



MILLWOOD SPECIAL PRIMARY SCHOOL, RADCLIFFE

For

Bradshaw Gass and Hope LLP (on behalf of Bury Council)

LANDSCAPE REPORT

Issue 01 February 2024

MSE-BGH-XX-XX-RP-A-9010

**Landscape
Institute**
Registered practice

17 Chorley Old Road
Bolton,
Lancashire
BL1 3AD

Tel: 01204 393 006

Fax: 01204 388 792

E-mail: info@Appletons.uk.com

www.appletons.uk.com

@Appletons_LArch

Landscape Architecture Ecology Environmental Planning & Assessment Arboriculture

appletons



appletons

17 Chorley Old Road
Bolton
Lancashire
BL1 3AD

Tel: 01204 393006

Email: info@appletons.uk.com

Web: www.appletons.uk.com

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Millwood Special Primary School, Radcliffe

Project Title: Millwood Special Primary School, Radcliffe
Client: Bradshaw Gass and Hope LLP
Document Title: Landscape Report
Project Number: 2493

Document Control

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Issue	Date	Prepared by	Approved by	Issued to	Date	Comments
01	29.02.24	LAC	DS	AR - GG&H	01.03.24	

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1.0 INTRODUCTION

1.0 Appletons were commissioned by Bradshaw Gass and Hope, architects in January 2024 to prepare landscape proposals, specifically soft landscape and biodiversity proposals to satisfy Conditions 13, 14 and 16 of the planning consent approved by Bury Metropolitan Borough Council dated 20.12.23 (ref: 70195). The approval is for the erection of a classroom extension, multi-purpose hall and outdoor support areas with additional parking provision and associated landscape works for the existing Special School.

1.1 In summary the conditions require the following information:

Condition 13

Details of a landscape scheme to include 12no. replacement native tree, shrub planting and the provision of bat bricks/tubes and bird and swift bricks.

Condition 14

Trees shown to be retained on the tree protection plan dated 24.10.23 and 30.11.23 shall be protected in accordance with BS 5837:2012.

Condition 16

Details of a biodiversity mitigation and enhancement plan.

1.2 This report provides a summary of the information required to satisfy the conditions and outlines the variance in terms of tree removal from the submitted drawn information and the compensation proposed for tree losses on site.

1.3 The landscape proposals are indicated on the following drawings which should be read in conjunction with drawings prepared by Bradshaw Gass and Hope.

2493_01 Rev A – Tree removal, retention, protection plan

2493_02 Rev B – Landscape proposals

2493_03 Rev A – Location of bat and bird boxes

Site location

1.4 The development site is centred at grid reference SD 77851 07131 and occupies an area of approximately 5,300 square metres to the west and south of the existing school. The site is bound by School Street to the south, the Manchester, Bolton Bury Canal and its tree lined towpath to the west, the main school complex and associated parking and access to the east and the existing open space grassed and play areas of the school to the north. The surrounding area is urban in character with predominantly residential areas. Properties on Allen Grove Close overlook the southern aspects of the site and a haltings site overlooks the south westerly aspects although is heavily screened by mature trees on its boundary.



Plate 1: Location of the site

Site description

- 1.5 The is currently amenity grassland with scattered trees predominantly located towards the southerly and westerly edges. A small number of trees including small apple trees are located to the south west corner. Outdoor hard surfaced play areas are located immediately to the west of the existing school including a pagoda shelter feature.

Previous surveys and reports

- 1.6 The following surveys and report were prepared for the planning application and have been reviewed in relation to the landscape and biodiversity proposals.
- Flood Risk Assessment and outline drainage strategy, dated September 2023, prepared by LK Group
 - Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy, dated September 2023, prepared by LK Group
 - Biodiversity Report, dated 15.09.23, prepared by Peter Black, Town planner
 - Tree Survey with Tree Constraints and Protection Plans, dated August and October 2023, prepared by Treestyle Consultancy

2.0 LANDSCAPE PROPOSALS

Trees and tree losses

- 2.1 The tree survey identified a variety of broadleaved trees of variable quality and stature around the edges of the site. Most of the trees appear to be a legacy from the site's former use and some species are considered inappropriate to the current use as a school and present maintenance issues. Large poplars on the southern boundary are over mature and liable to drop branches. The submitted proposals anticipated the loss of 19no trees to facilitate the development and additional car parking. Of these 19 trees, 3no are pollarded standing dead wood and 2no. are tree stumps. The condition requires for 12no. replacement native trees. Following the possession of the site by ISG Construction it was evident that the need for access for construction plant and deliveries would require a haul road to the south and west of the construction site and access gates off School Street plus a contractor's compound area thus requiring the removal of additional 10no. trees giving a total of 24no living trees to be removed. The tree removal is indicated on drawing 2493_01 Rev A which indicates the original tree removal proposals and the additional trees to be removed due to the haul road and construction facilities.

Compensation for tree losses

- 2.2 The landscape proposals (drawing no. 2493_02 Rev B) indicate the planting of 24no native tree species planted as heavy standards (12-14cms girth, 350-425cms height). The location of the trees takes account of the potential use of the surrounding soft landscaped areas by the staff and pupils of the school and the requirements for sufficient space for the trees to mature. Trees are placed to the edges of the site and will also provide screening and amenity value within the local area. Retained trees will be protected during the construction phase in accordance with the recommendations in BS 5837:2012. 3no dead trees to the easterly edge of the frontage are proposed to be retained as standing dead wood for enhanced biodiversity. They currently do not pose any structural risk as they are heavily pollarded.

Landscape proposals

- 2.3 Following the completion of the development and the removal of the haul road, the existing grassed areas will be reinstated to provide an amenity space for the school which will be accessed via gated fencing surrounding the outdoor play spaces. The western boundary will be strengthened with a narrow linear corridor of native scrub species planted as whips and transplants which will provide a habitat for nesting and foraging bird and small mammals as it matures in association with the tree'd canal corridor. Additional standard tree planting will be planted within this corridor. Shrub planting with standard trees will be planted to the southern boundary to provide screening to the new classroom block, the existing outdoor play area and the additional car parking provision.
- 2.4 The landscape proposals and the siting of these features also take account of the requirements of the Special School status and the needs of the children and the risks that planting may pose. It is envisaged that the tree and shrub species will enhance the biodiversity of the local area from its baseline condition,

provide appropriate species for the school and its future management and improve the setting and amenity value of the site as a whole.

3.0 BIODIVERSITY ENHANCEMENT

Bat tubes and bird boxes

- 3.1 Together with the biodiversity planting enhancement the proposals include for the provision of bat tubes which will be integral within the fabric of the building on the western elevation which is closest to the canal corridor and likely to be a foraging route for bats. Swift boxes are also proposed for the side of the new classroom block together with bird boxes placed on the dead standing trees on School Street.
- 3.2 The siting of the bat tubes and bird boxes is generally away from local disturbance and light glare from street and school lighting and to avoid being directly above the outdoor playing spaces.

end
