Consultation Response from KC, Trees
2024/92651 land at, Blackmoorfoot Road, Crosland Hill, Huddersfield, HD4 5NU
Hybrid planning application comprising full application for erection of industrial units (use classes E(g)(ii-iii), B2, and B8) in Units 1 and 2, including ancillary offices, mezzanines, landscaping, parking and formation of new access, and outline application with all matters reserved for erection of industrial units (use classes E(g)(ii-iii), B2, and B8).
Date Responded: 11/10/2024 Responding Officer: JD Responding Ref: 04/21

There is a woodland Tree preservation order protecting the majority of the trees to the southern border of the site ref 04/21.
The proposed site access road runs directly through the middle of this group of TPO'd trees. At first appearances this seemed an unacceptable access route, however, after trying to find alternative solutions there are constraints from a highway's perspective.

There is a large loss of category B trees across the site but the submitted Landscape master plan PWP 876 001 P03 shows a substantial amount of tree planting to mitigate this loss.

Within the site the retained trees will provide an attractive feature that will be beneficial to the setting of the new houses. I have some concerns about the proposed drainage runs which pass close to the trees however the detail of how these will be installed can be provided as part of an AMS, Arboricultural Method Statement.

Generally, there is no objection to the proposed plan subject to the following suggested conditions:

Suggested condition regarding Arboricultural Method Statement
Notwithstanding the submitted plans and information, an Arboricultural Method Statement, in accordance with British BS 5837, shall be submitted and approved in writing by the Local Planning Authority before development commences. The method statement shall include a Tree Protection Plan and details on how the construction work will be undertaken with minimal damage to the adjacent protected trees and their roots. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.
Reason: So as to protect to viability of the protected mature trees within close proximity to the application site and to accord with Policy LP33 of the Local Plan and advice within the National Planning Policy Framework.

Suggested condition regarding landscaping scheme
Landscaping Master Plan ref PWP 876 001 P03, dated 28/08/2024, shall, 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 similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and to accord with the NPPF and Circular 06/2005 – Biodiversity and Geological Conservation - Statutory obligation and their impact within the planning system.