5.1 This section contains an outline specification for the general maintenance operations of the key landscape resources outlined in Section 1.

General and detailed requirements for landscape maintenance are provided below:

5.2 GENERAL REQUIREMENTS

5.2.1 NOTICE TO CA

Give 2 days' notice before all maintenance visits including outline of planned works.

5.2.2 REINSTATEMENT

Reinstate to original condition any damage or disturbance to soil structure, planting, grass and fencing.

5.2.3 CONTROL OF MAMMALIAN PESTS

Only approved specialist firms and methods to be used. Contractor to submit proposals to CA for written approval.

5.2.4 WATERING GENERALLY

For specific watering requirements and frequency to individual areas refer to Section 5 - Schedules 1 to 8.

- Obtain CA's written approval before using a supply other than Potable mains water.
- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Do not damage or loosen plants.
- Where required, loosen soil to direct water to root zone.

5.2.5 WATER RESTRICTIONS

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

5.2.6 DISPOSAL OF ARISING

Unless specified otherwise, dispose of arisings from all operations and remove from site to a suitably licensed tip.

5.2.7 CHIPPING OR SHREDDING ON SITE

Chipping or shredding on site is not permitted.

5.2.8 LITTER

Collect and remove from site all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site.

5.2.9 CLEANLINESS

Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition at completion and after any maintenance operations.

5.2.10 LEAF REMOVAL

Collect fallen leaves from mown grassed areas, ornamental planting beds and footpaths and remove from site for recycling.

5.2.11 PRUNING GENERALLY

Prune in accordance with good horticultural and arboricultural practice:

- Do not damage or tear the stem or bark when removing branches
- Keep wounds as small as possible and cut cleanly back to sound wood.
- Make cuts above and sloping away from an outward-facing healthy bud, angled so that water will not collect on cut area.
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.
- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Give notice to CA if disease or infection is detected.
- Do not use growth retardants, fungicide or pruning sealant unless instructed.

5.2.12 PRUNING OF EXCESSIVE OVERHANG

Remove any growth annually, as outlined in Maintenance Schedules, encroaching onto grassed areas, paths, roads, signs, sightlines and light fittings.

5.2.13 USE OF HERBICIDE

If chemical control is deemed necessary, apply targeted systemic herbicide treatments during late summer to early autumn (August–October), ensuring maximum translocation to root systems and minimal ecological disturbance

5.3 EXISTING TREES & VEGETATION

5.3.1 TREES

Undertake inspections every 2 years in accordance with BS 3998 or as necessary due to health and safety concerns. First, inspect all trees. Then, identify those that actually pose a hazard. All trees, regardless of previous health, should be inspected after a severe storm. Structural defects are best detected in the late fall, winter, and early spring when there are no leaves on the trees.

5.3.2 Carry out any works in the dormant period and avoiding the bird nesting season (unless specifically agreed with a suitably qualified ecologist) and paying due regard to any other ecological constraints.

- 5.3.3 Works required due to any immediate risk to public safety should be carried out immediately (regardless of season but with appropriate input from a suitably qualified ecologist).
- 5.3.4 UNDERSTOREY
- 5.3.5 Inspect scrub areas annually to assess condition, health, and composition.
- 5.3.6 Remove invasive species by hand or targeted treatment. Apply herbicides only under the direction of a qualified operative and in accordance with current legislation and ecological guidance.
- 5.3.7 Undertake rotational cutting on a 3–5 year cycle, removing up to one-third of the scrub area in any one year to encourage regeneration and structural variation. Retain deadwood and thickets for habitat where safe to do so. Avoid cutting during the bird nesting season unless for safety or ecological reasons, and only under supervision of an ecologist if required.

5.4 SPECIMEN TREES

5.4.1 WATERING

Water Twice Monthly from April to October.

- Each tree to receive 40L of water at each scheduled watering operation to ensure roots are well irrigated
- Soil moisture:
 - To ensure trees are well irrigated in dry conditions, CA to instruct additional watering operations as required
 - CA may omit scheduled watering operations subject to assessment of prevailing weather conditions and soil moisture levels
- Crown spraying. During evening hours, when instructed by CA

5.4.2 TREE STAKES AND TIES

Check stability of trees, especially after severe winds and firm as necessary (at least 4 inspections per year).

- Replace loose, broken or decayed stakes to original specification.
- If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie.
- Adjust, refix or replace loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- stakes and ties shall be removed during spring when no longer required to support the tree. Fill stake holes with lightly compacted soil.

5.4.3 WEEDS

Maintain a 1m radius around each plant free from vegetation by hand weeding. Ensure bark mulch remains topped up to 75mm deep (5-35mm particle size) around trunk twice per year.

5.4.4 REFIRMING OF TREES

Refirm trees after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

5.4.5 FERTILIZER

Apply Multi-purpose organic plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

5.4.6 REPLACEMENT PLANTING

Replace any trees that have failed (between 1 November and 31 March).

