

Date: 27th February 2024

FAO: Helen Ashworth

Planning Application No: LCC/2022/0037/1

Location: Lea Community Primary School, Greavestown Lane, Preston

District: Preston

Proposals: Compliance with condition 7 of planning approval LCC/2023/0029 (Extension to existing school to include 4 no. new classrooms, w.c.s, hygiene room and corridor) – proposed landscaping

Ecological Comments

I have reviewed the landscape information submitted with this application and have the following comments in respect to discharge of condition 7.

Firstly, no ecology report was provided with the original application and no ecology comments were received on the application. There are also no ecology requirements within the planning conditions. This response is therefore based on the landscaping plans as provided only.

The tree species as currently proposed are not native to Lancashire. The applicant should look to use locally native tree species where appropriate and where they can provide the same function as those already listed.

For any alternative trees to be used on site, or for those already listed, LCC should seek advice from a suitably qualified person on their appropriateness for a school setting from a health and safety point of view and should also check on their appropriateness for the proposed location with regard to ultimate height and root spread along a shared boundary.

The wildflower mix as proposed includes a number of species not native to Lancashire. Where possible this mix should be amended to include appropriate, locally native species, suitable for a school setting from a health and safety point of view. Given the proposed location for the wildflower area beneath tree planting, it is recommended that the seed mix should be a shade tolerant mix.

A list of both native tree and wildflower species for Lancashire can be found here - <https://www.lancashire.gov.uk/media/446096/Plant-species-appropriate-for-habitat-creation-in-Lancashire.pdf>

Condition 7 states that the approved landscaping works "*shall be maintained for a period of five years*". However, the landscape plan as submitted states that there is only a 12-month defects liability period. Prior to discharge of this condition LCC should ensure that 5-year maintenance proposals are in place.

The landscape plan as provided also lacks any habitat creation or management information with regard to the wildflower planting. This information should be provided prior to discharge of the condition.

I trust you find the above comments useful.

Yours Sincerely

Ian Holland
Senior Ecologist
Environment & Climate Service
Lancashire County Council