

**Consultation Response from KC,
Trees****2023/92733 Spring Grove Gardens, 50, Paul Lane, Colne Bridge, Huddersfield, HD5 0PU****Demolition of existing buildings, erection of detached dwelling and formation of new driveway****Date Responded: 29/11/2023****Responding Officer: D. Atkinson****Responding Ref:**

Thank you for the consultation and I apologise for the late reply.

The development site is constrained by Heaton Hall Wood which is an ancient woodland to the east and two Oak tree to the north of the proposed dwelling and the access is constrained by a line of Poplars.

From the tree survey provided has made a fair assessment of the trees.

The project arboriculturist should use the information detailed in tree survey and proposed plans to prepare an arboricultural impact assessment that evaluates the direct and indirect effects of the proposed design on the trees that merit retention and vice-versa and where necessary recommends mitigation.

A realistic assessment of the probable impact of any proposed development on the trees and vice versa should take into account the characteristics and condition of the trees, with due allowance and space for their future growth and maintenance requirements. To maximize the probability of successful tree retention, the following factors should be taken into account during the design process:

- Shading
- Direct damage
- Future pressure for removal
- Seasonal nuisance

Overall, in principle there isn't an objection to the proposed dwelling. The proposal just needs to demonstrate the demolition and construction works can be implemented without significant impact on the existing trees and that the proposed has considered factors that can lead to post development loss of trees.

As a result there is a holding objection as the proposal conflicts with adopted Kirklees Local Plan Policy LP33.

From a trees perspective the following is needed at this stage:

- Arboricultural impact assessment

Likely subject to conditions:

- A detailed Arb Method Statement for the demolition and construction works within the RPAs and vicinity of retained trees.
- Dimensioned TPP.
- New planting/mitigation scheme to replace trees required to be removed to facilitate the proposed.