

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2089/0F1

Location: LAND TO THE REAR OF WYNDHAM STREET, CLEATOR MOOR.

Officer: Sarah Papaleo

Date: 07 October 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Community activity centre refurbishment and extension, and associated parking and landscaping.

DISCUSSION

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

Many early-mature and 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 an Arboricultural Constraints Appraisal (BTC2692) which gives details of the existing trees. This appraisal does not demonstrate how the proposed layout will impact the trees; neither does it illustrate how retained trees should be protected during construction.

UPDATE: October 2024

The applicant has submitted an Arboricultural Impact Assessment (BTC2692) which contains a plan of the proposed site layout and how it will interact with the trees. The Impact Assessment does not illustrate how retained trees should be protected during construction.

The applicant has also submitted a Landscape Masterplan (Dwg. No.P8101 C01) showing the basic landscape layout of the site.

RECOMMENDATIONS

As part of any planning permission, we recommend attaching the following conditions:

- Prior to any construction work onsite, the applicant must submit a detailed Arboricultural Method Statement, 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 must show on a Tree Protection Plan how the retained trees will be protected during the construction and landscaping phases of this project. The document should include details of any proposed underground service routes and the protection and mitigation measures for any construction in proximity to retained trees.

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- Prior to any construction work onsite, the applicant must submit a detailed Landscaping and Planting Plan, to include a specification for the proposed plants and trees, along with a maintenance plan for establishing and maintaining the trees and plants for at least five years.