Consultation Response from KC, Trees
2025/92882 Cellars Clough Mill, Manchester Road, Marsden, Huddersfield, HD7 6LY
Erection of 75 dwellings with associated parking, infrastructure, hard and soft landscaping and access from Manchester Road
Date Responded: 08/01/2026 Responding Officer: JD Responding Ref: 02A/13

There are no Protected trees within the site however to the north east of the site there are several trees and groups protected by TPO 02A/13.

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:
• cutting down
• topping
• lopping
• uprooting
• wilful damage
• wilful destruction
of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

The submitted plans look largely achievable and with minimal impact on the surrounding trees. All suggested tree removals are acceptable and the mitigation of new tree planting sufficient. There are several points to be confirmed via an Arboricultural Method Statement such as the installation of cycle storage within the RPA of G063, Car park construction in RPA of T055 and T056 and Steps and level changes within RPA of TPO group G060 and T061.

Regarding the access track leading from Manchester Road, the Arboricultural Impact Assessment (AIA) states within the plan that work to tree canopies is required and will be confirmed in an Arboricultural Method Statement (AMS). This is ambiguous and not shown on the tree data schedule. KC trees would require specified works to be confirmed in the AIA so that an assessment can be made as too the overall impact on the trees and precisely what the proposals regarding the trees are.

There is a holding objection until all tree work is specified within the AIA and special engineers designs are decided within any trees RPA's.