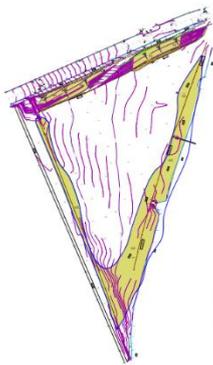


Consultation Response KC Landscape

Planning Number:	2025/91184		
Proposal:	Erection of two storey industrial unit (Use Class E(g)(iii)), with associated car park, service area and other associated works		
Location:	land off, Bretton Street, Savile Town, Dewsbury, WF12 9BZ		
DEVELOPER/APPLICANT/AGENT:	Jade3 Architecture		
Planning Officer:	Jillian Rann		
Date Responded:	20.08.2025	Responding Officer:	Landscape
Site Area (Hectares)		Responding Ref:	PP34

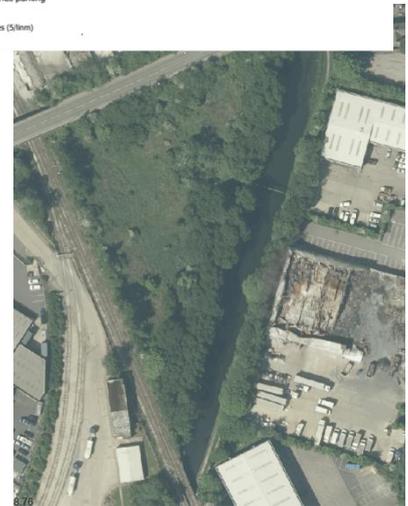
NOTES/COMMENTS:

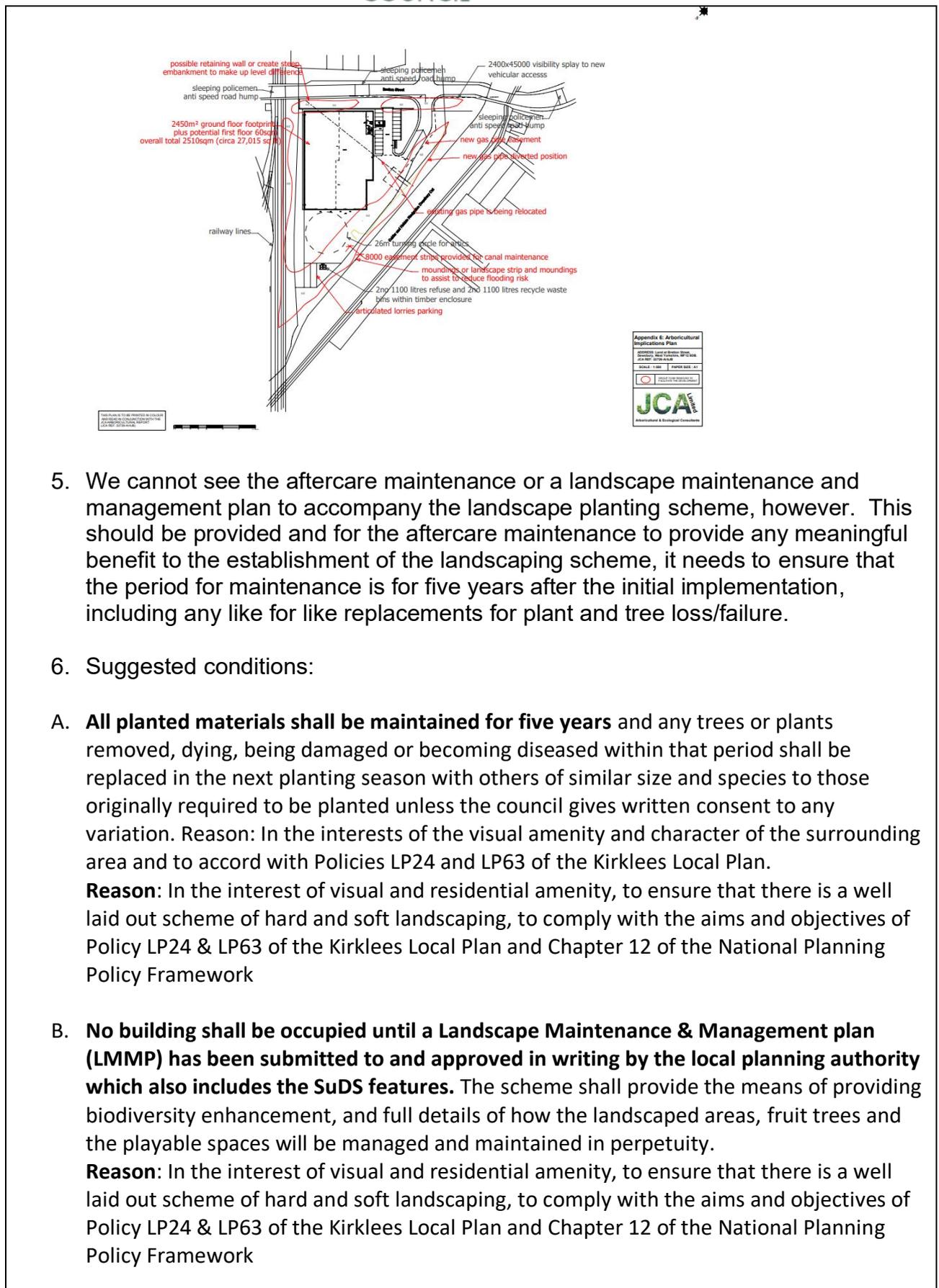
1. Most of the landscape information that has been provided is fine and we welcome the use of native species in this location.
2. We note that gaps have been for canal access with the trees placed in groups so that they can negotiate the canal around them.



3. Will there be any trees retained along the Canalside? Potentially due to new gas alignment/ easement?

4. Confirmation required that new tree planting will not be adversely affected/necessitate removal by this easement.





5. We cannot see the aftercare maintenance or a landscape maintenance and management plan to accompany the landscape planting scheme, however. This should be provided and for the aftercare maintenance to provide any meaningful benefit to the establishment of the landscaping scheme, it needs to ensure that the period for maintenance is for five years after the initial implementation, including any like for like replacements for plant and tree loss/failure.
6. Suggested conditions:
 - A. **All planted materials shall be maintained for five years** and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation. Reason: In the interests of the visual amenity and character of the surrounding area and to accord with Policies LP24 and LP63 of the Kirklees Local Plan.
Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework
 - B. **No building shall be occupied until a Landscape Maintenance & Management plan (LMMP) has been submitted to and approved in writing by the local planning authority which also includes the SuDS features.** The scheme shall provide the means of providing biodiversity enhancement, and full details of how the landscaped areas, fruit trees and the playable spaces will be managed and maintained in perpetuity.
Reason: In the interest of visual and residential amenity, to ensure that there is a well laid out scheme of hard and soft landscaping, to comply with the aims and objectives of Policy LP24 & LP63 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework

C. Rootspace engineered tree pits: The installation of root space engineered tree pits and specified trees below hard surfacing shall be monitored by the manufacturer and a letter confirming monitoring of, and satisfactory installation of the trees, as per the landscape scheme drawings shall be submitted on completion of the same to and approved in writing by the Local Authority.

Reason: To minimise the effect of development on the area and enhance and conserve the visual amenity of the 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.