

**Consultation Response from KC,
Trees****2025/91903 Land adjacent, 837, Manchester Road, Linthwaite, Huddersfield, HD7 5NF****Erection of dwelling (within a Conservation Area)****Date Responded: 18/09/2025****Responding Officer: JD****Responding Ref: CA55**

All the trees located at this site are protected under Linthwaite Conservation Area. This means any specimen with a stem diameter over 7.5cm at chest height is covered under the protection.

No tree information has been submitted with the application which outlines the trees retention category and the exact impact on these trees. An Arboricultural Impact Assessment is required to ascertain this.

The trees to the frontage of the plot are of low value and obstruct the adjacent bus stop and lamp post, therefore their removal would be acceptable, however the larger trees towards the rear of the site are significant, high amenity trees that would require removal to facilitate the development as there doesn't appear to be any alternative design options. This would be in contradiction of Kirklees local plan policies 33 and 24(i).

LP 33: "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."

LP 24: "Proposals should promote good design by ensuring:- i) the retention of valuable or important trees"

Due to their location directly adjacent Manchester Road, a busy and well-travelled location, these trees contribute significantly to the local landscape and are therefore high in amenity value to all residents and users of Manchester Road.

It is for these reasons there is an objection from KC trees department.

