

Consultation Response KC Landscape

Planning Number:	2023/90772		
Proposal:	Discharge conditions 3 (CEMP), 7 (waste collection), 14 (soft landscape), 17 (boundary treatment), 25 (tree/shrub planting) on previous permission 2020/90725 for erection of 68 dwellings with associated access, parking, and open space (revised plans)		
Location:	Land at, Penistone Road, Fenay Bridge, Huddersfield, HD8 0AW		
DEVELOPER/APPLICANT/AGENT:	Newett Homes		
Planning Officer:	Nick Hirst		
Date Responded:	060423	Responding Officer:	AR
Site Area (Hectares)		Responding Ref:	MM23

NOTES/COMMENTS:
COND 14 – Soft Landscaping.

14. Notwithstanding the approved plans, development shall not commence until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority. This shall include:

- a) Planting plans
- a) Written specifications of soil depths, cultivation and other operations associated with plant and grass establishment)
- b) Schedules of plants noting species, planting sizes and proposed numbers/densities.
- c) Details of street trees as shown on Plan 3EN2-MHA-FS-XX-DR-A-01040 Rev P7, to include tree pit details
- d) Details of an implementation and maintenance programme for a minimum 5 year period.

All soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the provision and establishment of acceptable landscape scheme to ensure a good quality development.

COND 25 – Tree/Shrub Planting.

25. Development shall not commence until a landscape scheme detailing all tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. 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 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.

Most of the landscape information that has been provided is fine. However, the aftercare maintenance, as set out in the Soft landscape dwg Ref. H22-0016 does not clearly set out details for replacement of failed/dead or removed trees, shrub or hedge planting for the full period of 5yrs.

**We cannot recommend the discharge of this condition until further information is submitted.
Therefore Conditions 14 and 25 must remain.**