

The background of the entire page is a photograph of a landscape. It shows a river flowing under a bridge, with a paved path on the left bank. In the background, a large hill covered in autumn-colored trees rises against a pale sky. The image is slightly faded to allow text to be overlaid.

Riverside, Merthyr Tydfil

Landscape Management Plan

January 2018

This document has been prepared by The Urbanists on behalf of:

Lovell Homes South Wales & South West

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INTRODUCTION TO THE SITE 1.0

UG1623 | Riverside, Merthyr Tydfil | Landscape
Management and Maintenance Plan

1.1 INTRODUCTION

This document has been prepared by The Urbanists on behalf of Lovell Homes for the proposed residential development at Riverside, Aberfan, Merthyr Tydfil. It provides contextual, historical and planning background information, details of open space proposals and the maintenance and management arrangements for these areas.

Please refer to the Soft Works Layout produced by The Urbanists [dwg ref: 1623-URB-LA-XX-XX-GA-(90)-01-03]. Maintenance during the construction period will be undertaken by Lovell or their appointed Landscape Contractor. Post completion (years 1 to 5 and beyond), the maintenance obligations described in this report will be undertaken by an appointed Managing Agent on behalf of Lovell / the legally formed Resident Management Company.

The proposed open space within the development to be maintained for public amenity will contain the following 'green' elements that will be further described within this report:

- **TREES.** These include informal feathered trees in groups and regularly spaced along the roadside hedge along Golwg Yr Afon, individual standard trees in front gardens and formal heavy standard trees forming a boulevard along principal access roads.
- **NATIVE ROADSIDE HEDGEROW PLANTING.** This will be located along Golwg-yr-Afon and will comprise Beech (*Fagus sylvatica*) and Holly (*Ilex aquifolium*), supplemented with feathered Hornbeam tree planting (*Carpinus betulus*).
- **ORNAMENTAL EVERGREEN HEDGEROW AND SHRUB PLANTING.** This will define front gardens and add all year round visual amenity in key areas.
- **AMENITY GRASS.** This will be maintained to a maximum sward height of 75mm and will be used in verges and open space areas.
- **SPECIES RICH GRASS.** Existing areas to the east of the site will be supplemented with additional areas of species-rich grass along embankments edging Golwg Yr Afon and within open space areas to the east.
- **EXISTING NATIVE SCRUB.** This is located on sloping land to the east of the residential areas. This will supplement existing native scrub planting.

1.2 AIMS AND OBJECTIVES

The key objectives of the Landscape Management Plan are to:

1. Provide and maintain an attractive, visually appealing and robust landscape setting to the proposed development.
2. Ensure the successful establishment of the proposed tree, shrub and hedgerow planting, and the areas of amenity grass and species rich meadow planting.
3. Ensure existing areas of regenerating native scrub and grassland continue to establish as natural/ semi-natural green space and contribute to the green infrastructure on the site.
4. Maintain the landscape structure in perpetuity. This will be achieved through the implementation of this Management Plan initially by a Landscape Contractor and then by an appointed Managing Agent on behalf of Lovell/the legally formed Resident Management Company.

1.3 SITE DESCRIPTION

The site is located approximately 430m to the west of Cardiff Road (A4054) between the communities of Merthyr Vale and Aberfan. It comprises a linear shaped parcel of land measuring 5ha, narrowing at both the southern and northern extents. It is about 900m long (north to south) and around 240m at its widest point in the centre (west to east). To the east naturalised scrub and woodland planting extends up the slopes to the edge of the Merthyr-Cardiff Railway. Golwg Yr Afon, extends along the western edge of the site.

In the centre of the site are two former mine shafts. These are octagonal shafts of 10.8m diameter, capped 4 metres below the surface and marked with a concrete column at the surface.

The site is set within a mature landscape setting on the valley floor. Although views into and across the site are available from surrounding areas, these are filtered by the intervening mature scrub and woodland rising up the slopes to the east to meet the railway line and the dense development pattern of terraced streets in residential areas.

1.4 HISTORICAL AND SOCIAL CONTEXT

The site was previously the Merthyr Vale Colliery, containing two mining shafts used for coal extraction. The Colliery closed in 1989 and the reclamation and redevelopment of the site has been incremental. In 1995 British Coal permitted the Welsh Development Agency to reclaim the site through a combined approach of coal washing and bio-remediation. By 1999 the whole site had been reclaimed.

