

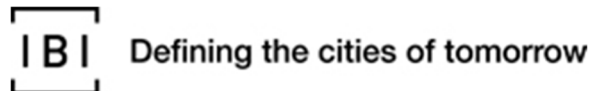
Barnsley Public Realm

Landscape Maintenance and Management Plan

BGW2-IBI-PB-XX-DC-L-G700-0001

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PLANNING



Document: Landscape Maintenance and Management Plan

Compiled by: DW

Reviewed by: DW

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IBI Group

Dantzic Building, Fourth Floor

Dantzic Street

Manchester M4 2AL

Tel: 0161 696 4980

Introduction

- 1.1 This document has been prepared by IBI Group for the proposed public realm at Barnsley Town Centre and includes works to Midland Street, Interchange Square and Market Gate Car Park. This document provides a comprehensive maintenance schedule covering annual operations between years 1 – 5 and a long term management plan from 6 years onwards.
- 1.2 This document covers all areas of landscape within the proposed red line boundary.
- 1.3 Soft Landscape elements include:
 - New specimen tree planting,
 - New shrub planting,
- 1.4 Hard Landscape elements include:
 - Tarmac to vehicular areas,
 - Tarmac to pedestrian footpaths,
 - Granite to pedestrian areas,
 - Granite /timber seating,
 - Sandstone to pedestrian areas,
 - Guard railings & bollards, balustrades,
 - Stone Aggregate top block paving
 - Street furniture i.e. benches, bins.
 - HVM Bollards (maintenance by others)

1.5 This document should be read in conjunction with the following drawings:

- BGW2-IBI-PB-XX-PN-L-G700-0001 Public Realm GA Plan
- BGW2-IBI-PB-XX-PN-L-G700-0005 General Arrangement Plan – Market Gate Car Park
- BGW2-IBI-PB-XX-PN-L-G700-0011 Planting Plan – Interchange Square & Market Gate Car Park
- BGW2-IBI-PB-XX-PN-L-G700-0013 Public Realm General Arrangement Plan – Midland Street
- BGW2-IBI-PB-XX-PN-L-G700-0014 Planting Plan – Midland Street [Chip Shop]
- BGW2-IBI-PB-XX-PN-L-G700-0015 Public Realm General Arrangement Plan – Interchange Square
- BBTC_IBI_N3_L_G700_PL_00_28 Hostile Vehicle Mitigation Measures – Interchange Square: Option 2 [CCP080]
- BGW2-IBI-PB-XX-DT-L-G700-0001 Typical Soft Landscape Details
- BGW2-IBI-PB-XX-DT-L-G700-0009 Cell System Tree Pit Detail – Tree Location 1
- BGW2-IBI-PB-XX-DT-L-G700-0010 Cell System Tree Pit Detail – Tree Location 3
- BGW2-IBI-PB-XX-DT-L-G700-0011 Cell System Tree Pit Detail – Tree Location 4
- BGW2-IBI-PB-XX-DT-L-G700-0012 Cell System Tree Pit Detail – Tree Location 5
- BGW2-IBI-PB-XX-DT-L-G700-0013 Cell System Tree Pit Sections – Tree Location 5
- BBTC_IBI_N1_L_SPC_1 Barnsley Public Realm - Master Landscape Specification

1.6 The overall long term objectives for this plan are:

- To maintain a safe and secure environment for users; which remains visually interesting and stimulating throughout the year,
- To secure the implementation and establishment of the proposed landscaping scheme, and to secure wildlife and ecological benefits wherever possible,
- Maintain proposed and existing landscape finishes and structures to establish a functional public space network,
- Encourage establishment of new planting, with a particular emphasis on seasonal change,
- To maintain high standards of landscape development through considered management procedures.
- To ensure that methods employed respect and encourage wildlife, wherever possible,
- Maintenance procedures are carried out as identified to ensure all defects are identified early and addressed promptly.

Insurances and Certification

1.7 The appointed Landscape Maintenance Contractor will need to provide all insurances and certification required to carry out the works specified within this plan. It is the responsibility of the appointing authority to ensure that all submitted insurances and certificates are up to date and provide the appropriate level of cover for the works.

