

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: 07 October 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:

- All hard and soft landscape works must be carried out in accordance with the details illustrated on the approved Landscape Plan (Drawing No: WW/L03, Revision: E) and Planting Plan (Drawing No: WW/L05, Revision: B) received by the Local Planning Authority.

The works shall be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority.

Reason: 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.