

Consultation Response: Kirklees Council Conservation & Design (Trees)

Date	<i>03 October 2018</i>
Officer responding	<i>Nick Goddard</i>
Application number	<i>2018/93006</i>
Purpose	<i>Initial consultation response</i>
Location	<i>Adj 33 Greenhead Lane, Dalton</i>

Assessment

The site contains protected trees, under TPO 08/11, and the proposals appear to retain these trees within the design. There is however no tree information included with the application; we would require a Tree Survey, Constraints Plan and Arboricultural Method Statement in accordance with BS5837:2012.

I have concerns for how the proposals will be implemented given a number of factors. The proposals require a driveway and parking area in the middle of the site and within the root protection area and the ground level is raised on the site side of the boundary wall. My concerns are how the parking area will be constructed within the RPA and how access and the levels will work given this ground level difference.

As no tree information has been provided it is not clear how these proposals relate to the tree constraints, both above and below ground, and how they will be constructed without causing harm to the trees.

The proposals also require the loss of a street tree for the access. The tree is not of high quality and is relatively young. A contribution should be sought to allow the Council to replace the street tree elsewhere on Greenhead Lane.

Recommendation

I cannot support these proposals at present as it does not meet UDP policies NE 9, (PLP33) mature trees to be retained, or BE2, (PLP24i) existing trees to form an integral part of the design.

References

Unitary Development Plan 1999 (updated 2007)

Emerging Local Plan (2018)