

Consultation Response from KC,
Trees

2024/90058 Penistone Road/, Rowley Lane, Fenay Bridge, Huddersfield, HD8 0JS

Reserved Matters application, including the considerations of appearance, scale, layout, and landscaping, for the erection of 67 dwellings, pursuant to outline permission 2020/92307 for the erection of residential development (up to 75 units) and the discharge of conditions 7 (include a Written Scheme of Archaeological Investigation (WSI) and Designer's Response), 8 (Foul and Surface Water Drainage Strategy), 9 (flood routing), 10 (mitigatory tree-planting), 11 (cycle parking), 12 (Arboriculture Assessment), 13 (Ecological Design Strategy), 14 (Bar survey), 15 (noise impact assessment)

Date Responded: 03/04/2024

Responding Officer: D. Atkinson

Responding Ref:

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

From an Arboricultural perspective the proposal will result in significant tree loss, with T5, most of G6 and T8 requiring removal to facilitate the development.

T5 and most of G6 are part of previous permission/s, so not the main consideration within this application. T8 is a high value tree in terms of arboriculture specimen and landscape when compared against table 1 of BS5837:2012.

However, within the context of the wider phases/other sites it's not realistic to retain.

The remaining trees of value are G7 along the eastern boundary.

The property boundaries and plots T1, T16 and T24 are foreseeably going to reduce prospects of future growth, require facilitation pruning and increase future pressure to prune these trees adjacent.

Condition 12 of 2020/92307 requires. Plans and particulars relating to the Reserved Matters of layout and/or landscape shall include a Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, in accordance with British BS 5837. The method statement shall include details on how the construction work will be undertaken with minimal damage to trees and their roots to be retained, within and adjacent to the site. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: In the interest of visual amenity and landscaping, to comply with the aims of Policies LP24 and LP33 of the Kirklees Local Plan.

The AIA doesn't mention G7 within the discussion despite the boundary treatments being within the RPA of G7 and plots 16 and T24 either glancing it/work required to implement the development foreseeably going to be needed to enter it.

Trees aren't satisfied the AIA and AMS are detailed enough to demonstrate works will be undertaken with minimal damage to trees and their roots to be retained, within and adjacent to the site.

As a result, there is a holding objection to the proposal from a trees perspective. Because the proposal appears to be conflicting with policy 24 and 33.

For the objection to be removed, please can AMS detail facilitation pruning to G7, works within the RPA of parts of G7 and detail mitigation measures as required.