

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

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| Observations By: | KC, Trees |
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| Application No. | 2021/94280 |
| Proposed Development: | Erection of 67 dwellings with associated works |
| Location: | land at, Lady Ann Road, Soothill, Batley, WF17 0PY |
| OS Map Reference | SE 424985.3427 424560.7368 |
| Applicant/Agent: | Self Architects |
| Class: | Small Major Developments |

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **27-Dec-2021**.

If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/94280> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **27-Dec-2021** then the application may be decided without the benefit of your views.

Dated: 06-Dec-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
 Trees**
2021/94280 land at, Lady Ann Road, Soothill, Batley, WF17 0PY
Erection of 67 dwellings with associated works
Date Responded: 13/01/22
**Responding Officer: Nick
 Goddard**
Responding Ref: TPO 72/91

The site has one protected group in the centre, ref TPO 72/91/G1. This group provides significant public amenity at present but will also contribute to the setting of the site if it is developed for residential use, it is therefore important to secure its retention within the scheme.

The proposed layout for this application is showing the protected tree group as retained. The sloping aspect of the site have made it difficult to achieve a successful layout which retains these trees. Their retention in the layout is welcomed however there is little technical information supporting the proposals and I do have concerns as to how they will be protected during clearance of the site and construction of properties roads on all sides of the trees.

The Arboricultural Impact Assessment submitted has not been updated and is the same report submitted with the previous application for the site. This is concerning as it still shows the protected tree group as removed and consequently provides now details for their protection.

The Landscaping Proposals, drawing 2 of 3, shows the land beneath the protected trees to be wildflower meadow which is a good choice however it mentions the land as being a regarded embankment. The Drainage Feasibility Layout shows the protected trees as removed and dwellings in their place, which is clearly an oversight.

It needs to be clear on all plans that the trees are to be retained and ground levels around the protected trees is not to be altered in order to protect them.

In order for me to be satisfied with this application I will need to see an up to date and detailed Arboricultural Method Statement. This will need to include details of existing and proposed levels around the trees as I suspect retaining features will be necessary. The construction of retaining walls around the trees will need to be detailed to prevent excessive excavation into the trees' rooting areas. The installation of retaining walls and potential regrading of the slope is a significant risk to the future health of the protected trees.