Environmental Considerations

1.8 All chemical weed control must be carried out by trained staff in accordance with the manufacturers recommendations and legislation set out below:

- The Food and Environmental Protection Act (1985),
- The Control of Pesticides Regulations 1986 (CORP) (as amended 1997),
- The Control of Substances Hazardous to Health Regulations (2002),
- The Environmental Protection Act (1990)

- 1.9 It is the contractor's responsibility to ensure that all operatives are conversant with the foregoing legislation and other relevant Codes of Practice and British Standards. The contractor will make any notifications required under the terms of The Food and Environmental Protection Act (1985) and will be responsible for any damage caused through inappropriate use.
- 1.10 All arisings (unless specified otherwise) should be removed from the site and taken to an appropriate recycling facility.
- 1.11 Watering operations are to be carried out as specified. The appointing authority will notify the contractor of an appropriate water source. If a watering source is not accessible, then watering should be carried out through another approved method.

Landscape Management Preambles

- 1.12 All maintenance work to be carried out by experienced and qualified operatives, all works detailed within this plan are to be carried out in accordance with good practice, using plant materials and machinery appropriate for the tasks undertaken. Any planting which fails as a result of the Contractor's neglect will be replaced within the following planting season.
- 1.13 It is the appointed Maintenance Contractor's responsibility to visit site and record all existing conditions of hard and soft materials, including new and existing tree, and shrub planting, seeded areas and any new and existing hard surface and structures.
- 1.14 Any damage caused by the Maintenance Contractor is to be made good at the Contractor's expense.

Litter Removal

- 1.15 For the purpose of this management plan, litter shall be termed as any item of debris or deleterious material e.g. paper, polythene, glass, wood, stone and metal.
- 1.16 Litter removal shall be carried out on a monthly basis, with additional visits if instructed by the appointing authority.
- 1.17 Leaf litter is to be collected on three occasions from all footpaths and vehicular routes during the main autumn leaf fall between October and December.
- 1.18 Particular care should be taken by the Contractor when removing all broken glass, tins, sharp objects and other items likely to constitute a hazard to the public.
- 1.19 All litter and debris is to be removed off site to an authorised tip or appropriate recycling facility. This shall be carried out in accordance with the Code of Practice on Litter and Refuse (2006) issued under Section 89 of the Environmental Protection Act (1990).

Tree and Shrub Planting

- 1.20 Prior to commencing works all areas are to be cleared of litter and debris in accordance with the litter removal section above.
- 1.21 All plants to be checked and firmed up as necessary.
- 1.22 Any damaged shoots or branches to be pruned using secateurs, cutting back to above a live outward facing bud or shoot.
- 1.23 Weed growth in planting areas is to be treated during summer visits with an approved herbicide, in line with the manufacturer's instructions.
- 1.24 Grass growth within planting beds shall be treated during winter visits with an approved residual herbicide, in line with the manufacturer's recommendations.
- 1.25 Any failed trees or shrubs are to be removed, holes are to be filled, and replaced during the next planting season.
- 1.26 Newly planted trees and shrubs are to be monitored all year round to ensure canopy form with the central leader is healthy and typical of the species, and remains free from pest and diseases. Where necessary, formative pruning to be carried out by a qualified Arboriculturist. All aspects of installation, including moisture content in rootballs, stakes etc to be inspected on a regular basis.

Hard Landscape Materials and Structures

- 1.27 Hard landscape materials including all surface treatments, edge treatments and structures need to be checked on a regular basis to ensure that anything that could cause injury or used to cause harm are removed.
- 1.28 Surfacing and edging is to be checked for loose or broken materials, which could cause a trip hazard. Any defective materials should be removed and replaced within 10 days of report, and should be marked as a hazard immediately.
- 1.29 Any hard surfacing around proposed tree pits to be monitored for any lift or damage to the surrounding paving. Any defective materials should be removed and replaced within 10 days of report, and should be marked as a hazard immediately.
- 1.30 Proposed retaining walls, balustrades, bollards and railings should be checked on a regular basis to ensure all fixings and other components are secured. Any defective materials should be removed and replaced within 10 days of report, and should be marked as a hazard immediately.
- 1.31 HVM Bollards to be inspected and maintained by others and in accordance with specialist supplier.

Maintenance schedule

Short Term Maintenance Operations (Years 1-5)

1.1 The table details annual maintenance operations required during the first five years to ensure successful establishment and development of the landscape proposals.

Short Term Maintenance Operations (Years 1-5)

Operation	J	F	M	A	M	J	J	A	S	O	N	D	Notes
1. New Shrub and Tree Planting													
Annual tree inspection and remedial pruning to all trees as required										1			Trees will require annual inspections by an arboricultural consultant to ensure health of the tree, and to maintain trees at a suitable and safe height. Trees will require regular inspections to check for any vandalism to trees. Regular pruning is required as necessary and the repair of wounds should be carried out between October and February. Removal/adjustment of stakes, ties and rabbit guards should be carried out as necessary following inspection as required. All cuttings to be removed to appropriate recycling facility. Replace any ornamental mulch as required to specified depth.
Weeding and litter pick	1	1	1	1	1	1	1	1	1	1	1	1	Maintenance teams are to check the site following weeding to ensure no equipment or chemicals have been left on site.

