

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2022/44/90573/W
Site Address:	26-28 Trabel House, Cambridge Road, Huddersfield, Kirklees, HD1 5BU
Description:	Discharge condition 5 (landscape) on previous permission 2021/91758 for formation of 6 space car park
Recommending Officer:	Stuart Howden

DECISION – Details for condition 5 acceptable

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Teresa Harlow

AUTHORISED OFFICER

Date: 17-Mar-2022

Officer Report - Discharge of Conditions Application

The application seeks to discharge conditions 5 (landscaping) on previous permission no. 2021/91758 for formation of 6 space car park at 26-28 Trabel House, Cambridge Road, Huddersfield, HD1 5BU

Condition 5 (Landscaping):

Wording

Prior to the commencement of development, a scheme detailing landscaping, tree/shrub planting, including the indication of all existing trees and hedgerows on and adjoining the site, details of any to be retained, together with measures for their protection in the course of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the phasing of the landscaping and planting. The development and the works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity of the site and in accordance with Policies LP24 and LP30 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework.

Officer Assessment

A plan has been provided with proposed soft landscaping in the application site. This includes a number of trees native to the UK. It is considered that the proposed scheme would help to soften the development and ensure a pleasant environment.

An e-mail from the applicant's agent notes that the proposed landscaping is to be carried out in late August/early September in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the first use of the car park hereby approved. Officers consider this acceptable.

The submitted details are considered acceptable for the purposes of Condition 5.

Recommendation – Approval

Decision Text

Approve

Condition 5 (Landscaping)

The landscaping as per:

- Drawing No. BRAMPA-SME-ZZ-XX-DR-L-0005 Rev U (titled 'Landscape Proposals (Soft)') received from the applicant's agent by e-mail on 16th March 2022.
- E-mail received from applicant's agent on 16th March 2022 in relation to the phasing of the landscaping.

The listed details are considered acceptable for the purposes of Condition 5. The condition will be satisfied upon completion of the development in accordance with these approved details. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Report Dated:

16/03/2022
