

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/23/2106/001

Location: SITE OF FORMER GROVE COURT HOTEL, CLEATOR.

Officer: Sarah Papaleo

Date: 24 May 2023

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Outline application for proposed residential development with details of proposed access and all other matters reserved.

DISCUSSION

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

The applicant has submitted a Tree Report. This includes a calculation of the tree's root protection area (RPA). The plan included within the report shows the car park area for plot 5 encroaches into the calculated RPA. The proposed building at plot 5 is 9.5m from the tree.

The report suggests erecting a '*wooden crate that it approximately 1.5m square and 2.5m high...around the trunks of the trees before development commences.*' This will not be sufficient to protect the tree's RPA. The British Standard recommends erecting a barrier outside the calculated RPA to minimise the impact of the development on the tree's RPA, trunk, and branches.

The report also recommends installing a load bearing support system as a sub-base for the proposed car parking area. The British Standard recommends installing a three-dimensional load-bearing system to minimise soil compaction and root damage. These systems should use a 'no-dig' construction technique to minimise the impact on the RPA.

The Tree Report should include all trees impacted by the development, including the conifer (probably Lawson Cypress). The report should indicate this tree is proposed for removal, if that is the case.

RECOMMENDATIONS

Request the applicant submits an amended Tree Report to include all trees on the site. The amended report should include a suitable tree assessment and adequate protection measures in accordance with the British Standard (BS 5837:2012) to ensure the longevity of the retained tree(s).

BS 5837 (2012) section 4.4.1.1 states: *the tree survey should be undertaken by an arboriculturist* and section 3.3 states an arboriculturist is '*a person who has through relevant education, training and experience, gained expertise in the field of trees in relation to construction.*'