

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/23/2394/0F1

Location: LAND AT NETHERTOWN ROAD, ST BEES.

Officer: Christie M Burns

Date: 27 February 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Change of use of land for siting of 5 holiday pods including play area (to include playhouse, double log framed swing, inclusive roundabout, congo climbing frame); landscaping, solar panels, plunge pool, parking area, proposed paving/decking.

DISCUSSION

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

The proposed development site has no trees growing on it and the layout will not affect trees on adjacent land.

The applicant has submitted a proposed landscaping plan. However, the plan does not specify tree species or provide details of plant size specifications.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The submission of a landscaping plant specification and planting method statement prior to any construction activity on site. This should give details of the size and quantity of the new plants and trees, how and when they should be planted, and how they will be maintained. This should be submitted in writing to the LPA and approved in writing.