Consultation Response:
Kirklees Council Conservation & Design (Trees)

Date	*03 October 2018*
Officer responding	*Nick Goddard*
Application number	*2018/92899*
Purpose	*Initial consultation response*
Location	*Old Packhorse Inn, Highmoor Lane, Hartshead Moor*

Assessment

The trees to the rear of the former public house and immediately to the south west are protected by a Tree Preservation Order, No.03/17. The canopies of these protected trees overhang the site and will need to be a consideration in the proposals.

No tree information has been submitted with the proposals as is required by our validation checklist.

The proposed layout will be in conflict with the overhanging branches of the tree adjacent to plot 1 in particular and will result in a building too close to a protected tree. The likely result of this is an increase in pressure to prune or fell the protected tree due to the proximity of the tree and shade effect of it, being positioned to the south and west of the building.

In addition the demolition work will put the trees that border the property at a very real risk of damage or harm and details are required of how these trees can be adequately protected.

Recommendation

At present I cannot support the proposals as not enough information has been provided and the proposals does not meet UDP policies BE2, (PLP24i) existing trees to form an integral part of the design.

I will require a Tree Survey and Arboricultural Impact Assessment in accordance with BS5837:2012 to assess the potential impacts and understand how it is intended to mitigate these to successfully integrate the proposals with the adjacent trees. If this cannot be achieved a re-design of the layout may be necessary.

In addition I will also require an Arboricultural Method Statement in accordance with BS5837:2012 to demonstrate how the adjacent trees can be protected during both demolition and construction.

References

Unitary Development Plan 1999 (updated 2007)