

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

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| Observations By: | KC, Trees |
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| Application No. | 2025/90611 |
| Proposed Development: | Erection of extensions and alterations (within a Conservation Area) |
| Location: | 2, Kaffir Road, Edgerton, Huddersfield, HD2 2AN |
| OS Map Reference | SE 413036.9832 417729.8665 |
| Applicant/Agent: | Acumen Designers & Architects Ltd |
| Class: | Other Developments |
| Site Area (sq. m): | 1123.0 |

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **29-Apr-2025**.

If you would like to contact the Case Officer: Joanna Rednall for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/90611>

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **29-Apr-2025** then the application may be decided without the benefit of your views.

Dated: 08-Apr-2025

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Trees**

2025/90611 2, Kaffir Road, Edgerton, Huddersfield, HD2 2AN

Erection of extensions and alterations (within a Conservation Area)

Date Responded: 09/04/2025

Responding Officer: JD

Responding Ref: HU1/71

The submitted AIA shows that one tree T7 requires removal to facilitate the development. This tree is protected under the Edgerton Conservation area but the option of placing a TPO on this tree isn't viable due to its rarely viewed location, therefore, its removal is acceptable.

The rest of the development comes extremely close to the root protection areas of multiple trees, however it is believed to be achievable with great care being taken.

The Preliminary Tree Protection Plan looks adequate to protect the surrounding trees and this should be produced as part of an AMS.

There is no objection providing an Arboricultural Method Statement is submitted for review prior to construction starting.

AMS Condition

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 construction commences. The method statement shall include details on how the 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: 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.

