

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/20/2472/0F1

Location: LAND TO NORTH OF CLEATOR MILLS, CLEATOR

Officer: Christopher J Harrison

Date: 17 December 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Residential development for 115 dwellings.

DISCUSSION

Following our site visit, we have the following comment/observation to make on the proposed development.

The applicant has submitted a Tree Survey report, produced by Iain Tavendale, and dated 08 May 2019. It gives details for 24 trees, 4 tree groups, and one hedgerow.

The applicant has not submitted an impact assessment or tree protection plan to show how the proposed development layout will affect the existing trees or how they propose to protect them during the construction and landscaping operations.

The applicant has submitted a Landscape Plan (WW-L03) by Westwood Landscape, dated 29/10/20. This Landscape Plan gives details of the proposed tree and shrub planting on the site. It also shows an attenuation pond under trees (T1-T10) at the southern end of the site. Excavating close to these trees will impact on their rooting area and could possibly create future stability issues. Further information regarding this part of the site is required to clarify what impact any excavations will have to the trees in this area.

RECOMMENDATIONS

We recommend asking the applicant to provide an Arboricultural Impact Assessment to show how the proposed development layout will affect the retained trees and a tree protection plan to show how the trees will be protected during the construction and landscaping operations.