Ynysowen Community Primary School was opened to the north of the site on the other side of the River Taff in 2012, forming an initial step in the development of 'Project Riverside', a name which has been used to refer to the broader range of regeneration projects in the vicinity of Merthyr Vale.

Infrastructure works were completed in November 2015 and include the Golwg yr Afon spine road through the site and associated flood defence works.

1.5 PLANNING CONTEXT - REFERENCE TO RELEVANT POLICIES

The site has a favourable planning context and the principle of its development is well established by planning history as well as up to date planning policy. The statutory development plan for the area is the Merthyr Tydfil County Borough County Local Development Plan 2006 - 2021 (Adopted May 2011). This shows that the site is allocated as:

- **POLICY AS3 (HH39)** – Project Riverside, which is a housing allocation for 150 units.
- **POLICY AS10 (T1)** – Core Highway Network Improvements as part of the Aberfan to Merthyr high-way link.
- **POLICY BW16** - Open Spaces Protected for Informal Recreation & Amenity. This policy extends to cover the eastern part of the wider site.

1.6 ASSESSMENT AND SITE ANALYSIS

The strategy for the landscape proposals has evolved through an analysis of the site and its context to identify opportunities and constraints as described below and illustrated on Figure 1 opposite:

- 1. SITE SETTING AND SENSE OF PLACE** - The site is located within an attractive environment and landscape context being situated near to the Afon Taf and incorporating mature native scrub planting and woodland. The enclosing green infrastructure offers a strong opportunity for a robust landscape framework with new planting to enhance the existing natural features of the site. The distinctive nature of the site can be used to create dwellings with both landscape and river facing aspects.
- 2. ACCESSIBILITY.** The site has been made accessible by the completion of the new link road, Golwg Yr Afon (translated in English as View of the River) in December 2015, which has connected the site to the surrounding highway network. Access to the Merthyr to Cardiff railway is available at Merthyr Vale station, which is just to the south of the site. The site is also connected to the Taff Trail which is a very popular and well used section of the National Cycle Network which is a largely segregated, off-highway, cycling connection to Cardiff city centre, Cardiff Bay and Merthyr Tydfil
- 3. MINING.** The site's former use means that there are two capped mine shafts in the centre of the site. These will be a constraint to development because they will have an associated sterilisation zone of influence. They are classified as a High Risk Area by the Coal Authority.
- 4. WATER MAINS/CULVERTS.** This extends across the southern section of the site.
- 5. ECOLOGY.** Ecological surveys have indicated the presence of otters near to the site and bats within the site.
- 6. TOPOGRAPHY.** The slopes on the site vary between a 1:5 and 1:2 gradient. The site is generally a flat plateau with an average 9m change in level from the flat section to the highest point adjacent to the railway track to the east.
- 7. JAPANESE KNOTWEED.** Japanese Knotweed was removed during the construction of the infrastructure works and buried at the northern most point of the site, thereby sterilising this zone for development.



Figure 1

1.7 LANDSCAPE STRATEGY

The Landscape Strategy for the site has evolved through an analysis of the opportunities and constraints and the key aims and objectives are described below and illustrated in Figure 2 opposite:

1. EASTERN EDGE - retain and enhance the existing substantial native vegetation enclosing the site along the rising ground along the eastern edge. This comprises semi-mature native scrub, woodland and grassland. Positive management, including thinning and replanting/reseeding as appropriate, is proposed to enhance this area for its biodiversity value and also in terms of its potential to provide a natural backdrop to the development when viewed through the scheme from the Riverside Link Road [RLR].

2. CONNECTIVITY – A key aim is the provision of strategic pedestrian and cycleway links through the site, integrating the site with its surrounding community, recreation and landscape assets. These routes will be enhanced with tree shrub and grass planting to create attractive green pedestrian and cycle linkages through and across the site. A key cross valley link will extend from the existing footbridge across the River Taff eastwards through the site to the retained open space and the existing bridge across the railway. These corridors will be defined with semi-mature tree planting and generous areas of ornamental shrub planting. The route will continue through the existing open space up the embankment to the footbridge over the railway. Surface materials will be selected to ensure there is visual continuity along this route along with seating and lighting, (see plan) as appropriate. A shared footway and cycleway extends along the eastern edge of the Riverside Link Road providing a direct link north to the school as well as southwards to the railway station and to the southern bridge across the River Taff. This will be fringed by an attractive and generous expanse of natural planting to enhance its appearance and offer privacy to those properties overlooking it.

