

**Consultation Response from KC,  
Trees**

**2023/93539 Land adj, Ledgard Bridge Mill, Back Station Road, Mirfield, WF14 8NZ**

**Outline application, including the considerations of access appearance, layout, and scale, for the erection of a six-storey building to host 76 residential apartments (C3 use) and ancillary works comprising demolition of vacant building, formation of new access, parking areas, open space and landscaping; erection of cycle and bin refuse storage structures**

**Date Responded: 10/01/2024**

**Responding Officer: D. Atkinson**

**Responding Ref:**

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

The proposed development site is constrained by existing trees. The application is to agree the layout, and scale, for the erection of a six-storey building to host 76 residential apartments (C3 use) and ancillary works comprising demolition of vacant building, formation of new access, parking areas, open space and landscaping; erection of cycle and bin refuse storage structures.

In order to be in a position to agree the layout and scale of the development we'd need to understand the potential impacts the proposed would have. The tree survey provided (Ref: 16856-A/AJB), appears to have made a fair assessment of the trees. However, as mentioned in section 6 of the survey report. In accordance with Section 5.4 of BS 5837: 2012, the next stage on this site should be the preparation of an Arboricultural Impact Assessment (AIA), which will illustrate and discuss the impact of the proposals on the trees and vice versa, to help to inform good design.

Which could impact on the layout and scale of the proposal.

As a result, there is an objection to the proposal from a trees perspective. Because the proposal is conflicting with the adopted Kirkless Local Plan policy LP33 and LP24 (i).