

Consultation Response KC Landscape			
Planning Number:	2023/92145		
Proposal:	Discharge of conditions 5 (access track upgrade), 6 (access track upgrade), 7 (cycle parking), 8 (electric vehicle charging), 9 (travel plan), 10 (waste storage and collection), 11 (coal mining investigation), 16 (Japanese Knotweed strategy), 17 (external lighting), 29 (landscaping) and 30 (biodiversity enhancement and management plan) of previous permission 2021/90357 for works to existing sports facilities including erection of clubhouse; additional changing facilities building; boundary treatments; storage facilities and floodlighting; works to existing pitches creation of hybrid and 3G/synthetic pitches; multi sport training area and car park		
Location:	East Bierley Playing Fields, Hunsworth Lane, East Bierley, BD4 6PU		
DEVELOPER/APPLICANT/AGENT:	D5 Planning		
Planning Officer:	Victor Grayson		
Date Responded:		Responding Officer:	EM
Site Area (Hectares)		Responding Ref:	MM63

Part Discharge (Soft Landscaping Only)

NOTES/COMMENTS:

COND 29 (landscaping)

29. Prior to the commencement of superstructure works, details of all hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These shall include:

- Details of existing and proposed levels, and regrading;
- Species schedule and planting plans;
- Details of initial aftercare and long-term maintenance;
- Details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first **five years** from completion;
- Details (including samples, if requested), of paving and other hard surface materials; and
- Details of how soft landscaping has been designed to prevent and deter crime and anti-social behaviour.

No part of the development hereby approved shall be brought into first use until all hard and soft landscaping has been implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

All approved landscaping shall be retained thereafter in accordance with the approved details and approved long-term maintenance, monitoring and remedial arrangements.

Reason: In the interests of local ecological value and visual amenity, in the interests of creating a safer, more sustainable neighbourhood and reducing the risk of crime and antisocial behaviour, and to accord with Policies LP24, LP30, LP32, LP33 and LP47 of the Kirklees Local Plan, and chapters 8, 12 and 15 of the National Planning Policy Framework.

MAINTENANCE

Carry out the following operations from Practical Completion until end of 12 months maintenance period or as instructed by the CA:

TREES AND SHRUBS All dead/diseased plant material, shrubs and trees to be replaced during the Nov/March planting season during the following planting season following installation. All hedgelines and around trees to be kept free of weeds, by hand weeding or use of herbicide. All planting beds to be kept watered during the establishment and 12 months maintenance period. Bark mulch to be topped up on all planting beds to even 75mm depth. Wood chip not to be used. Tree ties to be checked periodically. Stakes to be removed once the trees are established.

AMENITY LAWN - All amenity lawn areas to be trimmed to maintain a height of 50mm growth. Before each cut, remove litter and debris. Keep the sward substantially free of broad leaved weeds by applying a suitable selective herbicide. Carefully dig out or spot treat any residual perennial weeds such as docks. Strim edges to paths. Sweep all path areas clear of arisings. Bare areas of dead grass that have failed to thrive, which are apparent during the 12 months defect liability period, will be regarded as defects due to materials or workmanship not in accordance with the Contract and must be made good by re-cultivation and reseeding at times agreed with the CA.

We cannot recommend the partial discharge of this condition until further clarification on the layout and also information is submitted on the Five Years required for monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years from completion;

Therefore Condition 29 must remain and cannot be partially discharged on soft landscaping.