

**Consultation Response from KC,
Trees**

2024/93079 The Radcliffe, 444, Huddersfield Road, Mirfield, WF14 0EE

Change of use and alterations to care home unit 2 to form 10 self-contained apartments

Date Responded: 30/04/2025

Responding Officer: Hazel Irving

Responding Ref: 10/92

There are trees within the site, as well as off-site trees within the neighbouring property, which could potentially be impacted by the development of these proposals. This includes trees protected by Kirklees Council individual and area Tree Preservation Orders ref:10/92.

For applications to demonstrate that they meet the requirements of Kirklees Local Plan policies, it is a requirement that all planning applications, that may affect trees, are supported by the necessary documents set out in British Standard BS 5837, Trees in Relation to Design, Demolition and Construction Recommendations.

On that basis the following documents are required in support of planning applications, all of which should be in accordance with BS 5837:

- A survey of the trees located on, and immediately adjacent to, the site and/or are capable of influencing the proposed site. To include assessment of the condition of the trees and their retention value.
- An Arboricultural Impact Assessment. Which should incorporate a realistic assessment of the probable impact of any proposed development on the trees and vice versa. To include but not limited to; assessments of the factors set out in section 5 of BS 5837; plan overlaying the proposals with tree constraints including shade patterns; evaluation of impact of proposed losses and necessary pruning; draft tree protection plan
- An Arboricultural Method Statement to demonstrate that proposed operations can be undertaken with minimal risk of adverse impact to the trees to be retained. To include, but not limited to, special engineering within root protection areas and other relevant construction details, any site monitoring and a timeline of proposed operations.
- A Tree Protection Plan which is superimposed on to a layout plan based on a topographical survey and tree survey. This should include the precise location of protective barriers, the extent of any ground protection, and additional measures that will be installed to safeguard trees and their root protection areas.
- A schedule of works, to include facilitation pruning and any landscaping details.
- Details of existing and proposed levels.
- Details of existing and proposed utilities and drainage layouts.

There is a holding objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 33 and 24 (i).

LP 33: "The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity value.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the wildlife Habitat Network and green Infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction."

LP 24: "Proposals should promote good design by ensuring:- i) the retention of valuable or important trees"

