

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2364/DOC

Location: LAND ADJACENT TO PARTFIELD HOUSE, DRIGG.

Officer: Christie M Burns

Date: 10 April 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Discharge of conditions 3, 4, 5, 6, 7, 8, 9, 11, 12, and 13 of planning application 4/21/2411/0F1.

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following condition (5) applies to the proposed landscaping of the site.

5. Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must be at a scale of 1:200 and shall include:

- a) The exact location and species of all existing trees and other planting to be retained;*
- b) An outline specification for ground preparation for landscaped areas outside of the ecological areas;*
- c) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;*
- d) All proposed boundary treatments with supporting elevations and construction details;*
- e) All proposed hard landscaping elements and paving, including layout, materials and colours;*
- f) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.*

The approved scheme must be implemented in its agreed form prior to the end of the first planting season following substantial completion of each phase of the development to which it is associated. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

The applicant has submitted an amended landscaping and planting plan (Proposed Lighting & Landscaping – Dwg No.USH.CS.1222.PL.LDSCP1 Rev.1) which fulfils the requirements of condition 5.

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The following conditions (6 & 7) apply to the protection of the retained trees and proposed landscaping of the site.

6. Prior to commencement of development, an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include, but is not limited to:

- i) Facilitation tree works;*
- ii) Installation of temporary ground protection;*
- iii) Installation of tree protection barriers;*
- iv) Excavations, level changes and the requirement for specialised trenchless techniques for the installation of services;*
- v) Installation of access roads – materials and design;*
- vi) Installation of specialist foundations;*
- vii) Preparatory works for new landscaping;*
- viii) Auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.*

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.

and

7. Prior to the commencement of any development full details of the trees/hedgerow to be removed within the site must be submitted to and approved in writing by the Local Planning Authority. Details should also be provided of all of the proposals for new planting, including the location, arrangement, species, size, specifications, numbers and planting densities. The development must be carried out in accordance with these approved details at all times thereafter.

Reason

To ensure an adequate landscaping scheme and protection of existing trees in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.

The applicant has submitted an Arboricultural Method Statement, by Iain Tavendale Arboricultural Consultants, and a Construction Management Plan. These documents contain the necessary details to fulfil the requirements of condition 6.

The applicant has also submitted an amended Tree Retained Plan (Dwg. No.USH.CS.1222.PL.LDSCP3 Rev.1) fulfils the requirements of condition 7.

RECOMMENDATIONS

Inform the applicant that the submitted information discharges the requirements of conditions 5, 6 and 7.