5.4.7 DISEASE

Carry out annual check for signs of disease and undertake treatment as required

5.4.8 PRUNING

Carry out pruning as and when necessary to maintain natural habit of the tree, in keeping with good horticultural practice.

5.4.9 TREE WORK GENERALLY

Before starting work agree which trees, shrubs and hedges are to be removed or pruned. Avoid damage to neighbouring trees, plants and property.

- Standards: To BS 3998:2010 Recommendations for Tree Work, and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'
- Cut branches as Arboricultural Association Leaflet 'Mature tree management'.
- Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Operatives must hold a Certificate of Competence for Chain saw work.
- All tree work is to be carried out by an approved member of the Arboricultural Association.

5.4.10 ADDITIONAL WORK

Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention: Give notice if detected.

5.4.11 PREVENTION OF WOUND BLEEDING

To BS 3998, clause 8.

5.4.12 PREVENTION OF DISEASE TRANSMISSION

To BS 3998, clause 9 and Appendix B.

5.4.13 CLEANING OUT AND DEADWOODING

Remove:

- Dead, dying, or diseased wood, broken branches and stubs.
- Fungal growths and fruiting bodies.
- Rubbish, windblown or accumulated in branch forks.
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Other unwanted objects, e.g. tree houses, swings.

5.4.14 CUTTING AND PRUNING GENERALLY

- Use appropriate, well maintained and sharp tools
- For final pruning cuts:
 - Do not use chainsaws on branches of less than 50 mm diameter.
 - When using handsaws, form a smooth cut surface.
 - Do not use anvil type secateurs.
- Removing branches: Do not damage or tear the stem.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- Large branches: Remove only with prior approval from CA.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

5.4.15 CROWN REDUCTION/ SHAPING

Cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.

5.4.16 CROWN LIFTING

Remove branch systems to give clearance to a height as instructed by CA.

Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub-lateral buds or branches. Do not leave stumps.

5.4.17 BARK DAMAGE

- Do not attempt to stop sap bleeding from wounds
- Remove ragged edges and splintered wood from wounds using a sharp knife.
- Keep wounds as small as possible.
- Inform CA immediately if liquid or flux oozing from apparently healthy bark.

5.4.18 MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness

- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

5.5 SCRUB PLANTING

5.5.1 WATERING

Water Twice Monthly from April to October.

- Ensure full depth of topsoil is thoroughly wetted to aid plant establishment.
- Soil moisture:
 - To ensure plants are well irrigated in dry conditions, CA to instruct additional watering operations as required
 - CA may omit scheduled watering operations subject to assessment of prevailing weather conditions and soil moisture levels.

5.5.2 PLANT GUARDS

Plant guards to be straightened and ties checked during each inspection (at least 4 inspections during the year) and adjust to avoid chaffing and other damage.

Guards to be removed at the appropriate time, typically during 4th or 5th year, dependant on the mammal population.

5.5.3 WEEDS

Remove any weed growth within plant guards by hand and maintain entire planting area as free from vegetation by ensuring bark mulch remains topped up to 75mm deep, in 1m dia. Area around trunk.

5.5.4 REFIRMING OF PLANTS

Refirm after strong winds, frost heave and other disturbances.

- Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement shall be broken up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

5.5.5 FERTILIZER

Apply Multi-purpose organic plant food and soil improver fertiliser each season in March or April.

- Spread evenly.
- Carefully lift and replace any mulch materials.
- Apply at manufacturer's recommended rate.

5.5.6 REPLACEMENT PLANTING

Replace any plants that have failed (between 1 November and 31 March).

5.5.7 DISEASE

Carry out annual check for signs of disease and undertake treatment as required.

5.5.8 MAINTENANCE OF MULCH

- Top up with same type of mulch to 75 mm thickness

- Sweep and replace mulch spill on adjacent areas, if not contaminated with weeds and rubbish, return to planted area.

5.6 SPECIES RICH GRASS AREAS

5.8.1 CUTTING

The grass sward will be cut once per year after release of seed in later summer (either by hand strimming or mower) to a height of 5 cm, cuttings to be removed after 2 weeks. The target height for the sward would be 8 cm - 10 cm

5.8.2 MAINTENANCE OBJECTIVES

It is essential, particularly in the first twelve months to manage the sward to aid seedling development and maintain a balanced composition from one year to the next. Wild flowers in most cases require a lower maintenance input with a more flexible approach than our traditional amenity grasslands. Mixtures which have been established during the autumn, for example, are unlikely to require cutting until the following spring. By this time there should be a sufficiently developed sward of companion grasses. This will be growing faster than the flora content of the mixture. To reduce the grass canopy and allow established broad leaved species to develop a cut will be required. The timing of the first cut will depend mainly on the rate of growth of companion grasses. A rule to follow can be to cut the sward once the height exceeds 10cm (late March/early April) reducing the height to between 4-7cm according to evenness of the ground. The lower the cutting height, the slower the regrowth of grasses. A second cut could be required if re-growth exceeds 10cm by the end of April/ early May. This will be very much influenced by local growing conditions such as rainfall and ground temperatures. The greatest influence will be soil fertility. Depending on subsoil the sward may not require any more than one cut.

