

KIRKLEES COUNCIL DISCHARGE OF CONDITION REFERENCE: 2023/91528

CONDITION 12 – SUPPLEMENTARY INFORMATION

SITE ADDRESS: HUDDERSFIELD ROYAL INFIRMARY, ACRE STREET, LINDLEY, HUDDERSFIELD HD3 3EA

On behalf of the Applicant (Calderdale and Huddersfield Solutions Ltd), and with respect to Condition 12 of full planning permission reference 2021/92488, please find below and enclosed supplementary information in relation to the planting and maintenance of additional trees on the Huddersfield Royal Infirmary (HRI) estate. The Calderdale and Huddersfield NHS Foundation Trust (‘the Trust’) has planted 450 saplings (whips) adjacent to the site of the new Accident and Emergency (A&E) department, for which full planning permission was granted on 20 October 2021. The description of development is as follows: *Erection of clinical building to accommodate new accident and emergency department, associated vehicular access, car and cycle parking spaces, plant and landscaping.*

CONDITION 12

An application to discharge the following conditions of planning permission 2021/92488 was submitted to Kirklees Council in May 2023: 11 (cycle parking); 12 (landscape strategy); 14 (car park management plan); 15 (barrier details); and 20 (electric charging points). A split decision was subsequently issued on 31 October 2023, refusing the details submitted to satisfy Condition 12.

Planning Condition 12 is detailed in full below, with the information that this supplementary information relates to underlined:

Notwithstanding the submitted plans, prior to works associated with the provision of hard and/or soft landscaping commencing, a landscaping strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping strategy shall include an assessment of the feasibility of re-locating the trees identified to be lost via the development. If identified as unfeasible, the strategy shall include details of re-planting of tree proportional to the number of trees to be lost. The approved landscaping plan shall be implemented prior to the hereby approved development being brought into use. All planted materials shall thereafter be maintained for five years, and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

In order to fully comply with the requirements of Condition 12 and enable its discharge, set out below is a brief assessment of the feasibility of re-locating the trees lost by the approved development, alongside an overview of the mitigatory replanting which has taken place to date and the 5-year strategy for maintaining these new trees.

Prior to hard and soft landscaping works taking place, it was determined by the appointed ecologist that none of the 21 existing trees that were identified for removal could be suitably relocated, due to them being too large and already well established. Instead, mitigatory replanting took place within the site boundary and 7 new trees were planted as part of the landscaping scheme. To further offset the remaining trees lost to the development, the Trust has undertaken planting elsewhere on their estate, including 450 rowan, birch, dogwood, hazel, and hawthorn saplings (approximately 90 of each species) within the area shown in the plan at **Appendix A**. These have been planted at a density of approximately 1 whip per 0.4 sq. metre. This is considered to be proportional to offset the loss of existing trees.

5-YEAR MAINTENANCE AND MANAGEMENT STRATEGY

Table 1 details maintenance procedures that will be undertaken, during the initial five years, to ensure the tree planting is successful:

	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Annual tree inspection and remedial pruning										✓			Trees will require annual inspections by an arboricultural consultant to ensure health of the tree and to maintain trees at a suitable and safe height. Trees will require regular inspections to check for any vandalism for trees. Regular pruning required as necessary and repair of wounds to be carried out between October to February. Removal/adjustment of stakes and tied to be carried out as necessary following inspections. All cuttings to be removed to an appropriate recycling facility.
Weeding and litter picking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Estate management teams are to check the site following weeding to ensure no equipment or chemicals have been left on the site. Monthly inspections are to take place to carry out removal of any litter and/or debris.
Fertiliser application		✓											Applied annually, as per manufacturer’s instructions.
Bark mulch								✓					Bark mulch to be re-applied once towards end of maintenance period. Consistent mulch depths are to be applied to retain moisture, suppress weeds, deter pests, control temperature, protect roots etc.
Watering (as required)													Watering, as required, to ensure successful establishment and continued thriving of trees.

Table 1 – Tree maintenance and management strategy

Appendix A

Car park perimeter single planting



Boundary single planting



Boundary double planting

