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C0111 Sandford Road, Dublin 6

For Sandford Living Ltd

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Document number: C0111 REP03

Revision: P3

Revision History

Revision	Description	By	Date
P1	Issued for LRD Planning Application	GB	17.04.23
P2	Issued for LRD Planning Application	AS	30.06.2025
P3	Issued for LRD 2 Planning Application	GB	01.12.2025

1.0 INTRODUCTION

1.1 Cameo & Partners have been appointed by Sandford Living Ltd. to prepare this Landscape Maintenance and Management Plan for the external landscape of the proposed development of Sandford Road, Dublin 6.

1.2 The management plan covers the landscaping associated with Ground floor and terraces as per drawings:

- C0111 L100 Ground Floor, General Arrangement Plan
- C0111 L110 Combined General Arrangement Roof Plan, Green Roofs and Amenity terraces

1.3 Maintenance prescriptions have been formulated to maximise the landscape amenity of the site, maintain healthy plant growth, keep planting beds free from weeds / litter and ensure plant stock remains free from disease. This plan deals with the maintenance of the following areas:

- Maintenance of Existing Trees;
- Maintenance of Proposed Tree Planting;
- Maintenance of Proposed Hedge Planting;
- Maintenance of Proposed Shrub Planting;
- Maintenance of Proposed Amenity Grass/Meadow Grass Areas/Bulb Planting;
- Maintenance of Proposed Green Roofs;
- Maintenance of Hard Surfaces & Street Furniture;
- Maintenance of Play Areas
- Ecological Monitoring

1.4 The plan covers the first 5 years of maintenance. After which, the plan should be reviewed, with fresh objectives and prescriptions for the long term maintenance, in consultation with any relevant stakeholders, including any emerging residents groups.

1.5 Following initial development of the site, it is anticipated that the first 12 months planting maintenance will be the responsibility of the landscape sub-contractor as appointed by the developer. Any planting areas that are conveyed to the individual dwellings will remain the responsibility of the occupier.

1.6 Where a British Standard or Code of Practice exists, appropriate to any materials, workmanship or operations necessitated by the Works or part thereof, such materials, workmanship or operations shall comply with the latest edition of that British Standard or Code of Practice unless otherwise stated.

2.0 SITE DESCRIPTION

2.1 The site is located to the south-east of Dublin, Dublin 6. The proposed new residential-led mixed-use scheme in Sandford aims to create a high-quality residential community with a splendid and unique, contemporary landscape design within a parkland setting which is cognizant of the historical context of the site and its notary buildings. The proposed development will principally provide residential units with large open spaces.

Based on the Dublin City Council Development Plan 2022-2028, the masterplan shall set out a clear vision for the lands zoned Z12, to provide for the identification of 25% of the lands for open space and/or community facilities.

As part of the overall design philosophy, the design team have sought to ensure that the previously private lands are opened up and public access provided throughout the site, which has not existed before. The publicly accessible parkland benefits from a series of interconnected amenity spaces strung along legible parkland walks which may be accessed easily by the existing neighbourhood community and future residents from the new site entrances. The layout of the site encourages walking throughout, with a hierarchy of connections, offering a range of routes to destinations and well-connected experiences.

The retained existing historical buildings occupying the site will be respectfully set within a new formal landscape setting, transitioning into more natural environments surrounding the newly proposed residential blocks.

The scheme aims to retain a large number of the existing trees on the site. Due to the design layout and shape of the built form, a portion of existing trees will be removed and a large number of existing trees will be retained. The tree removal will allow the space along the eastern boundary in particular (which is currently overgrown and unusable) to be opened up into usable and high-quality public open space which is a significant gain for the area. The trees that will be removed will be also replaced by a significant number of medium size trees that will have a greater long-term benefit to the local ecology and biodiversity. Refer to CMK Horticulture & Arboriculture Report

3.0 IMPLEMENTATION OF THE WORKS

3.1 All works should be installed in accordance with the design illustrated on the C0111 L100 Ground Floor, General Arrangement Plan and information, Design intent set out on C0111 REP01 Landscape Design Statement

3.2 All planting should take place in the first available planting season following completion of the dwellings and any associated open space areas, and to meet the criteria of the general planting specification set out in on the drawings.

