

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2044/OF1

Location: LAND AT EAST ROAD, EAST ROAD, EGREMONT

Officer: Christie M Burns

Date: 11 November 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Demolition of existing buildings and erection of a discount food store, alterations to vehicular and pedestrian access, provision of car and cycle parking, servicing area, hard and soft landscaping and associated works.

DISCUSSION

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

The proposed development site does not contain any significant trees. Trees are located on adjacent land to the south-west, south, and west. These trees are already protected by boundary fencing and a minor road.

The submitted Arboricultural Impact Assessment and Arboricultural Method Statement, produced by All About Trees and dated 29 November 2023, details four tree groups. The report categorises two of these tree groups as moderate-quality (Nos.2 & 4) and two (Nos.1 & 3) as low-quality.

For group 3C the report states: *'This group is in conflict with the proposed design and will need to be removed to facilitate the development.'* The Arboricultural Method Statement goes on to describe how to protect the retained trees during the construction of the proposed development.

The applicant has also submitted a Landscape Plan (Dwg. No.NSH 015 P101). The plan provides a specification for the plants and trees but does not give details for the planting and future maintenance of the landscaping scheme.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission:

- The recommendations in the submitted Arboricultural Method Statement should be implemented in full. The necessary tree protection barriers must be erected prior to any construction work on-site and maintained for the duration of the construction operations. Any amendments to the Arboricultural Method Statement must be submitted to the Local Planning Authority and approved in writing.
- The applicant should submit a detailed planting and maintenance schedule giving a detailed planting method statement and a five-year maintenance plan. This should be approved in writing by the Local Planning Authority

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prior to the commencement of any work on-site. Any trees or shrubs dying within the first five years after planting must be replaced with a similar species in a similar location. Any alterations to this should be approved in writing by the Local Planning Authority.