

**Consultation Response from KC,
Trees****2022/91880 The Richardson Arms, 684, Bradford Road, Oakenshaw, BD12 7EN****Erection of residential development****Date Responded: 30/09/22****Responding Officer: Nick Goddard****Responding Ref:**

The proposals to redevelop the site for residential use does not provide any tree information. Whilst there is only limited tree cover within the redline boundary the trees adjacent to the site in the highway verge are of significant value, overhang the site and are a constraint on the developable space of the site. At present there is insufficient information for me to support the proposals.

The proposals include parking areas and a plot (1) close to the boundary of the site. The site's existing hardstanding does make it possible with careful controls to incorporate parking areas adjacent to the boundary.

The main concerns are the potential impacts on the roots of adjacent trees of the position of plot 1 and details need to be provided as whether this is possible without causing harm to the trees.

The overhanging canopies of the trees adjacent will require some management and pruning to enable the proposed development. Details of the pruning required should be included in submitted tree information.