3. MAIN ROAD FRONTAGE – A key aim of the landscape proposals is to ensure that the residential development is well integrated with the Riverside Link Road (Golwg Yr Afon). An attractive green frontage comprising a beech and holly hedge with a formal line of hornbeam trees is proposed that will soften the western fringe of the development and enhance the road corridor. To the rear of the hedge, species rich grassland will be provided. It is anticipated this edge to the development will offer a valuable wildlife corridor.

4. ROAD HIERARCHY - in order to reinforce the hierarchy of streets and create distinct character zones within the development, key internal roads will be embraced by generous landscaped verges on both sides. This will allow formal street tree planting, ornamental ground cover and amenity grass fringes on the main entrance roads and these will impart a strong 'boulevard' character . Elsewhere, semi-public home zones will be created and tree planting will soften hard paved areas. Throughout the scheme its 'green' character will be strengthened and reinforced by the landscaping of the front gardens of the properties with lawns and tree and hedge planting.

5. INFORMAL OPEN SPACE - There will be two specific community focal points or 'pocket parks' as well as hard paved squares that will form a necklace of public spaces through the housing development. These will provide the opportunity for a range of play such as Local Play Areas [LAPS], informal seating, and recreation (see plan). Each will differ subtly in character to respond to the varied and distinctive character of different parts of the development.



MANAGEMENT PLAN 2.0

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2.1 LANDSCAPE ELEMENTS

Landscape management and maintenance will need to be applied to the following elements:

EXISTING RETAINED NATIVE SCRUB.

The landscape proposals allow for retention of areas of existing scrub. These areas shall be protected during construction works by cleft chestnut pale fence to *BS5837 Protection of Trees during Construction Work*. Lovell will agree with the Local Authority what level of management may be appropriate to these areas.

EXISTING RETAINED SPECIES-RICH GRASSLAND.

Existing unimproved, species-rich grassland extends through areas to the east of the site, rising to the railway line. The grassland includes some calcareous species. These areas will be protected during construction works.

PROPOSED AMENITY AND ADDITIONAL SPECIES RICH GRASS.

Amenity grass and species rich grassland areas will combine to create attractive ecologically-rich areas of public amenity space. The following mixes are proposed:

- **SPECIES RICH GRASS:** Germinal Seeds Mix RE4.
- **AMENITY GRASS:** Germinal Seeds Mix A18 Road Verge and Embankments.

PROPOSED NATIVE SCRUB PLANTING.

Areas of proposed native scrub planting to supplement the existing scrub habitats are proposed to the east of the site. These will comprise matrix planting (bare-root whips and transplants generally 60-80cm height) planted at 1 plant per square meter). Feathered tree planting in small groups will also be provided to provide immediate effect and variety.

PROPOSED NATIVE ROADSIDE HEDGE PLANTING WITH FEATHERED TREES.

A native beech and holly hedge is proposed along the eastern edge of Golwg Yr Afon. This will be supplemented with feathered tree planting, (*Carpinus betulus*), planting at regular 10m intervals.

PROPOSED STREET TREE PLANTING.

Formal Extra Heavy Standard tree planting (*Acer campestre* "Streetwise") is proposed for the principal roads. Smaller species (i.e. Birch and Cherry) trees will be planted informally through the development where space allows.

PROPOSED ORNAMENTAL HEDGEROW PLANTING.

The principal roads through the development will contain formal hedges and generous widths of verges to reinforce road hierarchy and to impart a strong boulevard character.

PROPOSED CHILDREN'S PLAY AREA - LAP.

A Local Area of Play [LAP] is identified centrally within the development and will comprise a defined area of managed grassland that offers a stimulating facility for toddler groups.

2.2 LANDSCAPE MANAGEMENT PLAN - WORK AND ACTION PLANS / TIMETABLE

Management of the above areas is described below:

PRELIMINARIES

Any plants found to be defective during the five years Defects Rectification Period as a result of failure, poor materials, and/or lack of vigour to be replaced.

All loss or damage arising from theft or malicious damage prior to Practical Completion shall be made good or replaced

.

The maintenance of planting seeded areas after Practical Completion shall be carried out by Lovell until responsibility is transferred to the Resident Management Company.

