

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/23/2327/0F1

Location: HENSINGHAM HOUSE, EGREMONT ROAD, WHITEHAVEN.

Officer: Christopher J Harrison

Date: 04 April 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Four no. detached town houses.

DISCUSSION

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

Several large, mature trees are growing within the property boundary and their health could be affected by the proposed development if not adequately protected.

The applicant submitted a proposed landscaping plan (WW/L01 A Phases 1 & 2), which gives details of proposed new trees and shrubs. This Plan does not adequately demonstrate how the proposed layout will impact the existing trees within 15m of the proposed layout. Neither does it illustrate how retained trees should be protected during construction.

RECOMMENDATIONS

Prior to determining this planning application, we recommend asking the applicant to provide the following:

- Submit an Arboricultural Impact Assessment in accordance with the guidance given in the British Standard BS 5837 (2012) – *Trees in relation to design, demolition and construction – recommendations*. This should be carried out by a qualified Arboricultural Consultant and include:
 - details of trees within 15m of the proposed development layout and outline the impacts of the proposed development.
 - plans illustrating how the proposed layout will interact with the trees both above and below ground level. These should show indicative underground service routes.
 - protection and mitigation measures for construction in proximity to retained trees.

We recommend attaching the following condition to any planning permission:

- The submitted Landscaping Plan (WW/L01 A Phases 1 & 2) should be implemented in full. Any trees or shrubs dying within a ten-year period should be replanted with a similar species and in a similar location within one growing season. Any alterations to the agreed Landscape Plan should be approved in writing by the Local Planning Authority.