

Consultation Response from Trees Planning, KC Trees		
2018/93964 The Gables, 5 A, Halifax Road, Staincliffe, Dewsbury, WF13 4AA		
Outline application for erection of residential development		
Date Responded: 04/03/19	Responding Officer: Nick Goddard	Responding Ref: TPO 17/18
<p>The site has been cleared of a significant area of trees, both semi mature and mature, in the summer of 2018. As a result a TPO was served protecting all the trees that remained and those adjacent to the site. In particular the tree removals along the site's frontage with Halifax Road were detrimental to the visual aspect of the street and members of the public using this busy road. The proposals for the future development of the site will therefore need to provide suitable mitigation for the tree losses along the frontage in particular and demonstrate that the proposals will not negatively impact upon the remaining woodland.</p> <p>The principle of development for residential use of the site can be supported however I have concerns that the constraints posed by the protected trees have not been taken into account when producing the proposed design/layout. No tree information has been submitted and I cannot see any evidence that tree constraints have been considered at this stage.</p> <p>The access for the site will need to consider that the ground levels around the protected trees cannot be altered and future proposals will need to provide details for the visibility splays required to ensure that further tree losses are not required on the site frontage.</p> <p>Any future layout will need to take into account both above and below ground constraints of the protected trees on and adjacent to this site. Any future application for the site should be supported by a Tree Survey and Arboricultural Impact Assessment, produced in accordance with BS5837:2012. The AIA should make a realistic assessment of the probable impact of the proposals as detailed in section 5 of the guidance.</p>		