3.3 The actual programme of installation will be dependent on the build programme of the developer and a more detailed programme of installation should be developed once construction of the housing areas has commenced.

3.4 Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).

3.5 The Contractor shall carry out all operations as necessary and shall provide all materials, labour, machinery, monitoring, analysis, supervision and administration to fulfil at all times, the following requirements:

- The grounds be fit for the purpose in every respect as a high quality landscape. That the grounds be maintained in a clean, safe, orderly and litter-free condition.
- The protection of the health and safety of all people in the grounds be ensured. The Contractor shall comply with all relevant health and safety legislation and provide evidence of doing so.
- Any inconvenience to all people in the public spaces and units be minimised by the execution of maintenance operations in such a manner and at such times as to reduce disturbance to the lowest level reasonably possible.
- All defective items be replaced as soon as is reasonably possible and in accordance with the original specification.
- All defective shrubs and grass areas be replaced at no additional cost to the contract unless their failure is caused by, vandalism or construction activities by others.
- The Contractor shall produce a programme of works for the duration of the contract. This shall be reviewed at contract meetings to be held at Client's offices. The meeting attendance dates will be regular although not always on the same day each visit. For each meeting a report on work carried out, resources, progress, health and safety and information required shall be produced for distribution in advance by the Contractor.
- The grounds are maintained and monitored to keep and increase the enhanced ecological value.

3.6 The Contractor shall be responsible for all supervision required to ensure that the works are carried out in accordance with the specification and shall employ experienced and competent foremen on site throughout the duration of the works.

3.7 The Contractor shall appoint a Foremen fully qualified in all aspects of horticulture. Such personnel shall be available at all times to supervise key activities such as: pest control, plant nutrition, control of plant disease, pruning, replacement planting, irrigation, soil analysis etc.

The Contractor shall employ Supervisors conversant with all aspects of soft and hard landscape. Landscape operatives shall be trained in all aspects of their work.

4.0 GENERAL MAINTENANCE ITEMS

4.1 Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, registered with the British Association of Landscape Industries (BALI). For the purposes of this report the appointed landscape contractor is referred to as 'The Contractor'.

4.2 Maintenance visits shall be undertaken at minimum monthly intervals (i.e. 12 visits per year). Visits may need to be increased at certain times of the year to enable the operations set-out within the report to be properly executed.

At each visit the following operations shall be undertaken:

- (i) Regularly litter pick for the entire site to ensure that all planting and amenity areas are kept free from litter;
- (ii) Rake-up any leaf litter and remove from site;
- (iii) Ensure that all adjacent areas affected by maintenance operations are protected using boards or tarpaulins. Do not place excavated or imported materials directly onto grass/hard surfaces;
- (iv) Undertake weeding of planted areas;
- (v) Undertake watering (as required) to ensure healthy growth / establishment of plant stock especially during the summer months (May to Aug) or during periods of prolonged drought where more frequent visits may be required;
- (vi) Sweep all communal hard surfaces to ensure they are kept free from litter and leaves; and
- (vii) Undertake all the necessary landscape maintenance outlined in the following sections.

4.3 All soft landscape areas to be maintained to BS7370-4:1993.

4.4 The Contractor shall physically maintain the whole of the site in accordance with the schedules and specification included within this document. The landscape maintenance is to be carried out to a high standard at all times.

4.5 A record or log of all maintenance visits should be undertaken by the Contractor and these should be collated on a six monthly basis and submitted to the management company for review.

4.6 The Contractor shall ensure that any chemical application is undertaken by trained personal / operatives only, who have the appropriate NPTC certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes' will be observed where applicable. The use of any chemicals shall be noted on the record sheets as outlined above.

