

Consultation Response KC Landscape

Planning Number:	2024/92339		
Proposal:	Discharge of details reserved by conditions 13 (CEMP), 15 (CEMP-Biodiversity), 27 (Drainage) 33 (Landscaping),		
Location:	Piazza Centre, Princess Alexandra Walk, Huddersfield, HD1 2RS		
DEVELOPER/APPLICANT/AGENT:	Pegasus Planning Group Ltd		
Planning Officer:	Ellie Thornhill		
Date Responded:	05.09.2024	Responding Officer:	Landscape – EM
Site Area (Hectares)		Responding Ref:	NN44

NOTES/COMMENTS:COND 33 – Landscaping

33. Prior to the commencement of development of each specified component part, or parts, 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;
- Planting plans, including additional tree planting notwithstanding what is shown in the drawings hereby approved;
- Details of tree pit sizes and soils;
- Species schedules;
- Details of initial aftercare and long-term maintenance of trees including tree protection measures;
- 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;
- Details and specifications of street furniture including but not limited to lighting, bollards, bins, seating and cycle provision; and
- No part of the development hereby approved shall be occupied 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.

The approved landscaping scheme shall for that component part, or parts (as referred to in condition 3) from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of a similar size and species unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity, to ensure high quality spaces are provided, in the interests of creating a safer, sustainable and accessible town centre, in accordance with Policies LP24, LP30, LP32, LP33, LP47 and LP63 of the Kirklees Local Plan and chapters 8, 12 and 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that details of landscaping are agreed at an appropriate stage of the development process.

Much of the information including in the condition 33 is missing, or it is not in this submission. It could have been submitted elsewhere but we are unable to locate it in relation to this Landscape condition to discharge.

The details of tree pit sizes and soils, the details of initial aftercare and long term maintenance of the trees including tree protection measures, the lack of tree stakes and ties, the details of monitoring and remedial measures, including replacement of any trees, shrubs or planting that fails or becomes diseased within the first five years of completion, details and specifications of street furniture including but not limited to lighting, bollards bins and cycle provision have not been submitted as far as we can see therefore we are unable to consider discharge of the condition 33 landscaping.

The proposed planting lists include some potentially invasive species, which should not be planted in this setting and should be substituted with more appropriate less invasive species. When submitting detailed landscape proposals, preference is for species which are not potentially invasive and details from Natural England [can be found here](#). [Horizon-scanning for invasive non-native plants in Great Britain - NECR053 \(naturalengland.org.uk\)](#)

There's some further guidance on [NNS on alternative species to use for landscapers here](#). Species selection is important and those which are potentially more invasive should be substituted for less potentially invasive species.

Preference is for native and proven beneficial to pollinators where possible for this location.

We cannot recommend the discharge of this condition until the missing information/further information (listed in the condition) is submitted. Condition 33 must therefore remain.