Any plants or seeded areas found to be defective following the five years Defects Rectification Period as a result of failure, poor materials, and/or lack of vigour are to be replaced.

There shall be no limit on the number of times plant replacement is carried out in order to achieve complete plant coverage and maintain the scheme as designed by the Landscape Architect and indicated on plan [1623-URB-LA-XX-XX-GA-(90)-01 to 03].

All planting and management works shall conform to all relevant British Standards and good practice.

EXISTING AND PROPOSED TREE PLANTING

An assessment of the condition of all woodland / trees that need to be retained will be made by a qualified and experienced arboriculturalist every two years. Remedial works will be carried out as appropriate. All tree works are to be undertaken in accordance with *BS3998:2010 Tree Work*. Retained trees should be allowed to develop naturally where feasible, subject to health and safety considerations.

All tree planting will be managed to ensure the stock establishes and thrives in accordance with the approved Soft Works Layout [dwg ref: 1623-URB-LA-XX-XX-GA-(90)-01 to 03] and the Landscape Specification. New planting will be watered as required, particularly during the first three years of establishment.

Weeding will be undertaken during the main growth period (April to June, inclusive) for three years, achieving and maintaining a weed-free area around each tree of a minimum of 0.5m radius. Weed control will be by strimming (using appropriate guards to avoid damage to the tree) and/or chemical clearance using an approved herbicide in line with manufacturer's instructions, and maintenance of a mulch layer. Care will be taken to avoid damage to trees themselves.

Tree protection, stakes and ties will be checked twice monthly during the establishment period and adjusted as necessary, in order to ensure that the developing trees are not damaged. Trees are to be maintained upright and adjustments will be made following strong winds. The landscape maintenance contractor will remove stakes and ties at year three at the earliest, and no later than year five, once the trees are self-supporting. Trees that are underground-guyed are to be monitored to ensure that they are

Composted wood bark mulch will be topped up annually to 75mm depth for the first 3 years after implementation to suppress weeds and retain moisture. A slow-release fertiliser will be applied in March in Year 1 and repeated in Year 3.

Pests will be identified and eradicated and litter will be removed. Annual monitoring of newly planted trees and shrubs will be undertaken each autumn for the first five years after planting. All trees and hedge planting will be subject to a five-year maintenance defects rectification period during which all dead, missing, dying or defective plants will be replaced annually with the same species and size of plants as per the original plant specification.

ORNAMENTAL HEDGES/SHRUBS

Ornamental hedge planting will be managed to ensure the stock establishes and thrives in accordance with the approved Soft Works Layout and the Landscape Specification. New planting will be watered as required, particularly during the first three years of establishment. Fortnightly visits through the growing season, (i.e. April to October) will be required.

Weeding will be undertaken during the main growth period (April to October inclusive), achieving and maintaining a weed-free area along the alignment of the hedge to width of 600mm. Weed control will be by hand, strimming (using appropriate guards to avoid damage to the tree) and/or chemical clearance using an approved herbicide in line with manufacturer's instructions, and maintenance of a mulch layer. Care will be taken to avoid damage to plants themselves.

Pruning shall be carried out to encourage healthy growth and good form. Pruning shall also be carried out to prevent obstructions to paths, roads, signs etc. All dead, damaged, infested or diseased growth shall be removed using correct horticultural practices.

Wood bark mulch shall be topped up annually to 75mm depth throughout the shrub beds. Edges to be well defined.

NATIVE HEDGEROW PLANTING

All hedge planting will be managed to ensure the stock establishes and thrives in accordance with the approved Soft Works Layout and the Landscape Specification. Hedges shall also be maintained so that they are neat, tidy, dense and do not obstruct or overhang footpaths and roads or encroach on other maintained areas.

New planting will be watered as required to ensure establishment, particularly during the first three years following planting.

Weeding will be undertaken during the main growth period (April to June, inclusive), achieving and maintaining a weed-free area along the alignment of the hedge to a width of 600mm. Weed control will be by strimming (using appropriate guards to avoid damage to the tree) and/or chemical clearance using an approved herbicide in line with manufacturer's instructions, and maintenance of a mulch layer. Care will be taken to avoid damage to hedging plants themselves.

