

<b>Consultation Response from KC, Trees</b>		
<b>2021/91975 Croft House Surgery, 1145, Manchester Road, Slaithwaite, Huddersfield, HD7 5JY</b>		
<b>Redevelopment of Croft House Surgery with demolition of existing 2 storey flat roof car port / office building, alterations to existing building to form 4 residential units and erection of 2 dwellings (within a Conservation Area)</b>		
<b>Date Responded: 14/10/21</b>	<b>Responding Officer: NG</b>	<b>Responding Ref: CA58</b>
<p>The AIA submitted provides a realistic assessment of the tree constraints on the site. The assessment takes into account the offsite trees and provides a shade pattern plan for the trees offsite which allows this factor to be considered. I would agree that the retention of T2 would be ill-advised and therefore should not form a constraint on development of the site. In addition, the other trees of any significant stature have been suppressed by T2 and following its removal would be unlikely to correct their uneven canopies or growth habits. The proposed removal of trees does not give me cause for objection, though it should be noted mitigation will be necessary to replace these trees.</p> <p>The AIA does assume that the properties will receive morning sun and I cannot disagree with this in relation to trees. The properties however will be positioned at the base of a steep hillside which will inhibit morning sun when the sun is low in the sky. The site is likely to suffer from limited sunlight due to its location on the north facing valley side and this will potentially cause issues for the residents so properties should be designed to maximise any available sunlight.</p> <p>The submitted tree report indicates the mitigation of tree removals will include 1 heavy standard and a hedgerow along the western boundary. I appreciate this is a constrained site however the proposals could accommodate more than this. The details of landscaping for the site could be provided as part of a condition should consent be granted for the scheme.</p>		