

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2185/0R1

Location: ROTHERSYKE HOUSE, EGREMONT.

Officer: Christie M Burns

Date: 10 April 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Application for reserved matters relating to appearance, scale & landscaping pursuant to outline application 4/22/2294/0O1 – outline application for siting of 3 no holiday accommodation pods/units including approval of site layout, access, parking & scale (no of units only) with all other matters reserved.

DISCUSSION

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

The applicant has submitted a Soft Landscape & Management Plan (Dwg. No:RRE-epd-ELS-XX-DR-L-0001 Rev.P03) dated 03/03/2025 and a Hard Landscape Plan (Dwg. No. RRE-epd-ELS-XX-DR-L-0002 Rev.P02) dated 09/07/2024.

The Soft Landscape & Management Plan includes details and specifications for the proposed new planting. It also describes the procedures for establishing and maintaining the new planting.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission:

- The submitted Hard Landscaping Plan (Dwg. No. RRE-epd-ELS-XX-DR-L-0002 Rev.P02) and Soft Landscape & Management Plan (Dwg. No:RRE-epd-ELS-XX-DR-L-0001 Rev.P03) should be implemented in full during the first planting season following completion of construction. Any trees or shrubs dying within a ten-year period should be replanted with a similar species and in a similar location within one growing season. Any alterations to the agreed Landscape Plan should be approved in writing by the Local Planning Authority.
- Prior to commencement of development, an Arboricultural Method Statement and Tree Protection Plan must be submitted to and approved in writing by the Local Planning Authority. The Method Statement and Plan should follow the guidance in the British Standard (BS 5837:2012) and must include, but not limited to:
 - i) Facilitation tree works;

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- ii) Installation of temporary and permanent ground protection;
- iii) Location of tree protection barriers, to include an adequate construction zone;
- iv) Excavations, level changes and the requirement for specialised excavation techniques in root protection areas for the installation of underground services;
- v) Installation of permanent and temporary access roads – materials and design;
- vi) Installation of specialist foundations in root protection areas;
- vii) Preparatory works for new landscaping;

The approved Arboricultural Method Statement must be implemented in its agreed form unless the Local Planning Authority gives written approval to any variation.

Reason

To ensure that existing trees are protected in accordance with Policy DM28 of the Copeland Local Plan 2013-2028.