The hedge shall be trimmed annually in early spring or late autumn to encourage lateral and vertical growth and hedgerow density. All arisings to be removed from site. Cutting should aim to maintain a consistent profile, both linear and sectional.

AMENITY GRASS

Amenity grassland sward height shall not exceed 75mm at any time and shall be cut as and when necessary between March and the end of October to a height of 40mm, using a rotary mower fitted with a steel roller and all arisings dispersed evenly across the sward. Cutting will be suspended in periods of drought. All litter and debris to be removed before each cut.

Prior to cutting stones and other debris larger than 50mm in any one direction shall be removed. At the time of each cut, all grass edges round the base of trees, manholes, etc. will be trimmed, taking precautions not to damage the tree trunks. All arisings will be removed, and all adjoining hard areas will be swept clear of cuttings and swept material removed.

Grassland will be watered as necessary to ensure a healthy sward until it has become established. Any areas of extreme wear, bare patches or wheel ruts will be reinstated by means of re-cultivation and re-seeding.

SPECIES RICH GRASSLAND (EXISTING AND PROPOSED)

During the first year after sowing, mowing of newly seeded species rich grassland will be undertaken to promote establishment and shall be cut as and when necessary, between March and the end of October, to 75mm height.

In subsequent years, grassland shall be cut twice annually, at the end of July after flowering, and secondly in September/October subject to weather conditions. Cut material shall be removed and disposed of away from site or sent for composting. Ideally, material should be cut and left on the ground for 2-3 days to allow seed and invertebrates to drop out. The area shall be cleared of litter and debris in accordance with section 3.22 below.

Mowing may be undertaken using an appropriate mechanical mower, or using a brushcutter / strimmer where access for larger machinery is not feasible.

Weed control will be undertaken as required, so as to prevent pernicious perennial weed species from establishing. Control methods will comprise hand-pulling or spot treatment with a suitable approved selective herbicide, as appropriate; timing will be dependent on the affected species.

Wild-flower areas that are worn or damaged are to be repaired by over-seeding into a prepared seed bed, subject to seasonal limitations and suitable weather and ground conditions, in accordance with best practice.

CHILDRENS PLAY AREA

The play area shall be maintained and inspected in accordance with BS EN1176/77 legislation and Local Authority requirements. All inspections to be carried out by suitably trained personnel. Recorded inspections shall be undertaken at an appropriate frequency to be agreed with the Local Planning Authority (up to twice a year), with a permanent record maintained. Quarterly inspections to be carried out by suitably qualified staff.

General maintenance shall be undertaken as required in strict accordance with manufacturer's recommendations. Unsafe items will be made safe or repaired within two weeks. Dangerous items shall be removed or cordoned off immediately to prevent further use.

The maintenance contractor shall retain a record of all warranty inspections, maintenance, repairs and modifications to play areas generally.

LITTER REMOVAL

The areas of open space will be kept free of litter and other debris through a routine of monitoring, collection and disposal. All litter and debris shall be removed from site to an authorised tip, in accordance with the Code of Practice on Litter and Refuse and Associated Guidance 2007 (Welsh Assembly Government) and the Environmental Protection Act (1990).

The Contractor shall take particular care when collecting litter and rubbish to ensure that any discarded sharps/needles are safely removed. Such items must be packaged separately from the remainder of the litter, and contained in labelled puncture-proof containers supplied by the Contractor.

2.3 LANDSCAPE MANAGEMENT WORKS SCHEDULE

5.1 Weekly

All trees shall be watered following 10 days without rain, then weekly until rainfall during June - August. Inspect play areas.

5.2 Fortnightly

Amenity grass to be cut to maintain maximum height of 75mm as specified. Litter to be pick over all open space areas.

5.3 Monthly

Weed control of all areas to be undertaken as specified.
Wood bark mulch to be brushed monthly to ensure even coverage. Top up as necessary to maintain 75mm depth.
Check all stakes, ties and guys on tree planting.

5.4 Quarterly/Bi-Annually

Species rich grassland areas will be cut twice annually, at the end of July after flowering, and in September/October subject to weather conditions.
Quarterly inspections of play equipment to be carried out by suitably qualified staff.

