

Consultation Response from KC, Trees	
2026/92410 George Hotel, St George's Square, Huddersfield, HD1 1JA	
New electrical sub station building to serve the adjacent George Hotel redevelopment (within a Conservation Area)	
Date Responded:	5th October 2026
Responding Officer:	AR
Responding Ref:	Huddersfield City Centre Conservation Area

The Tree Section has reviewed the application and supporting documentation, including :
Ecological Appraisal, BNG Assessment, 24.715.000 Heritage Impact Assessment Rev 1, 26.07.13
Arboricultural Impact Assessment, 26.08.13 Sub Station Planning Statement v1, drawing L054-AHR-SS-ZZ-D-A-20000 Combined Proposed GA Plans and Elevations, drawing L054-AHR-90-ZZ-ZZ-D-A-90004
Street Scene Elevation AA, and drawing L054-AHR-90-ZZ-ZZ-D-A-90003 Proposed Site Plan – Substation.

The submitted information has been assessed with regard to the impact of the proposed development on existing trees, root protection areas, arboricultural constraints, and the contribution of trees to the character and appearance of the site and surrounding area.

The site is located within the Huddersfield Town Centre Conservation Area and is in close proximity to the Grade I Huddersfield Railway Station, the Grade II* George Hotel and adjacent Grade II listed railings.

Whilst only a single tree is proposed for removal, it should not be considered in isolation. The tree forms part of a deliberately planned group of trees planted to support the restoration and enhancement of the conservation area. It also contributes to screening views from St George's Square towards the former goods yard, now operating as a car park. These trees are intended to become established and be managed in their current locations as part of the wider landscape strategy.

The loss of this tree would erode that screening function, open up views towards the car park and reduce the green infrastructure that has been established through recent townscape improvements. Consequently, the proposal would have a negative impact on the visual amenity and landscape character of the site.

The tree section considers that the removal of the tree has not been adequately justified. The applicant should demonstrate that reasonable alternative siting options for the proposed substation have been fully explored, for example, renovating the existing sub station. As the tree is planted within a root management system and is intended to form part of the long-term landscape framework, it is not immediately apparent that its removal is unavoidable. We would therefore encourage the applicant to explore design amendments that would allow retention of the tree whilst still delivering the required infrastructure.