4.7 The Contractor should ensure that the site is left in a tidy and safe state following the undertaking of works outlined in the enclosed schedules and this shall be at the end of the day of each visit. All arisings should be removed from site in accordance with the schedules.

4.8 The Contractor shall programme and vary their agreed time of visits to coincide with appropriate weather conditions for carrying out of operations, with particular regard for the use of chemicals and the mowing of grass. The mowing of grass during excessively wet weather or following periods of extended rain is strictly prohibited.

4.9 The Contractor should notify the management company to any significant pest or disease problem affecting the planted stock and shall provide a suitable strategy for treatment to be agreed with the client.

4.10 The Contractor shall advise the management company of all trees and other plants found to be dead, dying, vandalised or suffering significantly from the current growing conditions. All failed / defective plants identified within the first 12 months of installation should be replaced by the contractor at the soonest available planting season to ensure a continued coverage of growth. Replacement plants should be of the same species and specification of the failed specimens.

4.11 Chipping and shredding is not permitted on site without prior consent.

4.12 Should mammalian pests become a significant problem on site, then proposals for their control / eradication should be submitted for approval.

4.13 Ensure that a suitable water supply is available to carry out the operations detailed in this document. In the event of water restrictions (e.g. drought), the contractor will be responsible for submitting proposals to the management company for an alternative source of water e.g. use of a trailer mounted bowser.

5.0 MAINTENANCE OF EXISTING TREES

Objectives

5.1 Management of existing trees for safety, and to maintain healthy growth, attractive form and promote longevity. There are a number of mature trees located within the Site, and any management should be minimal and aimed at maintaining health and promoting longevity.

NB:- Should be read in conjunction with the detailed Tree and Woodland Management Plan which has been undertaken by CMK Hort+Arb Ltd.

Prescriptions

5.2 Monitor existing trees for any sign of defects or poor health twice yearly or after severe weather i.e. winds in excess of 50mph or snowfall >10cm. Report any signs of ill health or damage and take remedial action when instructed.

5.3 If trees show signs of poor growth in a heavily trodden area, with no observable pests or diseases, feed and aerate the root area or in severe cases, undertake specialist decompaction e.g. 'Terravent'.

5.4 Similarly, if trees appear to be suffering any signs of nutrient deficiency a general fertiliser should be applied as appropriate and in accordance with manufacturer's instructions, and hoed into bare soil beneath canopy line; annually as required.

5.5 Routine annual pruning of mature trees should be carried out only in exceptional circumstances if a health and safety issue is identified or for the benefit of the trees health. Prior to undertaking such works, advice should be sought from the principal designer / principal contractor.

5.6 Tree work should be carried out in accordance with BS 3998 and Health and Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'. Branches should be cut in accordance with the Arboricultural Association Leaflet 'Mature tree management'. In each case cut back to live wood using appropriate tools and do not prune during the late winter / early spring period.

5.7 Clean out and remove any dead, dying or diseased wood, broken branches or growths, fungal bodies and fruiting bodies. Remove any rubbish or objects / structures which have become attached or accumulated within the canopy or on the trunk of the tree. Any standing or attached dead wood should be left in situ unless it is causing an obstruction or poses a risk to health and safety.

5.8 All tree work should be carried out by a suitably qualified professional tree surgeon, a registered member of the Arboricultural Association. Consultation with the local authority should be sought for any works to trees covered by a Tree Preservation Order.

6.0 MAINTENANCE OF NEW TREE PLANTING

Objectives

6.1 To ensure new tree planting is suitably cared for to enable its successful establishment, and to promote healthy growth and attractive form.

Prescriptions

6.2 Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

6.3 Apply annually a single dose of evenly spread, 11:22:9 NPK, slow release fertiliser to the base of the tree at a rate of 50g per tree, from March – April; replace any mulch layer.

6.4 Inspect ties to trees, twice yearly or after severe weather. Test for soundness in early and late winter, and replace tight or ineffective ties.

