

**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: 25/04/2024**

**Responding Officer: D. Atkinson**

**Responding Ref:**

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

With the AIA (Ref: JCA Ref: 16856-B/AJB) being provided it has reassured trees considerably that if this proposal came forward as a full planning application to agree the details, then the existing trees could be realistically retained within the development providing they were adequately protected during the development with a fit for purpose Tree Protection Plan.

KC Trees would encourage including more new tree/shrub and hedge planting within the car parking area itself, to help break it and provide some valuable shade to the parked cars in the summer.

There is no further objection to the proposal from a KC Trees perspective, subject to conditions requiring the proposed development be accompanied by an Arboricultural Method Statement (AMS) detailing the specific protection measures necessary for each tree. This should specify the required fencing standard and positions (the creation of the Construction Exclusion Zone), acceptable construction techniques within the RPAs of T10, T11 and T12 and necessary facilitation tree works be agreed in writing with the local planning authority.

There would also need to be a condition to agree a detailed hard and soft landscaping scheme that provides aftercare and maintenance plans to ensure the planting reaches independence in the landscape.