5.5 Annually/Two-Yearly

Composted wood bark mulch within shrub beds will be topped up annually to 75mm.
Replacement of all dead, missing, dying or defective trees annually with the same species and size of plants as per the original plant specification.
Minor pruning of dead or damaged wood to be carried out following inspection by appropriately qualified arboriculturalist.
A slow-release fertiliser will be applied in March in Year 1 and repeated in Year 3 to tree pits.
Check for invasive species and remove from site or treat with suitable approved selective herbicide as specified.
It is proposed that the Landscape Maintenance and Management Plan will be reviewed by the Resident Management Company annually for minor variations in maintenance or timing of work, and revised after 5 years to take account of changes to management operations.

5.6. Years 5 to 10

Review existing scrub habitat and proposed scrub planting and carry out rotational woodland thinning and coppicing as appropriate and agreed with the Client and Local Planning Authority to encourage healthy growth and structural diversity. All arising's and cuttings to be collected and retained as dead wood habitats to increase the range of invertebrates.

MANAGEMENT STRUCTURE 3.0

Finance and Resource Allocations

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3.1 PROPOSED MANAGEMENT STRUCTURE

Most new developments have an estate management strategy which sets out how the different areas of the estate are maintained and managed once the development is complete.

It is not unusual for purchasers of leasehold apartments to have to contribute towards the management of their apartment block for cleaning of communal areas, buildings insurance or the maintenance of communal gardens. However it is becoming more common for freehold purchasers to be expected to contribute towards the management of landscaped areas, communal parking courts and estate wide facilities.

At the Riverside development, all residents will need to contribute to the management of the estate to ensure that standards of maintenance are safeguarded for the future.

3.2 THE DEVELOPMENT

The development comprises 110 New Lovell open market houses for sale on a freehold basis and 43 New Affordable houses for Merthyr Tydfil Housing Association (MTHA). MTHA will manage all affordable properties and the freehold of the Affordable units will be transferred directly to MTHA.

Each resident will be obligated to pay a service charge for the Estate and in respect of a number of plots a charge towards the maintenance of a shared driveway. All parking will be within the plot, either on a drive next to the house or at the front/ side of the plots.

3.3 LEGAL STRUCTURE

A Residents Management Company (RMC), which is a Limited Company will be set up for the development and each homeowner will be a member of the company. The RMC will be responsible for the development once it has been completed and the last unit sold.

Lovell/ MTHA will appoint a Managing Agent, by way of a Management Agreement to manage and maintain the areas of open space on this development on a day to day basis on behalf of the Resident's Management Company. The Common Areas which require attention include: public open space, woodland areas, incidental open space, informal play areas, shared driveways, footpaths, etc.

At the point where the last property is sold, the Managing Agent will hold an Annual General Meeting and each home owner will be invited. Control of the Management Company will be passed from the developer to the RMC and all residents will have the opportunity to become a Director of the RMC. All Common areas will be transferred into the ownership of the RMC.

The Managing Agents will carry out all maintenance obligations on the development and will carry out all administrative duties on behalf of the RMC. They will liaise with Directors at the point where they produce the annual budgets to ensure that they are providing the best value service on behalf of the residents. Having resident directors available gives them a point of contact on the development and it helps them to provide the best possible service at all times.

Each plot contract and transfer document will contain specific provisions and covenants of the purchasers and also of the Residents Management Company (RMC). Purchasers will also need to sign a 'Deed of Covenant' - This obligates every purchaser moving onto the development to agree to the provisions and covenants within the transfer.

Given that the Residents Management Company will take ownership of the landscaped areas, they will automatically 'inherit' the obligations contained within any planning consents as the land will be bound by the planning consent granted, and they will be required to ensure that these are satisfied accordingly.

Lovell will have effective control of the management company at the time of transfer of the above areas to the management company and is therefore able to incorporate the provisions it considers appropriate within the transfer with a view to ensuring the agreed long term management strategy for these areas is observed.

At the end of each financial year, the Managing Agent will submit to the RMC a set of audited accounts showing the income and expenditure for the previous year and a budget forecast for the coming 12 month period. Once approved by the Directors of the RMC, the budget forecast will be implemented and the residents informed of the service charge.

3.4 SERVICE CHARGE

There are different service charges which are applicable to different properties. All plots will be responsible for the payment of an 'Estate Charge' which will cover the management and maintenance of these elements. This 'Estate Charge' will ensure that the overall development is maintained and managed on a day to day basis. Residents who use a shared driveway will pay a 'Shared Driveway Charge' which will cover the management and maintenance of the shared driveways.