6.5 Re-firm trees in ground after strong winds, frost heave or other disturbances.

6.6 Monitor and replace failed planting with new plants between October and March. Ensure planting is conducted into well-prepared ground.

6.7 Trees should be routinely inspected for pests and diseases and any remedial action taken swiftly to prevent the spread of disease and control pests.

6.8 Annually review and undertake crown pruning of young trees by removing dead branches and reducing selected side branches, ensuring development of a single strong leader. Pruning should be carried out in accordance with BS 7370-4.

6.9 Maintain a mulch layer at the base of each tree by annual topping-up to a depth of 50mm to a diameter of 1.2m around the trunk. Ensure mulch layer is free from weeds by hand cultivation.

7.0 MAINTENANCE OF NEW HEDGE PLANTING

Objectives

7.1 To ensure newly planted hedges are suitably cared for to enable successful establishment into a dense bushy hedge that can be suitably maintained for ornamental and amenity value.

Prescriptions

7.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought), sufficient water is applied to meet the conditions.

7.3 Prune and re-shape hedge species at the appropriate time according to individual requirements to promote good growth and compact form, removing any dead or dying wood.

7.4 Allow new hedges to attain a planned height of 1.2m, by trimming lateral growth once annually in mid to late summer. Once established, hedges should be maintained at their planned dimensions.

7.5 Keep all hedge planting trenches clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

7.6 No herbicides or pesticides will be used within or within close proximity to areas of biodiversity enhancement e.g., wildflower meadows, woodland understorey shrub layer, insect hotels, biodiverse roof planting and log piles. This will protect local pollinators and wildlife and maximise the biodiversity value of these enhancement features.

7.7 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², from March - April.

7.8 Top-up the mulch surface (where applicable) with chipped tree bark following planting, to a depth of 50mm. Regularly monitor mulch levels and re-mulch in July to original depth, or when required.

7.9 Regularly check for plants which have been loosened by wind or frost and re-firm any loose plants back into the ground.

7.10 Monitor and replace failed planting with new equivalent plants between October and March.

7.11 All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

8.0 MAINTENANCE OF NEW SHRUB PLANTING

Objectives

8.1 To ensure planting within communal areas adjacent to dwellings and in areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

Prescriptions

8.2 During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.

8.3 Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.

8.4 Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoe beds as necessary to keep soil loose, disposing of arisings off-site.

8.5 Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m², in March - April.

8.6 Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 50mm. Regularly monitor mulch levels and remulch in July to original depth, or when required.

8.7 Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.

8.8 Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.

8.9 Monitor and replace failed planting with new equivalent plants between October and March. Woodland understory shrub layer (especially along the northern boundary) must be kept herbicide/pesticide free and maintained in a dense, wild state as recommended by Dublin City Council.

8.10 Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

9.0 MAINTENANCE OF AMENITY GRASS, WILDFLOWER MEADOW & BULB PLANTING

Objectives

- 9.1 Ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.
- 9.2 Maintain meadow areas to encourage diverse flora.
- 9.3 Maintain areas of bulb planting to ensure healthy plants and provide seasonal displays of colour.

Prescriptions

Amenity Grass Areas and Bulb Planting

- 9.4 Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
- 9.5 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/strimmers within 100mm of tree stems. Do not use nylon filament rotary cutters or other hand held machinery which may cause damage to bark on tree trunks. Strim around other vertical obstructions.
- 9.6 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
- 9.7 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 9.8 Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
- 9.9 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 9.10 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 9.11 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.
- 9.12 Grass cutting will be avoided in areas planted with bulbs during late winter/early spring when bulbs are growing/flowering and for a period 6-8 weeks after flowering to allow bulbs to regain nutrients, after which a normal mowing regime can resume.

Wildflower meadow areas

- 9.13 In the first year, wildflower meadow areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. The first cut should occur when the plants reaches approximately 100mm, down 30mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season. Arisings should be removed after the first and last cut of the year, otherwise left on site.

