

Consultation Response from KC, Trees		
Land off, Forge Lane, Thornhill Lees, Dewsbury, WF12		
Outline application, including the consideration of access and layout, for two commercial units (use class B2 and/or B8) and associated works		
Date Responded: 03/02/2026	Responding Officer: Hazel Irving	Responding Ref:

With regards our comments on the information provided in the application, these are without prejudice and are not to be read as approval on the principle of development.

Although there was previously no objection from KC Trees, to the proposed removal of the Cat C scrub vegetation in the centre of the site, as shown within the AIA produced by JCA Ltd. This was on the basis that surrounding vegetation would be retained to provide attractive green screening to the site, which is within a densely urban area.

The drainage strategy shown in drawing ref. Drainage Feasibility 2465/01/SK01 within the ARP report Rev A, dated 16/12/2025, suggests that the layout will not pass through the root protection areas of the retained vegetation.

However, an amended AIA should be produced based on the final layout and include utilities and drainage layouts. This should be submitted with an AMS and Tree Protection Plan.

AIA/AMS Condition:

Development shall not commence until an Arboricultural Impact Assessment, based on the final layout design and an Arboricultural Method Statement, has been submitted to, and approved in writing by the Local Planning Authority. The method statement shall include details on how the demolition and construction work will be undertaken to minimise damage to the retained trees. Thereafter, the development shall be carried out in complete accordance with the Arboricultural Method Statement.

Reason: This detail is required prior to development commencing on site to protect to viability of the protected trees and to accord with Policy LP33 of the Kirklees Local Plan and the National Planning Policy Framework.