



## Maintenance Plan

Bangor Public Realm Scheme

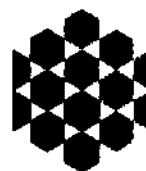
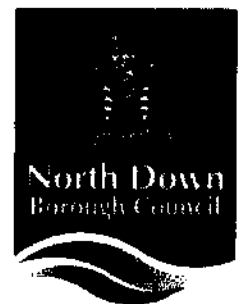
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Prepared for

**NDBC**



Department for

**Social  
Development**

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

# **MAINTENANCE PLAN**

## **Bangor Public Realm Environmental Improvements.**

This Maintenance Plan has been produced by URS as part of the planning application for the Bangor Public Realm Project.

The purpose of this document is to clarify the tasks required to be undertaken by the responsible authority to ensure the physical appearance of the scheme is maintained upon handover from the contractor and to prolong the service life of design elements within the scheme.

### **1.0     SOFTWORKS**

#### **1.1     Existing Mature Trees (BCC)**

- Annual tree safety inspections and removal of dead, dying or diseased branches, or other remedial works as required in accordance with recommendations.

#### **1.2     Tree Planting (BCC)**

- Pruning to ensure appropriate habit and form.
- Annual inspections and adjustments after severe storms.
- Inspections to monitor health of trees and removal of dead, dying or diseased branches. 2 visits per annum or as required.
- Replacement planting for all failures (post contract defects period)
- Watering during periods of dry weather (post contract maintenance period)

#### **1.3     Hedge and Shrub Planting (NDBC)**

- Maintenance of shrubs/ hedges in weed free condition through combined techniques of herbicides, cultivation and mulching.
- Check for root firmness in Spring and Autumn. Pruning to promote bushy, healthy growth and ensure individual plants establish dense cover as rapidly as possible. 6 visits per annum or as required. Removal of all clippings from site.
- Hedges will be trimmed as necessary to maintain the shape and density at a height of 1200mm and 1800mm dependant on location.
- Check for pest and disease attack throughout the growing season and treat by hand or chemical control.
- Weekly watering and seasonal replanting of all hanging baskets.
- Replacement planting for all failures (post contract defects period)
- Watering during periods of dry weather (post contract defects period)

#### **1.4 Wildflower and Amenity Grass (NDBC)**

- Wildflower grass areas to be cut three times a year in the first year to ensure a good establishment of the plant mix. Subsequent years will be subject to a single cut once a year during late September. Mowing is to be carried out using appropriate machinery.
- The amenity grass areas will be maintained as lawn with regular summer cuts and topping winter cuts when required.
- Maintain grass in a healthy vigorous condition, free from disease, fungal growth, discolouration, scorch or wilt and reasonably free from moss, thatch, weeds, frost heave, worm casts in spring and late summer.
- Monitor establishment to ensure a dense sward is established as rapidly as possible.
- Repairs carried out to failed or worn areas.
- Remove all litter and debris prior to cutting.
- Cutting regime
  - 12 cuts per year to maintain a grass sward between 30 and 65mm (Amenity Grass)
  - 1 cut per year late September 30mm (Wildflower Grass)
- Maintain clipped edges to amenity lawns.
- Fertilisers will not be used in the wildflower areas and only pernicious weeds will be spot treated with herbicide.
- Fertiliser and nutrients will be added to the amenity grass areas as required to keep the sward healthy.
- Maintenance operations such as edge trimming, hollow tining, top dressing and scarification will be carried out to amenity grass areas as required to ensure the health of the sward.
- Aerate amenity lawn in autumn and remove thatch at every visit.
- Remove all arisings and clippings from site and ensure adjacent areas of hard paving are free of clippings.

## **2.0 HARDWORKS**

### **2.1 Paving and Kerbing (DRD Roads Service)**

- Broken and failed paving units are to be replaced with units matching the original material specification.

### **2.2 Paving and kerbing (NDBC)**

- Weekly cleaning regime to include all new areas of paving.
- Quarterly visits to power wash all natural stone paved areas and kerbs.
- Tree pit surfacing to be maintained free of weeds and surface damage to be repaired as necessary.

### **2.3 Street Lighting and Traffic Signage (DRD Roads Service)**

- Repair and replacement of lighting and signage where necessary. Replacement lighting units to match original specification.
- Repair damaged columns and brackets as necessary.
- Repair damaged light column brackets and power sockets as necessary.

### **2.4 Street Lighting Banners and Festive Lighting (NDBC)**

- Hanging of and replacement of fabric banners is the responsibility of NDBC and will be undertaken throughout the year to coincide with organised events.
- Festive lighting units will be erected by NDBC on light columns using the brackets and power supply provided.

### **2.6 Feature Mast Column (NDBC)**

- Inspections to be undertaken on a six monthly basis to check columns and fixings for damage and vandalism. All masts to be maintained upright and level.
- Monitor and repair and replacement of integrated lighting units as necessary.
- Repair and replace damaged columns and brackets as necessary.
- Repair and replace damaged brackets and sails as necessary.

### **2.5 In Ground Feature Lighting (NDBC)**

- Monitor and repair and replacement of integrated paving lighting units as necessary.

## **2.6 Seating, Litter Bins, Cycle Stands, Bollards (NDBC)**

- Inspections to be undertaken on a six monthly basis to check furniture and fixings for damage and vandalism. All furniture to be maintained upright and level.
- Litter bins (including internal steel liner) to be cleaned monthly.
- Maintenance will be undertaken to ensure that all furniture is kept in a safe and working condition, free of defects and signs of vandalism and neglect.
- Repair and replacement of damaged street furniture and fittings where necessary. Replacement materials to match original specification.
- Monitor and repair of integrated LED seat lighting units as necessary.
- All Stainless Steel finishes to be washed quarterly with warm water and mild citric solution to remove surface iron oxidation marks.

End