

ARBORICULTURAL REPORT

Summary Report for Cumberland Borough Council

Prepared by Alistair Hearn

Reference: 4/24/2300/0B1

Location: LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR.

Officer: Heather Morrison

Date: 07 October 2024

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Variation of Condition 3 to amend parameter plan and Condition 23 to allow for office use in addition to the approved uses of planning approval 4/22/2184/001 outline application for the erection of a new building up to 4000 square metres in floorspace for various uses, car parking, landscaping & engineering works.

DISCUSSION

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

The applicant has submitted an Arboricultural Impact Assessment produced by Barnes Associates. This includes an assessment of the impacts of the proposed development and a tree protection plan and details of types of tree protection barrier.

This proposed site layout requires the removal of two low-quality tree groups (G27 & G28) and the partial removal of one low-quality tree group (G26). These groups contain Goat Willow trees. New planting can replace their contribution to the landscape.

UPDATE: November 2022

The extended area does not include any trees.

UPDATE: October 2024

The proposed development area does not include any additional trees.

RECOMMENDATIONS

Include a condition of planning permission requiring the tree protection measures detailed in the Arboricultural Report to be implemented in full.

Also, include a condition of any planning permission requiring the landscaping proposals detailed in the Design and Access Statement to be implemented in full.