

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2104/001

Location: RHEDA CROSS, RHEDA PARK, FRIZINGTON

Officer: Christopher J Harrison

Date: 20 May 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Outline application with all matters reserved for the erection of 1 dwelling on land to the east of Rheda Cross.

DISCUSSION

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

The submitted Tree Survey Report (Revision A dated 22/02/2024), produced by Westwood Landscape, details 30 trees. The report categorises one tree as poor-quality (U), 18 trees as low-quality (C), eight trees as moderate-quality (B) and three trees as high-quality (A).

Section 3.3 and 3.4 of the report states: *'The areas of potential conflict with retained trees are at the proposed access road where Category 'B' and 'C' trees T488, and T489 to accommodate the proposed access drive which impedes within the RPA's. Relocating the proposed further to the east will avoid potential root damage. Refer to the Tree Mitigation Plan L03: the tree protection fence position identifies the proposed Construction Phase access and this can be the permanent access also.'*

The proposed house will impede the RPA of trees T527 and T3 slightly but as this is only the periphery of the RPA and a very small proportion of it this is not of great concern for the tree health provided sensitive construction methodology is adopted to protect any root encountered.'

Section 8.6 of the report summarises the impacts as *'The areas of potential conflict with trees are at the proposed access drive where trees T488 and T489 will be affected. Care should be taken when excavating for the drive and parking area construction and heavy-duty timber edging secured with driven pegs and a permeable surface is recommended here rather than a concrete kerb and foundation. Relocation of the drive further eastwards is recommended to avoid the RPA's. If the drive position cannot clear the RPA area then the construction methodology must be adapted to protect the tree roots. This will involve careful excavation by hand or with an air spade to identify and protect any significant roots encountered. Where the house impedes on the RPA of tree T527 the foundation design may have to be adapted to bridge over retained roots.'*

The Report includes an Arboricultural Method Statement describing how to protect the retained trees during the construction of the proposed development.

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The applicant has also submitted a Landscape Plan (Dwg. No.WW/L01), which includes a specification for the plants and trees, and a strategy for the management and future maintenance of the landscaping scheme.

This site is very constrained by trees, and many are protected with a Tree Preservation Order.

Given the provided information, we consider the position of the proposed driveway and construction area for the proposed dwelling is very likely to cause significant harm to retained trees protected by a Tree Preservation Order. In order to make further assessment, we will require greater detail about the proposed development.

RECOMMENDATIONS

We recommend the applicant submits the further details and information.

- The applicant should submit further information regarding the location of access to the site, design of the house foundations, and routes of underground services, to demonstrate the proposed development will not impact of the health and longevity of the protected trees.
- The Arboricultural Method Statement should illustrate adequate protection measures for the retained trees in locations that are deliverable and manageable on this constrained site.