

Consultation Response from KC, Trees		
2021/91795 Manashay Cottage, Upper Brow Road, Paddock, Huddersfield, HD1 4UP		
Erection of 7 dwellings with formation of associated access and parking		
Date Responded: 18/06/21	Responding Officer: Nick Goddard	Responding Ref:
<p>The site includes a woodland along its south and western edge. This woodland is adjacent to a public right of way and contributes significantly to the setting of the footpath and area, consequently the woodland provides significant public amenity. The narrow nature of the woodland means that should the proposed development require the loss of trees along its edge it would have a significant impact on the woodland as a whole and could expose trees on the banking to wind pressures previously not experienced which can result in wind-throw and destabilisation of remaining trees.</p> <p>The trees are located on a banking meaning trees may cast less shade than would otherwise be expected however canopies may be lower to the ground causing conflict as a result. It is possible the location of the dwellings would be acceptable however without detailed tree information it is not possible to fully assess this.</p> <p>The Phase 2 report by Geotechnical Services Ltd, provides an assessment of the requirements for a retaining structure along the south-western boundary of the site to retain the proposed structures and roads. This boundary is adjacent to and at the top of the steep bank of trees and as such its design is of great importance regarding the successful retention and protection of the woodland.</p> <p>It is important that the design of any retaining structure does not require excavation within the woodland as previously explained. Designs are suggested in the Phase 2 Report which would avoid excavation to the south west of the wall such as those for a gravity or cantilever retaining wall, embedded pile retaining wall.</p> <p>No tree information has been provided to assess the impacts of the proposed on the adjacent trees, or vice-versa, and at present there is not enough information provided to be sure the woodland will not be retained and protected during the construction proposed. At present therefore I cannot support the proposals but would be happy to re-consider the site if an Arboricultural Impact Assessment and Arboricultural Method Statement are submitted. The AMS or additional information will need to include details of the proposed retaining structure on the south and western boundary of the development.</p>		