

**Consultation Response from KC,  
Trees**

**2020/94203 Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW**

**Outline application for demolition of dwelling and associated outbuildings and the erection of 30 dwellings**

**Date Responded:20/01/21**

**Responding Officer:JR**

**Responding Ref:**

None of the trees on, or adjacent, to the site are protected and the trees affected by the proposal are not of a size, prominence or quality that would warrant a new TPO serving. On that basis there are no objection to the proposal. However, we will need to see a landscaping scheme to include new tree planting. Either secured via condition now or highlighted as a foot note that this will need submitting as part of any following reserved matters submission.

Suggested wording for the condition, if required is:

*Development shall not commence until a scheme detailing landscaping, tree/shrub planting, has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species unless the Local Planning Authority gives its written consent to any.*

*Reason: To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and biodiversity and to accord with Local Plan policies LP24, LP30 and LP33.*