- | | | |
|----|------------------------|-------------------------------------|
| 1. | Estate Charge | All Units |
| 2. | Shared Driveway Charge | Plots affected by a shared driveway |

Please note that the actual Affordable Housing Units will be managed directly by MTHA. Service Charges will be levied on the AH units by MTHA.

It is the intention that the Resident Management Company will be responsible for the overall management of the estate and that it will take over responsibility for the management of these areas on completion of the development. The Residents Management Company will take ownership of the remaining land within the development outside of the plots, including the following:

1. Public Open Space
2. Existing Woodland Areas/ Trees
3. Grassland Areas
4. Incidental Areas of Open Space/ Landscaping
5. Informal Play Areas
6. Pathways
7. Any private drainage systems which may be required
8. The private water ring main and pump station associated with the Sprinkler system.

3.5 THE ROLE OF THE MANAGING AGENT

The appointed Managing Agents will carry out all maintenance obligations on the development and carry out all administrative duties on behalf of the Management Company. They will liaise with Directors at the point where they produce the annual budgets to ensure that they are providing the best value service on behalf of the residents. Having resident directors gives them a point of contact on the development and it helps them to provide the best possible service at all times.

The appointed Managing Agent will be responsible for the day to day running of the Development on behalf of the RMC and will:

- Provide an annual budget for maintenance of the different areas of the development as described above.
- Administer a sinking fund to cover any large items of future expenditure. This fund is kept in a separate account on behalf of the residents.
- Arrange public indemnity insurance and any other insurances required.
- Arrange all grounds maintenance and regularly monitoring to ensure that standards are adhered to.
- Ensure that any staff allowed onto the development have sufficient knowledge of health and safety legislation and provide the relevant method statements and risk assessments.
- Ensure that the estate is safe and complies with all necessary legislation.
- Provide full accounting information on demand and having fully audited books available at the end of each accounting year.
- Organisation of an Annual General Meeting.
- Appointing Directors to the Management Company if and when required.
- Respond to resident's queries and generally communicating with them whenever necessary.
- Any other duty that is required to ensure that the estate is well maintained, has attractive, well maintained grounds and is a safe environment for residents.

3.6 ARRANGEMENTS FOR THE TRANSFER OF THE RMC'S RESPONSIBILITIES IN THE EVENT OF DEFAULT WINDING UP OR INSOLVENCY.

If the Managing Agent defaults, ceases trading or fails to satisfy its obligations under the terms of its appointment, the Directors of the RMC have the authority to appoint an alternative Managing Agent to fulfill the role. It is very unusual for an RMC to become insolvent or wound up as usually it is the Managing Agent who are at fault or in breach of their obligations as outlined above. This is remedied by appointing a replacement competent Managing Agent.

MONITORING AND REVIEW 4.0

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MONITORING AND REVIEW

The maintenance and management scheme shall be monitored and reviewed on a regular basis through the contractual maintenance and defects rectification periods by a Chartered Landscape Architect, supplemented by Ecological and Arboricultural inspections. This will ensure the aims and objectives are being achieved and that the management, maintenance and aftercare complies fully with the specification, all relevant British Standards (i.e. BS 4428:1989 and BS 8545:2014 opposite) and good practice guidance.

An annual management report will be produced that will identify:

- The degree to which the planting and seeded areas have successfully established during that year.
- Specific failures or defects that will need to be addressed, together with the timing for works.
- Any adjustments required to the management regime to respond to natural, man-made or other changes in the environment which may affect the landscape components, such as plant disease or pests, vandalism, prolonged climatic variations or extremes, etc.
- The condition of tree planting within the site, with particular reference to health and safety, structure and health/disease control. Arboricultural input may be needed with inspections timed to late summer/early autumn, (i.e. before leaf fall).

During the contractual maintenance period and the defects rectification period, (i.e. years 1 to 5), the appointed Landscape Contractor will be required to address all issues and deficiencies raised within the annual management report, including defective planting and seeding. It is expected that the Planting will be established before completion of the Landscape Contract. A meeting will be arranged before completion with the Landscape Contractor, Lovells and representatives of the Residents Management Company to identify all deficiencies and defects that will need to be addressed before completion.

Following this, (i.e. year 5 onwards), a management report will be issued to the Residents Management Company/Lovells and the key issues communicated to the appointed Managing Agent to be addressed onsite.

