Consultation Response KC Landscape			
Planning Number:	2026/91312		
Proposal:	Discharge of details reserved by conditions 9 (Remediation Strategy), 11 (Validation Report) and 13 (landscaping) on previous permission 2022/92471 for redevelopment of Heckmondwike Bus Station including a new concourse building with waiting room, Changing Places WC, driver offices, 6 No. bus stands, landscaping, and associated works		
Location:	Heckmondwike Hub Bus Station, Royle Fold, Heckmondwike, WF16 0HW		
DEVELOPER/APPLICANT/AGENT:	WSP		
Planning Officer:	Farzana Tabasum		
Date Responded:	08.07.2026	**Responding Officer:**	Landscape
Site Area (Hectares)		**Responding Ref:**	QQ48

NOTES/COMMENTS: COND 13 - Landscaping

13. There shall be no commencement of the development hereby permitted above slab level until full details of both hard and soft landscape works have first been submitted to and approved in writing by the Local Planning Authority. These works shall include:

a) Materials to be used for all hard surfaced areas including linking paths to play area, vehicle and other circulation areas;
b) Soft landscape works to include planting plans; plant schedules noting species (with a preference for native species), plant sizes and proposed numbers/densities where appropriate; and an implementation, management, and maintenance programme;
c) Specifications of the green roof system to be installed, including substrate depth, watering details and confirmation that a sedum mat is not proposed.
d) The approved landscaping scheme shall, from its completion, be maintained for a period of five years to ensure establishment. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, including existing vegetation and trees on the site, it shall be replaced with others of similar size and species, in the next planting season, unless the Local Planning Authority gives written consent to any variation.
e) Landscape Management Plan required including details of initial aftercare and long-term maintenance for minimum of 5 years, management objectives and the detailed landscape planting plan. This should also include any SuDS features, maintenance and management schedules and programme of maintenance operations.

All hard and soft landscape works shall be carried out in strict accordance with the approved details.

The works shall be carried out prior to the use of any part of the development or in accordance with the implementation programme first agreed with the Local Planning Authority.

Reason: To mitigate and adapt for climate change, enhance and conserve the visual amenity of the built environment as well as the natural environment, and implement Biodiversity Net Gain in accordance with Policies LP24, LP30, LP32, LP35 and LP63 of the Kirklees Local Plan as well as Chapters 12 and 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that a design is set out that secures a suitable landscaping scheme at an appropriate stage of the development process.

Most of the landscape information that has been provided is fine.

The submitted revised Landscape Design, Landscape Specification and Landscape Management Plan satisfactorily reflect the changes arising from the unexpected presence of a gas main and the associated non-material amendment.

The removal of the previously approved raised planter and its replacement with a level planting bed is considered a reasonable response to facilitate future access to the utility apparatus. The proposed dense shrub planting provides an appropriate alternative form of landscaping and maintains the landscape objectives of the scheme.

The additional amendments relating to the paving treatment to the front bus hub steps and the revised alignment of Conservation Setts are minor in nature and do not materially alter the character, quality or function of the approved landscaping scheme.

The updated drawings, specification and management plan provide sufficient detail regarding the proposed hard and soft landscape works and their ongoing maintenance.

Accordingly, the details submitted are considered acceptable and Condition 13 can be discharged, subject to clarification on the loading for a mechanical sweeper for areas to be cleaned by KC.

*** It is noted that the Landscape Management Plan identifies responsibility for future maintenance of the landscaped areas; however, no specific information is provided regarding the use of mechanical sweeping equipment within the site. This matter is not considered sufficient reason to withhold discharge of the landscaping condition but may be addressed through the site's future operational maintenance arrangements for any paved areas to be swept and maintained by Kirklees council in the future.

Given that no information has been provided to demonstrate that the paving specification, construction build-up or furniture layout will accommodate access and loading associated with a mechanical road sweeper.

Further details should be provided for KC cleansing and waste dept satisfaction prior to re-discharge of condition 13..