

Consultation Response KC Landscape

Planning Number:	2021/92009		
Proposal:	Discharge of conditions 3 (preliminary risk assessment), 9 (drainage scheme), 10 (internal sound levels), 11 (ventilation scheme), 12 (flood evacuation plan), 13 (soft landscaping), 14 (construction environmental management plan), 15 (landscape and ecological management plan), 17 (bat roosting feature), 18 (electric vehicle charging), 19 (public open space), 20 (travel plan) and 21 (crime prevention) on previous permission 2018/90209 for change of use and alterations to mill to form 41 apartments (within a Conservation Area)		
Location:	Union Mills, Tanyard Road, Milnsbridge, Huddersfield, HD3 4NB		
DEVELOPER/APPLICANT/AGENT:	Acumen Designers & Architects Ltd		
Planning Officer:	Nick Hirst		
Date Responded:	30.06.21 rev a	Responding Officer:	EM
Site Area (Hectares)		Responding Ref:	KK68

NOTES/COMMENTS:

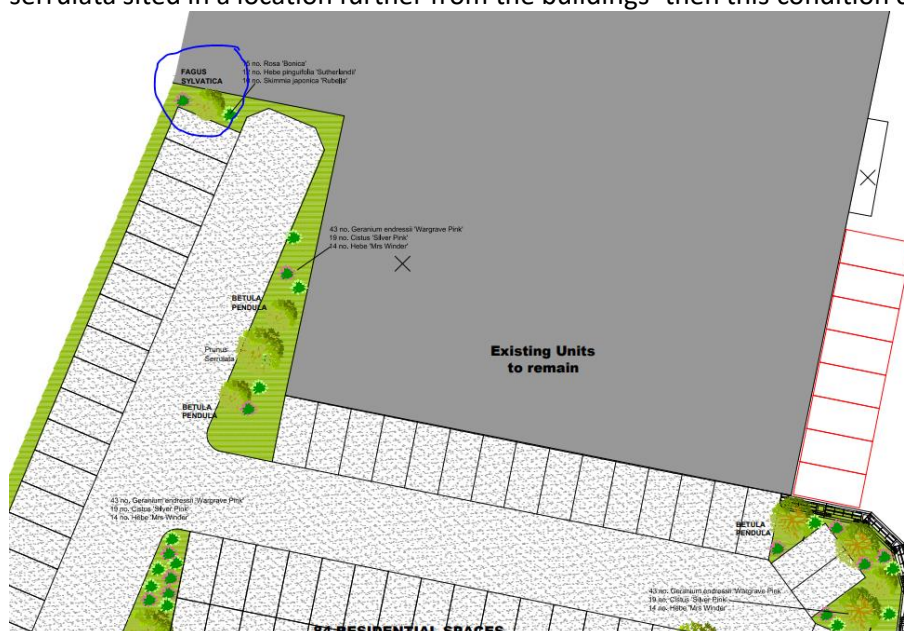
Condition 13

13. Details of the areas of soft landscaping as shown on the approved site plan (drawing number 2466-07) shall be submitted to and approved in writing by the Local Planning Authority before the residential units are first brought into use and shall thereafter be retained as such.

Reason: In the interests of visual and residential amenity and to enhance the biodiversity of the site and to accord with Policies LP24 and LP30 of the Kirklees Local Plan and guidance in the National Planning Policy Framework.

Ref: drawing no. (100)50 rev A : CAR CHARGING POINTS PUBLIC OPEN SPACE (POS) & LANDSCAPING DETAILS May 2021

Fagus sylvatica too close to the existing units (see clip below), swap locations with a proposed Prunus serrulata sited in a location further from the buildings- then this condition can be discharged.



Condition 15

15. A landscape and ecological management plan (LEMP) shall be submitted to and be approved in writing by the Local Planning Authority prior occupation of the development. The content of the LEMP shall include the following:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The approved plan will be implemented in accordance with the approved details.

Reason: To ensure the scheme provides a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan.

JCA LEMP: JCA Ref: 13809f/FS

Para 5.2 Shrub Planting – refers to native shrub species including Table 4. Para 5.3 Tree planting refers to trees listed in Table 5. None of these trees or shrubs are in the Landscaping details plan (100)50 above which has the following planting schedule:

PLANTING SCHEDULES

SHRUB SCHEDULE

* ORNAMENTAL PLANTING SCHEDULE

Herbaceous				
Nr	Name	Ht in cm	Pot (L)	Density
31	Ajuga reptans 'Catlin's Giant'	—	2L	9.00
150	Geranium endressii 'Wargrave Pink'	—	3L	6.00

Shrub				
Nr	Name	Ht in cm	Pot (L)	Density
76	Cistus 'Silver Pink'	30-40cm	3L	5.00
56	Hebe 'Mrs Winder'	30-40cm	3L	4.00
117	Hebe pinguifolia 'Sutherlandii'	20-30cm	3L	6.00
46	Lavendula angustifolia 'Hidcote'	20-30cm	3L	5.00
25	Philadelphus 'Manteau d'Hermine'	30-40cm	3L	3.00
45	Rosa 'Bonica' (5 - 7.5L)	60-80cm	5 - 7.5L	4.00
30	Skimmia japonica 'Rubella'	30-40cm	3L	4.00
54	Spiraea nipponica 'Snowmound'	40-60cm	3L	4.00

All shrub material shall be first quality, sturdy, well-rooted non-refrigerated stock with well-branched heads and fibrous root systems. Shrubs shall be planted into 450mm deep good quality fibrous topsoil incorporating organic compost and slow release fertiliser in accordance with good horticultural practice. All plant material shall be a minimum 3L pot size unless otherwise specified and conform to BS 3936 Part 1: 1992 and BS 4428: 1989. Finished beds shall be lightly forked over and dressed with 50mm coarse forest bark mulch.

TREE SCHEDULE

		NUMBERS REQUIRED		
SPECIES	Height in metres	2.5 - 2.75	2.7 - 3.0	3.0 - 3.5
	Girth in cm	6 - 8	10 - 12	12 - 14
Betula pendula	(Silver birch)	--	--	14
Fagus Sylvatica	(Common beech)	--	--	5
Prunus Serrulata	(Japanese cherry)	--	--	6

In addition, reference is made to wildflower seed mixes in 5.4.4 and Table 6 provides the list of species chosen – however speciesrich meadow and wildflower areas are not included on the landscaping plan drawing (100)50.

Part g of the condition requires details of the body or organization responsible for implementation of the plan – which I am unable to find in the LEMP provided.

There is some ambiguity as to the LEMP specification and that of the landscaping plan. Until the planting specification is clarified and the landscape plan and the LEMP relate to the same planting scheme, and item g confirmed, this condition cannot be discharged.

Condition 19

19. No development shall commence until arrangements for the provision of public open space to serve the development have been submitted to and agreed in writing by the Local Planning Authority. The arrangements shall cover the following matters:-

- a) the layout and disposition of the public open space.
- b) the timescale for the implementation and completion of the works to provide the public open space;
- c) the mechanism for ensuring that the public open space will be available for public within perpetuity.
- d) maintenance of the public open space in perpetuity.

Reason: To accord with Kirklees Local Plan Policy LP63 and Section 12 of the National Planning Policy Framework. This is a pre-commencement condition to ensure these matters are identified and agreed at an appropriate stage

Unable to locate the information in the application to discharge Condition relating to public open space at this time.