Consultation Response KC Landscape			
Planning Number:	2022/94041		
Proposal:	Variation of conditions 22 (Landscaping), 28 (Carbon Reduction), 29 (Solar Array) on previous permission 2022/90293 for variation condition 2 (development in accordance with the approved plans) on previous permission 2021/91508 for demolition of part of former college buildings and erection of police station, including conversion of Oldroyd Building and erection of new buildings comprising police custody suite, associated support services buildings, decked and surface car parking (MSCP), vehicle access point, boundary treatments and landscaping to enclose the eastern section of the MSCP at the lower level by constructing a wall around the area to follow the line of the car park elevations above.		
Location:	Kirklees College, Halifax Road, Dewsbury, WF13 2AS		
DEVELOPER/APPLICANT/AGENT:	nineteen47		
Planning Officer:	RichardA Gilbert		
Date Responded:	08/03/23	**Responding Officer:**	AR
Site Area (Hectares)		**Responding Ref:**	LL123

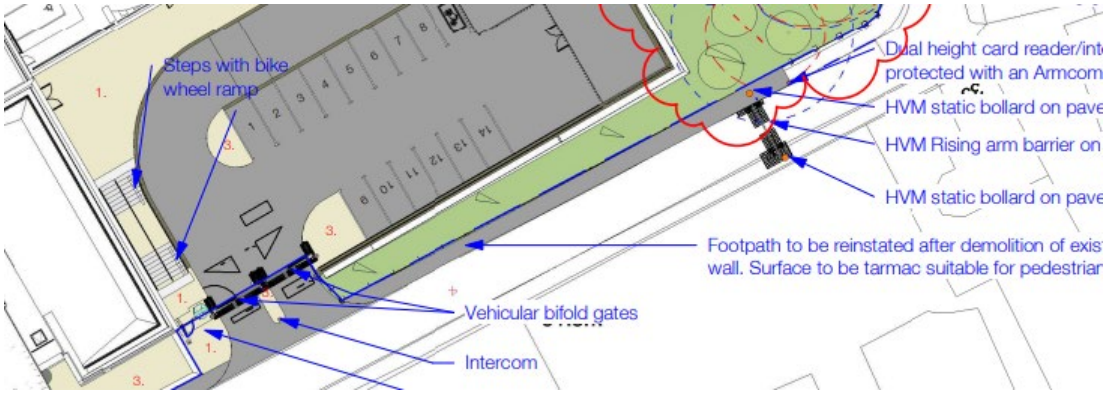
NOTES/COMMENTS:
COND 22 – Landscaping

22. No above ground development shall take place until a scheme detailing landscaping, tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented prior to first occupation of the building (or within the next available planting season) and, 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 unless the Local Planning Authority gives its written consent to any.
Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with Local Plan Policies LP24, LP30 and LP33.

Our response refers to the details provided in Dwg nos:
6BKD1-RYD-ZZ-XX-DR-L-21000_Landscape Site plan_S4
6BKD1-RYD-ZZ-XX-DR-L-70000_Plant ng Plans_S4
6BKD1-RYD-ZZ-XX-DR-L-70001_Plant ng Plan West_S4
6BKD1-RYD-ZZ-XX-DR-L-70002_Plant ng Plan North_S4
6BKD1-RYD-ZZ-XX-DR-L-70003_Plant ng Plan East_S4

The proposed planting lists are all acceptable with no invasive species. We welcome the use of native plants running through the scheme.

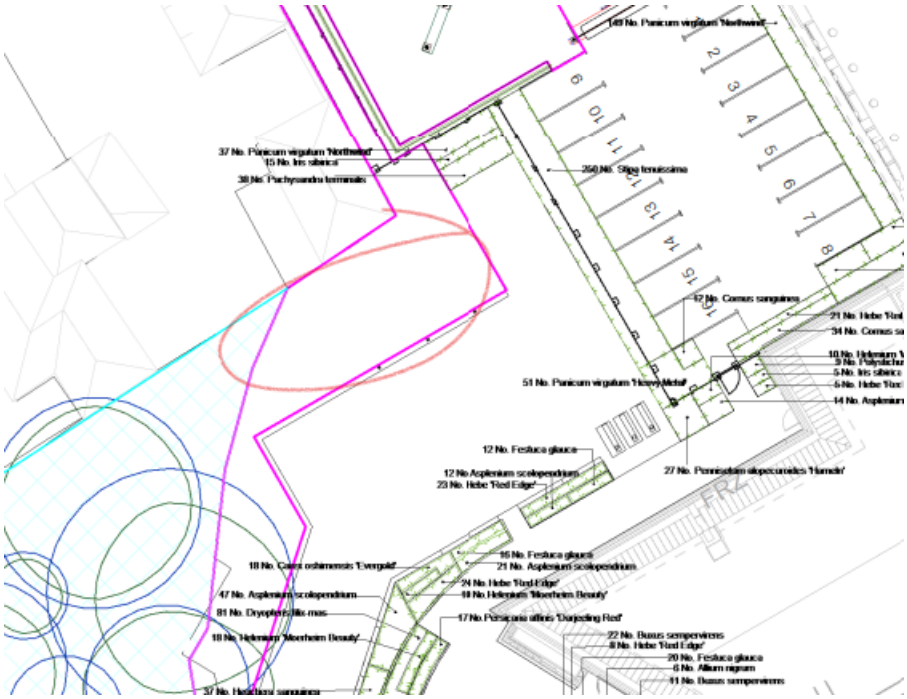
Opportunity for further tree planting along the boundary the boundary edge shown in clip below, further planting to break up the hard landscaping and proposed wall/fencing. Possibly small native specimen trees or non-invasive self, supporting climbers.



The clip below shows line of proposed large concrete retaining wall. This is going to be visible and we feel should be better mitigated. The proposed tree planting is not sufficient to screen the structure. Consideration should be given to a second line of additional tree planting, or climbers such as the Hyrangea seemanni as proposed on the adjacent parking area retaining walls. These are slow growing, will not damage the façade, self-supporting and are not climbable.



Area indicated in clip below currently indicated as species rich grassland. There is an opportunity for further tree planting, wildflower perennial shade mix or both in this location.



We were not able to see a 5yr maintenance plan within the submission.