Operation	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Shrub planting - Formative prune				1							1		Winter flowering shrubs to be pruned annually in Spring. Shrubs flowering between March and July to be pruned immediately after flowering annually. Shrubs flowering between July and October to be pruned back to the old wood in the Winter annually. All cuttings to be removed to appropriate recycling facility.
Bark mulch								1					Bark mulch to be re-applied once towards end of maintenance period. Do not smother plants when re-applying mulch. Consistent mulch depth helps retain moisture, suppress weeds, deter pests, control temperature, protect roots etc.
Watering <u>as required</u>													Water as required to ensure successful establishment and continued thriving of trees and shrubs.
4. Hard Landscape Materials													
Remove litter, and general debris	1	1	1	1	1	1	1	1	1	1	1	1	Monthly inspections are carried out to remove any litter or debris.
Biannual inspection for wear and tear			1						1				Paths and shared spaces are to be inspected regularly, to ensure all materials are secure, avoiding any potential risk of injury to users. More thorough inspections are required by operatives before winter to repair any cracked or damaged surface which could deteriorate due to winter temperatures and after winter, to ensure any materials damaged over winter are repaired.
Lighting inspection/cleaning	1		1		1		1		1		1		Maintenance of lighting within hard landscape to be to manufacturer's and Engineer's details. Cleaning of base

Operation	J	F	M	A	M	J	J	A	S	O	N	D	Notes
													of lighting columns, spot lights and LED strips to be carried out as per recommendations.
4. Street Furniture, Structures and Water features													
Biannual inspection for wear and tear			1						1				Inspections are required to ensure the stability and integrity of all structures, to reduce the risk of injury to users. More thorough inspections are required by operatives before winter to repair any damage which could deteriorate due to winter temperatures and after winter, to ensure any materials damaged over winter are repaired. Ensure all litter is removed and any item stuck to seating eg Chewing gum is removed using specialist equipment so that no damage is incurred. Any damage to HVM planters to be repaired to make good, using specialist equipment as necessary. Any graffiti to be removed to all surfaces, using specialist equipment as necessary.
HVM Measures													
HVM Bollards													Please refer to specialist contractor Heald for maintenance proposals.
Note: Numbers in columns denote frequency of visits with each monthly period													

Please Note: Any plants or trees that are removed/die or become seriously damaged or diseased within a period of 5 years from the date of planting shall be replaced with others of a similar size and species in the next planting season, unless the local planning authority gives written consent to any variation.

Long Term Management Proposals (Year 6 Onwards)

1.1 The table below details long-term maintenance operations aimed at ensuring the longevity of the landscape setting and enhancing ecological value of the proposed planting.

1.2 Long Term Management Proposals (Year 6 Onwards)

Operations	Frequency	Notes
New trees		
Condition and safety inspection by Arboriculturalist	Annually	Annual inspections by an arboricultural consultant to ensure health of the tree, and to maintain trees at a suitable and safe height. Regular pruning is required as necessary and the repair of wounds should be carried out between October and February.
Shrub Planting		
Inspection and remedial prune where necessary to shrubs	Annually	Pruning is required as necessary and the repair of wounds should be carried out between October and February.
Replacement of plants that have exceeded their aesthetic life spans. 5-7% stock on rotational basis	Once every 5 years	
Hard Landscape Materials		
Wear and tear inspection	Biannually	Paths are to be inspected regularly, by staff to ensure all materials are secure avoiding any potential risk of injury to users. More thorough inspections are required before winter to replace any cracked or damaged materials which could deteriorate due to winter temperatures and after winter, to ensure any materials damaged or made loose over winter are replaced or made secure. Maintenance of lighting within hard landscape to be to manufacturer's and Engineer's details. Cleaning of base of lighting columns, spot lights and LED strips to be carried out as per recommendations.
Street Furniture, Structures and Water features		

Operations	Frequency	Notes
Wear and tear inspection	Biannually	Biannual inspections are required to ensure the stability and integrity of all structures, to reduce the risk injury to users. Please refer to specialist contractor Ocmis for long term maintenance proposals.
HVM Measures		
HVM Bollards		Maintenance of bollards to be regularly inspected. Please refer to specialist contractor Heald for maintenance proposals.