9.14 Meadow areas should be monitored to assess the growth of any invasive species. Mechanical weeding is recommended instead to avoid the use of any herbicides/pesticides in wildflower meadow areas.

9.15 Meadow areas from year 2 onwards will be maintained with a biannual cut. Cut back any winter growth in early spring and second cut in September. Leave second cuttings for a few days before removing, this will allow seeds to drop and increase the wildflower coverage for subsequent years. Mechanically remove or remove invasive weeds. All arisings should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse. For proposed path within wildflower area at the west, mowing path maintenance operations involves regular grass cutting, edge trimming, and debris removal to keep paths clear and tidy. Mowing the path surface to be especially during growing season (spring and summer). Change the mowing direction periodically to prevent grass from bending permanently in one direction and to avoid tire ruts. Trimming edges to prevent encroachment to be monthly, to 50-100mm. Any clippings or debris to be cleared out of the site after mowing session or trimming.

10. MAINTENANCE OF BIODIVERSE AND GREEN ROOFS

Objectives

10.1 To ensure planting on roofs is suitably cared for to enable its successful establishment, to maintain growth and shape of plants.

Prescriptions

Sedum roof

10.2 Watering will be required for a minimum of 2 months during the establishment period. Depending on the weather and year of planting it may need to be longer. After the initial establishment period maintenance activities will be focused on upkeep and observation, especially during the active spring and summer growing seasons.

10.3 Vegetation-free zones (VFZs) to roof perimeters and around roof penetrations should be inspected at least every two weeks. Errant green roof vegetation and any debris (pebbles, sticks, leaves, trash, etc.) should be removed.

10.4 Remove trash, pebbles, sticks, fallen leaves etc. from the green roof on a regular basis.

10.5 Weeds and any tree seedlings to be removed during monthly inspections. Care should always be taken to prevent weeds from setting seed.

10.6 Watering should be carried out during the summer and periods of prolonged hot dry weather. Supplemental water may not be needed during periods of rain or milder temperatures. During prolonged hot dry weather or when plants become drought stressed, supplemental water should be applied, temporarily, to re-wet the soil to the point of saturation. This will keep plants from going dormant, keep them plump and healthy so they can cover the soil effectively, and optimize their appearance. It also enhances the evaporative cooling effect of the green roof.

10.7 No herbicide use should be used in biodiverse green roof areas. Mechanical weeding should be used.

Wildflower meadow areas (biodiverse roofs)

10.8 Watering requirements and debris removal as sedum roof

10.9 In the first year, wildflower meadow areas should be managed more intensively to prevent the intrusion of invasive ground flora and allow a diverse flora to develop. The first cut should occur when the plants reaches approximately 100mm, down 30mm, followed by subsequent cuts every 6 weeks down to 50mm throughout the first growing season. Arisings should be removed after the first and last cut of the year, otherwise left on site.

10.10 Meadow areas from year 2 onwards will be maintained with a biannual cut. Cut back any winter growth in early spring and second cut in September. Leave second cuttings for a few days before removing, this will allow seeds to drop and increase the wildflower coverage for subsequent years. Mechanically remove or remove invasive weeds. All arisings should be allowed to lay in-situ for 24 hours before being removed from site in order to allow any wildlife to disperse.

11.0 MAINTENANCE OF HARD SURFACES AND STREET FURNITURE

Objectives

11.1 To ensure that hard surfaces and street furniture are maintained in a safe, debris-free state to facilitate all-year-round use of the open spaces areas.

Prescriptions

Hard Surfaces

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

11.3 Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.

Street Furniture

11.4 Undertake bi-annual checks of all street furniture to ensure that it remains soundly and safely installed. Re-install any loose furniture.

11.5 In the case of street furniture containing timber elements, ensure that the timber has not become worn or the preservative treatment eroded by continual use or UV exposure. Any worn or damaged timber should receive an application of proprietary timber preservative to match the colour and treatment of the adjacent timber.

