

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2171/0B1

Location: 5 ST GEORGES ROAD, MILLOM.

Officer: Christie M Burns

Date: 14 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Variation of Conditions 2 (Plans), 7 (Biodiversity Enhancement Management Plan), 8 (Materials), 9 (Solar Panels), 10 (Landscaping), And 13 (Operation Hours) of Planning Approval 4/24/2427/0B1.

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following conditions (7 & 10) apply to the landscaping and planting new trees and shrubs as part of the proposed development of the site.

7. *Development must not commence until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved Management Plan at all times thereafter.*

Reasons

To protect the ecological interests evident on the site.

10. *Following construction of the development hereby approved the approved landscaping scheme must be installed in the first growing season in accordance with the details illustrated on the following approved plan:*

- Proposed Landscape Plan, Scale 1:200, Drawing Number: MIL-OPE-00-ZZ-DR-L-910001, Rev: -, received by the Local Planning Authority on the 6th September 2023.

The development must be carried out in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority. Following completion of the development should any of the planting be uprooted, destroyed, die or become severely damaged or diseased within five years of their planting then they shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

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To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

The applicant has submitted a Biodiversity Management Plan (Revision B 11 06 26). This provides a biodiversity and landscape management strategy that will ensure the design objectives are realised and sustained in the long term. A This includes a Landscape Implementation Programme to ensure the landscape scheme is implemented and managed appropriately.

The applicant has also submitted an amended proposed site plan (Dwg. No6027 27 Rev.F) showing the hard and soft landscaping design of the site.

The submitted details fulfil the requirements of planning conditions 10 and 11.

RECOMMENDATIONS

We recommend informing the applicant that the submitted details fulfil the requirements of planning conditions 7 and 10. These must be implemented in full to fulfil the requirements of the planning conditions.