

**Consultation Response from KC,
Trees**
2026/90255 Wye, Wheelwright Drive, Dewsbury, WF13 4JB
Demolition of bungalow and erection of detached dwelling with integral double garage
Date Responded: 29/07/2026
Responding Officer: Hazel Irving
Responding Ref: 12/08

There are trees and hedges within the site, as well as off-site trees within the neighbouring property, which could potentially be impacted by the development of these proposals. This includes one horse chestnut within the site protected by TPO ref. 12/08/T1 and offsite trees located on the Eastern boundary which are protected by TPO ref. 10/96. Additionally there is an offsite beech protected by TPO ref. 10/96/t13, which overhangs the boundary in the Southwest corner of the site.

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 application is supported by a tree survey, Arboricultural Impact Assessment and Arboricultural Method Statement produced by Arbtech.

The demolition work as well as multiple elements of the construction proposals, including the bin store, replacement garage, dwelling and patio, would likely impact trees protected by a TPO. Essential details of the proposed construction remain unspecified. Therefore, conditions are required to ensure that the health of retained trees is not threatened by the development, should planning permission be granted. This is to ensure that the development meets the requirements of National Planning Policy and Local Plan Policies LP33 and LP24:

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"

Subject to the conditions below, there are no objections to the proposals from an arboricultural perspective:

AIA/AMS Pre-Commencement Condition

Development shall not commence until an updated Arboricultural Impact Assessment and Arboricultural Method Statement, has been submitted to, and approved in writing by the Local Planning Authority. The impact assessment shall include details of all likely impacts to trees which may be impacted by the proposed development, including any proposed drainage and services layouts. The method statement shall include specific details on how the demolition and construction work will be undertaken to minimise damage to the retained trees. This must include details of any specialist construction methodologies required to reduce impacts to retained trees.

Reason: This detail is required prior to development commencing on site to protect to viability of the protected trees and to accord with Policy LP33 of the Kirklees Local Plan and the National Planning Policy Framework.

Arboricultural Supervision Condition

All required work within or immediately adjacent to RPAs or canopies of retained trees is to be undertaken under the direct on-site supervision of an arboriculturist. A record of all arboricultural monitoring and supervision visits will be kept, and any faults will be logged, this will then be copied to the site agent, developer and local planning authority tree officer in a digital format.

Reason: This detail is required to protect to viability of the protected trees and to accord with Policy LP33 of the Kirklees Local Plan and the National Planning Policy Framework.