

**Consultation Response from KC,  
Trees**

**2025/91121 St Marys Vicarage, Spen Lane, Gomersal, Cleckheaton, BD19 4LS**

**Demolition of existing vicarage and erection of 10 apartments**

**Date Responded: 03/02/2026**

**Responding Officer: Hazel Irving**

**Responding Ref:**

An AIA/AMS has been produced by Bowland tree consultancy Ltd. dated January 2026 (ref. BTC3439). This is based on the tree survey information produced by Quants Environmental Ltd. in 2025. The submitted AIA/AMS has been approved, and the development shall be henceforth carried out in complete accordance with the approved Arboricultural Method Statement.

There are no objections from an arboricultural perspective **subject to the following conditions:**

**TREE CONDITIONS:**

- I. Pre-commencement site briefing, walk-over and mark-up must be undertaken by project arboriculturist with the building contractor's site manager prior to commencement of works.
- II. Tree protection measures must be checked by the project arboriculturist, as detailed on DRAWING REF: **Ref: BTC3439-TPP-DEMO**. This should take place following the approved tree works, prior to commencement of demolition phase. Evidence showing that the tree protective measures are correctly aligned must be send to KC Trees within 7 days of erection and installation.
- III. Following the demolition phase, the project arboriculturist must check the re-alignment of the revised tree protection measures, as detailed on DRAWING REF: **BTC3439-TPP-CON** and in accordance with appended specifications. Evidence showing that the tree protective measures are correctly re-aligned must be send to KC Trees within 7 days of erection and installation.
- IV. Excavation within RPAs to be hand dug by groundwork contractors whilst under the supervision of the appointed arboriculturist.
- V. Removal of existing hard surfacing within RPAs to be carried out according to the approved AMS under the supervision of the appointed arboriculturist.
- VI. Site visits to be carried out by tree officer following approved tree works, and during the main construction phase.

*Reason: To protect to viability of the retained trees and to accord with Policy LP33 of the Kirklees Local Plan and the National Planning Policy Framework.*

**LANDSCAPING CONDITIONS:**

A high-quality landscape scheme and management plan must be submitted to Kirklees Council. As part of the landscaping scheme, a tree planting plan is required to ensure that suitable tree planting is agreed to mitigate the loss of the trees which would be removed to facilitate the development. This consists of the following: 2 Category B trees (T7 and T22), 5 Category C trees (T1, T3, T6, T8 and T9), 2 Category C groups (G1 and G3) and one hedge (H1).

Prior to the commencement of development full details of landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These works shall include:

- (a) Soft landscaping works to include planting plans; plant schedules noting species, plant sizes and proposed numbers/densities where appropriate; any new trees showing their species, spread and maturity and new planting plans with written specifications (including cultivation and other operations associated with plant and grass establishment) and schedules of plants

(including the location, number, species, size and planting density);

(b) an implementation, management and maintenance programme including full details for management of newly establishing trees including, but not limited to, a watering regime, monitoring of stakes and ties, formative pruning, replacement of failed or damaged trees.

(c) The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this 5-year 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.

(d) All landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the implementation programme agreed with the local planning authority.

*Reason: To enhance and conserve the visual amenity of the historic built environment as well as the natural environment in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework.*