BRITISH STANDARD

BS 4428:1989
*Incorporating
Amendment No. 1*

**Code of practice for
general landscape
operations (excluding
hard surfaces)**



UDO 712.5/1.7:(065.75)

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BS4428:1989 COP for General Landscape Operations and BS8545:2014 Trees from Nursery to Independence in the Landscape

PLANTING SCHEDULE 5.0

UG1623 | Riverside, Merthyr Tydfil | Landscape
Management and Maintenance Work

Plant schedule to be read in conjunction with the Soft Works Layout
[dwg ref: 1623-URB-LA-XX-XX-GA-(90)-01 to 03]

Code	Species	Size	Comments/spacing	
Specimen Tree Planting				
ACS	Acer campestre "Streetwise"	Semi-mature 4x. RB. 25-30cm gth. 450cm min ht, 200cm min clear stem.	Oblique timber stake to base of tree as detail.	93
GB	Ginkgo biloba (Maidenhair Tree)	EHS 3x.18-20cm gth. RB. 450cm min ht, 200cm min clear ht.	Oblique timber stake to base of tree as detail.	5
QRob	Quercus robur (Oak)	Semi-mature 4x. RB. 25-30cm gth. 450cm min ht, 200cm min clear.	Oblique timber stake to base of tree as detail.	8
Feathered Tree Planting.				
AC	Acer campestre (Field Maple)	FTHR 2x. 200-250cm ht. CG or RB.	Stake to base with single timber pole 100mm diam at 45 degree angle. Use proprietary rubber ties and spacers.	6
BP	Betula pendula (Birch)	FTHR 2x. 200-250cm ht. CG or RB.	5 Branches min. Stake to base with single timber pole 100mm diam at 45 degree angle. Use proprietary rubber ties and spacers.	32
Cbet	Carpinus betulus	FTHR 2x. 200-250cm ht. CG or RB.	5 Branches min. Stake to base with single timber pole 100mm diam at 45 degree angle. Use proprietary rubber ties and spacers.	68
PA	Prunus avium (Wild Cherry)	FTHR 2x. 200-250cm ht. CG or RB.	Stake to base with single timber pole 100mm diam at 45 degree angle. Use proprietary rubber ties and spacers.	30
PN	Pinus nigra	100-125cm ht. CG10-12lt.		9
Ornamental Hedge Planting .				
Plant at 400mm centres in double or triple staggered alignment as indicated. 450mm layer of woodbark mulch to base of hedge to 75mm depth.				
CB	Carpinus betulus (Hornbeam).	FTHR 125-150cm.	BR. Cut back by 1/3 on planting.	3251

Native Hedge Planting .

Plant at 5 plants per linear metre double staggered alignment as indicated. 450mm layer of woodbark mulch to base of hedge to 75mm depth.

Fsyl	Fagus sylvatica	60-80cm.	1+2 or 1/2 BR. Spiral guard and cane.	2605
IA	Ilex aquifolium	40-60cm.	CG 3Ltr Pot. Net guard and cane.	1308

Native Scrub Planting.

Plant in random single species groups of between 4 and 9 no. at 1 metre spacing. Maintain 600mm weed free circles to each plant station. Plant in random single species groups of between 7 and 14no within areas identified for planting. Tubes/spiral guards and shrub shelters to be used.

CA	Corylus avellana (Hazel).	60-80cm.	1+2 or 1/2 BR. Spiral guard and cane.	64
CM	Crataegus monogyna (Hawthorn).	60-80cm.	1+1 or 1/1 BR. Spiral guard and cane.	64
IA	Ilex aquifolium (Holly).	40-60cm.	CG 3Ltr Pot. Net guard and cane.	44
RC	Rosa canina (Dog Rose).	60-80cm.	1+1 or 1/1 BR. Spiral guard and cane.	22
SN	Sambucus nigra (Elder).	60-80cm.	1+1 or 1/1 BR. Spiral guard and cane.	22

Grass seeding – Amenity Grass Mix A19, (Germinal Seeds Ltd). - Sow at 35g/sq.m

Species rich/wildflower seeding. Seed mix RE4 Lowland Limestone mix (available from Germinal Seeds Ltd). Sow at 5g/sq.m. on scarified/lightly cultivated weed free subsoil surface. Sward to be cut once no later than mid-February and again in late August. Remove arisings from site.



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