

## Consultation Response: Kirklees Council Conservation & Design (Trees)

<b>Date</b>	<i>05 January 2018</i>
<b>Officer responding</b>	<i>Nick Goddard</i>
<b>Application number</b>	<i>2017/94129</i>
<b>Purpose</b>	<i>Initial consultation response</i>
<b>Location</b>	<i>Oakroyd Hall, WYFR headquarters</i>

### ***Assessment***

The tree survey submitted with the proposals is insufficient. It is 2 years old and does not accurately represent the crown spreads of the trees. Trees offsite but on or close to the site's boundary have also not been included. This is particularly notable on the site's boundary around plot 27. The offsite trees overhang this part of the site by up to 7m.

No Arboricultural Method Statement and Tree Protection Plan has been submitted and please note I would not be satisfied for these to be based on such old baseline data.

No drainage information has been provided, and have concerns that this may affect those trees retained.

No Levels information has been provided. I have concerns that the level changes across the site will require retaining structures within the root protection areas of protected trees. How level changes are to be handled may affect the position/size of a number of plots as some are set back too close to trees. Similarly the garage of plot 24 is too close to trees and could be moved South by several metres without appearing to affect the layout.

Plot 17 is set back close to the large trees on the site's western boundary. Similarly plot 27 on the northern boundary appears to have little useable outdoor space. Both of these points highlight the need for an accurate tree survey to be undertaken as the crowns on site are larger, in some cases considerably, than those shown or recorded in the 2015 survey. The offsite trees not shown adjacent to Plot 27 are a particular concern again highlighting the need for an up to date survey.

In addition I have concerns regarding the size and position of Plot 1. As shown it is too close to trees on the road frontage, indeed it is within the RPA of a protected mature beech tree. This would appear to be caused by the scale and positioning of the plot, something which is at odd with the approved outline layout.

### ***Recommendation***

I would require an up to date and accurate tree survey of the site in accordance with BS5837:2012. Using this updated survey an Arboricultural Method Statement and Tree

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Protection Plan should be provided to show how the proposals could be constructed whilst successfully retaining the trees as shown on the submitted layout.

I would like to see details of the drainage and other service runs included to ensure the protection of the retained trees.

I will require detailed levels across the site both existing and proposed and where retaining structures are required close to protected trees I will also require to see details of their construction addressed within the Arboricultural Method Statement.