11.6 In the case of street furniture containing painted metal elements, ensure that any painted surface has not become worn or eroded through continual use. Any worn or damaged paint work should be rectified by the application of an appropriate paint to match the existing.

11.7 Undertake bi-annual checks for graffiti. The contractor should keep accurate records of any graffiti and should make every endeavour to remove / remediate street furniture that is subject to graffiti.

Fence and gates

11.8 Ensure that all the enclosed areas remain secure at all times

11.9 Undertake regular inspections to identify potential defects

11.10 Undertake regular inspections to checks on gate locking mechanisms

In case of repairs: Any temporary measures implemented to secure the park boundary or guardrails to be replaced with replacement fencing/railing or gates

12. MAINTENANCE OF PLAY AREAS

Objectives

12.1 To ensure play areas meet the safety standards and provide fit for purpose use.

Prescriptions

Play equipment

12.2 No playground equipment should be purchased without details of inspection and maintenance requirements set out by the manufacturer. A note should be kept of the age of the equipment and a special inspection carried out before the expiry of the warranty.

12.3 Undertake checks of all play equipment with the frequency requirements set out by the manufacturer to ensure that they remain soundly and safely installed and are safe for the use of children. Re-install any loose elements.

12.4 Playgrounds should be inspected annually by an independent specialist to ensure the long term safety of the site, equipment and ancillary items. This will also meet legal and insurance responsibilities as well as complying with the requirements of EN1176 (the European Playground Standard).

Loose-fill surfacing

12.5 Undertake monthly inspections to make sure the materials are up to the right level and no footings have been exposed. If levels are low top up to the correct depth.

12.6 Undertake raking at minimum weekly intervals and remove any debris. If required, raking and debris removal to be carried out more frequently.

12.7 Depending on the frequency of use the sand will need a regular disinfectant treatment. The frequency to be agreed with the management company.

13. ECOLOGICAL MONITORING

Objectives

13.1 In order for the Plan to be in accordance with the British Standard, an ecologist will undertake an ecological monitoring programme that will measure the success of the planting and use of the enhancements by birds and invertebrates as key biodiversity indicators, as set out in the Biodiversity Enhancement Plan (BEP), provided under separate cover (DNV, 2025a). The monitoring plan allows for ecological monitoring of proposed biodiversity enhancement for up to 5 years post construction.

Monitoring for birds and invertebrates in particular should occur annually for the first 3 years and biennially thereafter. Monitoring would focus on the diversity and abundance of these species.

13.2 For further information please refer to the Biodiversity Enhancement Plan (BEP) and the Habitat Management Plan (HMP) that has been prepared for the Site DNV, 2025a, 2025b), which details measures to enhance and support the biodiversity value of the Site, and includes both measures for ecological monitoring and habitat management to ensure the proposed landscape plan and enhancement measures are executed and managed per the proposed prescriptions detailed in this application, and to ensure long term ecological benefits at the Site.

Prescriptions

13.3 The annual ecological monitoring programme requires surveys to be undertaken between May and August. This includes surveying for signs of invertebrates and bird species using the biodiverse roof areas (green and blue roofs).

A list of ecological enhancements adopted for this scheme is given below:

- Biodiverse Roofs. (See section 10 of this document)
- Areas of wildlife friendly landscaping including trees and wildflower meadows
- Bird boxes. (Refer to BEP for specification and more information)
- Bat boxes. (Refer to BEP for specification and more information)
- Insect Hotel (Refer to BEP for specification and more information)
- Log piles (Refer to BEP for specification and more information)
- Swift bricks (Refer to BEP for specification and more information)

13.4 The monitoring and completion of any remedial measures is the responsibility of the maintenance contractor. The maintenance operatives must ensure they respect these areas of ecological enhancement, adhering to the measures outlined in the BEP and HMP, ensuring there is no damage to these habitats during typical landscape maintenance operations.

Any damage to the features listed above should be reported to the on site management team and repaired in accordance with the original ecologist's recommendations.