5.8.3 CONTROL OF INVASIVE/NOXIOUS WEEDS

Control of invasive/noxious weeds will be managed by mechanical control (e.g. strimming of thistles or hand pulling of ragwort); the use of herbicides should be avoided but if necessary large infestations may be controlled by the application of glyphosate.

5.7 HARD SURFACES

5.7.1 PERFORMANCE CRITERIA

Ensure that hard surfaces are maintained in a safe, debris-free state to facilitate all-year-round use of the site.

5.7.2 INSPECTIONS

Undertake regular inspections to ensure areas of hard standing are sound and free from cracks and trip hazards; any degradation or puddling must be noted and made good at the following maintenance visit. Significant damage creating a hazard to pedestrians must be highlighted appropriately and repairs undertaken within an agreed timeframe.

The Contractor shall allow for inspection of all gullies, grilles, covers, on each site visit. The Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.

The Contractor shall check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to the Management Company.

On removing any grating, cover or grille, the Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

5.7.3 CLEANLINESS

As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves, through regular sweeping. Remove any arisings from site.

5.7.4 LITTER

'Litter' is anything whatsoever which is thrown down, dropped or otherwise deposited in, onto or from any place in the open air to which the public are permitted to have access without payment, unless otherwise by law or done with the written permission of the Management Company. This shall include all items, e.g. beverage containers, fast food packaging, tree branches and animal faeces.

Methods of litter collection may be by hand, paper picker or mechanical means as approved by the Management Company.

Any damage caused to the soft landscaped or hard landscaped areas due to litter picking/collection operations being carried out by the Contractor shall be made good at the Contractor's expense and to the completed satisfaction of the Management Company.

5.7.5 LEAVES

The Contractor shall be responsible for the clearance of leaves, twigs, etc., from areas specified from leaf fall (normally October until the end of December). The Management Company will instruct the Contractor when leaf clearance commences.

The Contractor shall carry out leaf clearance by hand raking or sweeping or using machinery appropriate to this work and approved by the Management Company.

The Contractor shall ensure that all flowerbeds, shrub beds, grass areas, paths, channels, drains, designated driveways, steps and play areas, or other specified by the Management Company, are kept clear of leaves.

The Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Contractor shall not leave groupings of collected leaves on site for bulk removal, unless specific approval from the Management Company has been issued in writing.

5.7.6 CLEANING

Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spilt liquids (Coca-Cola, tea, coffee) should be removed using a neutral biodegradable detergent and thoroughly rinsed afterwards.

Paved areas to be steam cleaned every 5 years.

5.7.7 WEED CONTROL

The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of the Management Company.

Weed growth is deemed to include the removal of moss.

5.7.8 DE-ICING

Apply rocksalt and/or de-icing agents to all pedestrian and trafficked areas as necessary to maintain safe environment.

Run off rocksalt to be prevented from entering planted areas.

All rocksalt to be stored off site

6. SCHEDULE OF OPERATIONS

Maintenance Schedules (1 to 6): List of Operations, Timing and Frequency. To be repeated each year for duration of maintenance period.

The schedules below list the timing of key annual operations for specific landscape areas, as shown in Appendix 1. For required standard, the schedules should be read in conjunction with Specification for Maintenance and BS7370:Part 4 Grounds maintenance - Recommendations for maintenance of soft landscape.

Schedule 1: General (site wide)															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Litter pick	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
2	Removal of fallen leaves	Fortnightly	x									x	x	x	

Schedule 2: Existing Trees & Vegetation															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Inspection for damage and disease	Annually							x						
2	Pruning	As and when required	x	x	x							x	x	x	
3	Replace dead/missing trees	Annually												x	
4	Herbicide application	Annually as required								x					

Schedule 3: Tree Planting															
	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D	
1	Tree inspection for damage and disease	Annually							x						
2	Assessment of dead/missing trees	Annually									x				

4	Watering	Twice Monthly from April to October				x	x	x	x	x	x	x			
5	Re-firming	Monthly	x	x	x	x	x	x	x	x	x	x	x	x	
6	Pest & disease control	When required	x	x	x	x	x	x	x	x	x	x	x	x	
7	Check plant guards (adjust & replace as required)	Monthly		x			x			x			x		
8	Fertilizer	One application annually (in March or April)			x	x									
9	Mulching – topping up	Twice a year				x						x			

Schedule 5: Proposed Species Rich Grass

	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Weed Control (spot spray/hand weed)	3 times from March to September				x			x			x		
2	Cutting	Annually									x			

Schedule 6: Hard Surfacing

	Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1	Weed Control	Twice a year			x							x		
2	Repair damage	When required	x	x	x	x	x	x	x	x	x	x	x	x
3	Sweep	Monthly from March to October			x	x	x	x	x	x	x	x		
4	De-icing	When required	x	x	x	x	x					x	x	x

