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24. Prior to any works commencing on site, an Ecological Design Strategy and Landscaping Plan shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Design Strategy and Landscaping Plan shall:

- Set out what habitats / biodiversity related works are to be delivered;
- A timeline for the implementation of the works; and,
- Outline how the habitats will be managed for a period of 10 years.

Reason: To ensure a biodiversity net gain is provided on the site, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

29. No development shall commence on the superstructure until a Landscape Management and Maintenance Plan (LMMP), including SuDS features, has been submitted to and approved in writing by the Local Planning Authority. The LMMP shall include:

- Detailed landscape proposals (hard and soft works, planting specifications, species, sizes, densities).
- Existing trees to be retained/removed in accordance with BS5837:2012, and details of new planting to include, but not limited to, mitigatory re-planting adjacent to White Lee Road.
- Root protection/barrier measures for all new trees within 5m of the adoptable highway.
- Location/specification of play equipment, playable/educational spaces, sports facilities, surfacing, and street furniture.
- Implementation, management, and maintenance programme (watering, pruning, replacement of failed trees).
- Submission of Landscape Management and Maintenance Plan (LMMP), including SuDS features and approved in writing by the Local Planning Authority. This shall include aftercare and long-term maintenance for a minimum of five years, including SuDS, retained vegetation, slopes, hedgerows, and play equipment (with RoSPA inspections where relevant). Monitoring and remedial measures, including equipment, or furniture within five years.
- All planting shall be maintained for five years. Any tree or plant that dies, is removed, or becomes diseased shall be replaced in the next planting season with similar species and size unless otherwise agreed in writing.

Reason: To ensure appropriate landscape provision and management in accordance with Policies LP24, LP30, LP32, LP35, LP63 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF.

and incremental growth should be allowed for, this will be achieved by adjusting the height of cuts on a rotational basis (+10-15cm with every cut).

9) Partial thinning will be commenced in year 15, with the removal of poor shaped and low vigour trees to free up the better-quality specimens. Where two vigorous trees are competing, the best should be selected and the second removed.

10) At the end of each growing season for the first five years all plant/tree /shrub failures shall be replaced with a plant/tree/shrub of a similar size/species. Beat up plants shall be colour spotted on the spiral guard or shelter to identify the planting year.

11) Operations to be carried out during the maintenance period must include:

29. No development shall commence on the superstructure until a Landscape Management and Maintenance Plan (LMMP), including SuDS features, has been submitted to and approved in writing by the Local Planning Authority.
The LMMP shall include:
• Detailed landscape proposals (hard and soft works, planting specifications, species, sizes, densities). The plans are only named/referenced in the LMMP and physically visible in the LMMP itself -even as an appendix. The LMMP needs to have the plans in the document so that users of the LMMP have the relevant approved drawing issue/reference/revision no. the condition states that they shall be included.
• Existing trees to be retained/removed in accordance with BS5837:2012, and details of new planting to include, but not limited to, mitigatory re-planting adjacent to White Lee Road. Assume this will be included on the plans – once included
• Root protection/barrier measures for all new trees within 5m of the adoptable highway. Assume this will be included on the plans – once included
• Location/specification of play equipment, playable/educational spaces, sports facilities, surfacing, and street furniture. Assume this will be included on the plans – once included
• Implementation, management, and maintenance programme (watering, pruning, replacement of failed trees). Requirement met.
• Submission of Landscape Management and Maintenance Plan (LMMP), including SuDS features and approved in writing by the Local Planning Authority. This shall include aftercare and long-term maintenance for a minimum of five years, including SuDS, retained vegetation, slopes, hedgerows, and play equipment (with RoSPA inspections where relevant). Monitoring and remedial measures, including equipment, or furniture within five years. Play equipment and RoSPA inspections: Not mentioned.

• All planting shall be maintained for five years. Any tree or plant that dies, is removed, or becomes diseased shall be replaced in the next planting season with similar species and size unless otherwise agreed in writing. Requirement met.

Reason: To ensure appropriate landscape provision and management in accordance with Policies LP24, LP30, LP32, LP35, LP63 of the Kirklees Local Plan and Chapters 12 and 15 of the NPPF.