13.5 No herbicides or pesticides will be used within or in close proximity to areas of biodiversity enhancement e.g., wildflower meadows, woodland understorey shrub layer, insect hotels, biodiverse roof planting and log piles. This will protect local pollinators and wildlife and maximise the biodiversity value of these enhancement features.

14.0 MAINTENANCE SCHEDULES

14.1 A schedule of work is provided in the following tables, giving a timetable for management actions for the first five years post implementation. Before the end of this Management Plan period the management agency shall review these prescriptions in consultation with any interested parties and provide an updated Management Plan for on-going management.

APPENDIX A – ANNUAL MAINTENANCE SCHEDULE

NO	TASK	J 1	F 2	M 3	A 4	M 5	J 6	J 7	A 8	S 9	O 10	N 11	D 12	NOTES
1.0	General Tasks for all landscape areas													
1.1	Litter collection and removal from site	X	X	X	X	X	X	X	X	X	X	X	X	Keep litter free at all times
1.2	Weed control	X	X	X	X	X	X	X	X	X	X	X	X	As specified
1.4	Watering				X	X	X	X	X	X				Daily if required in summer
1.5	Top up mulch, firm plants, Check ties, supports etc			X							X			To 50mm as required
1.6	Pest and disease control			X	X	X	X	X	X	X	X			As required
1.7	Bird and Bat Boxes:			X										Check bird and bat boxes remain securely fixed to trees and buildings
2.0	TREE and MIXED PLANTING													
2.1	Pruning to shrubs and hedges		X	X	X	X	X	X	X	X	X	X		As required for species
2.2	Dead head shrubs/ herbaceous			X		X	X	X	X	X				Weekly as required
2.3	Thin out planting, Lift / divide herbaceous										X			As required
2.4	Cut back herbaceous			X										Evergreen grasses only removal of unsightly leaves
2.5	Replacement planting (all plant types)	X	X	X								X	X	By agreement as schedule
2.6	Works to trees		X								X			As required to maintain form
3.0	HARD LANDSCAPED AREAS													
3.1	Sweep mulch and litter from all hard areas, Remove all stains, debris, vegetation and litter from all hard areas, furniture, drains and gullies		X		X		X		X		X		X	
3.2	Treat any weeds in paving or edge of paving				X		X		X		X			
3.3	All other repairs to hard paving and furniture, including clearing snow and ice	X	X	X	X	X	X	X	X	X	X	X	X	

♦ - Critical months for operations.

X - Operations to take place subject to site requirements

NO	TASK	J 1	F 2	M 3	A 4	M 5	J 6	J 7	A 8	S 9	O 10	N 11	D 12	NOTES
4.0	BIO-DIVERSE MIXED PLANTING													
4.1	Cut back planting, leaving attractive grasses and seed heads over winter			X								X		Cut in late winter leaving grasses and seed heads – to be cut in late spring
4.2	Selectively prune shrubs, ferns, matt forming species				X	X	X	X	X	X				To avoid encroaching on other plants and to keep plants tidy and healthy
4.3	Remove leaf litter if built up									X	X	X		As required
4.4	Hand weed with particular attention to shrub and tree seedlings and annuals					X			X					
4.5	Watering	X	X	X	X	X	X	X	X	X	X	X	X	Regularly inspect plants and water if weather has been dry for over 2 weeks or very windy to avoid plants drying out.
5.0	AMENITY AND WILDFLOWER SEEDING													
5.1	Amenity Grass Mowing				X	X	X	X	X	X	X			10-12 cuts per season
5.2	Amenity Grass Trim/neaten edges				X	X	X	X	X	X	X			
5.3	Amenity Grass Translocated Herbicide/ Ameliorants / Fertiliser					X								
5.4	Wildflower Mowing			X						X				2 cuts per season (after first year)
5.5	Wildflower mechanical weeding.					X								Mechanical weeding (where required). Herbicides should not be used in wildflower areas.

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