

**Consultation Response from KC,
Trees**

2026/90783 7, Wakefield Road, Grange Moor, Huddersfield, WF4 4DS

Erection of extension and refurbishments to former petrol filling station/car sales to form petrol filling station with retail, office, hot food take-away, car sales and repair facilities with canopy, car wash area, PF pumps, parking and storage tanks

Date Responded: 17/04/2026

Responding Officer: H Irving

Responding Ref: n/a



For applications to demonstrate that they meet the requirements of Kirklees Local Plan policies, it is a requirement that all planning applications, that may affect trees, are supported by the necessary documents set out in British Standard BS 5837, Trees in Relation to Design, Demolition and Construction Recommendations. **On that basis the following documents are required in support of planning applications, all of which should be in accordance with BS 5837:**

Detailed/full planning applications:

- A survey of the trees located on, and immediately adjacent to, the site and/or are capable of influencing the proposed site. To include assessment of the condition of the trees and their retention value.
- An Arboricultural Impact Assessment. Which should incorporate a realistic assessment of the probable impact of any proposed development on the trees and vice versa. To include but not limited to; assessments of the factors set out in

section 5 of BS 5837; plan overlaying the proposals with tree constraints including shade patterns; evaluation of impact of proposed losses and necessary pruning; draft tree protection plan.

We require further information to understand whether any excavation would be required to lift the existing hardstanding within the RPAs, of trees and how the new surface and boundary treatments will be installed.

An Arboricultural Method Statement may be required subject to the findings of the AIA. This would be required to demonstrate that proposed operations can be undertaken with minimal risk of adverse impact to the trees to be retained.

There is a holding objection from an arboricultural perspective. The proposal conflicts with adopted Kirklees local plan policy 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”