

**Consultation Response from KC,
Trees**

2025/90261 York House, 198, Barnsley Road, Denby Dale, Huddersfield, HD8 8TS

Reserved matters application pursuant to outline permission 2022/91024 for demolition of existing works and erection of residential development (3 detached dwellings)

Date Responded: 19/02/2025 *amended on 11/03/2025*

Responding Officer: H Irving

Responding Ref: 08/17/g5

It is understood that the site is located within the Liverpool, Manchester and West Yorks Greenbelt. The proposal is to demolish the existing structures and erect three dwellings, with associated parking and gardens, which will be accessed from Barnsley Road (A635).

There is an offsite group TPO, which is located on the Eastern boundary (Ref. 08/17/g5). This TPO protects 6x Oak, 2x Ash, 2x Pine, 1x Larch & 1x Sycamore. This TPO protects trees identified within the JCA report (ref: 22265b/DK) as T1, T3, T9 and relevant stems within tree group G2.

The submitted tree survey records six Category B trees, and two Category B tree groups on the site, as well as one additional Category C group and one tree which is described as unfit for retention (rowan T4).

The AIA (ref: 22265b/DK) shows that most of the surveyed vegetation would be retained and incorporated into the landscaping of the development. However, the proposals require the removal of T8 (Cat B) and the removal of a section of protected tree group G2.

Although it may be possible to retain the protected tree, T3 (Cat B) through the development of the site, it is unreasonable for the dwelling at Plot 3 to be erected in such proximity to T3. T3 is semi-mature sycamore and has the potential to grow significantly larger. Sycamores are a fast-growing species and typically reach heights of 20-30m and have final crown spreads of 15m-30m. Therefore, the protected tree T3 would face pruning pressures from the residents of Plot 3, and pressure to remove it in the longer term.

There is an objection to the development of this site from an arboricultural perspective as the current proposals conflict with Kirklees Local Plan Policy LP33:

“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.”