

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2414/DOC

Location: LAND ADJACENT TO FLOSH MEADOWS, CLEATOR.

Officer: Christopher J Harrison

Date: 11 February 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Discharge of conditions 3, 6 and 16 of planning application 4/22/2092/001.

DISCUSSION

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

NOTE: A tree shown on the plans as T1 (mature Beech tree) recently failed at the base in high winds, so is no longer part of this scheme.

The following conditions (3 & 16) apply to the trees and hedgerows surrounding the site.

Condition No.3 relates to the Full Planning Permission and condition No.16 relates to the Outline Planning Permission.

3. No development shall commence until an Arboricultural Method Statement (AMS) detailing how works are to be undertaken within the root protection area of retained trees and hedges have been submitted to and approved in writing by the local planning authority.

The AMS shall include details of the following where works are proposed within the root protection area of the retained hedgerow/hedgerow trees:

- *Installation of temporary ground protection;*
- *Facilitation tree works;*
- *Excavations and requirements for specialised trenchless techniques for the installation of services;*
- *Installation of access roads (materials and design) and new hard surfacing;*
- *Specialist foundations;*
- *Retaining structures to facilitate changes in ground levels;*
- *Preparatory works for new landscaping;*
- *A programme for the phasing of the works;*
- *Contact details of relevant parties.*

The AMS shall be carried out as approved throughout the construction period.

Reason

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To safeguard the health and safety of trees during building operations and the visual amenities of the area in accordance with the provisions of Policy N14 of the Copeland Local Plan 2021-2039.

16. *Prior to the commencement of development on Plots 12-19 an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the local planning authority.*

The AMS shall include details of the following where works are proposed within the root protection area of the retained hedgerow/hedgerow trees:

- Installation of temporary ground protection;*
- Facilitation hedge/tree works;*
- Excavations and requirements for specialised trenchless techniques for the installation of services;*
- Installation of access roads (materials and design) and new hard surfacing;*
- Specialist foundations;*
- Retaining structures to facilitate changes in ground levels;*

The AMS shall be carried out as approved throughout the construction period.
Reason

To safeguard the health and safety of trees during building operations and the visual amenities of the area in accordance with the provisions of Policy N14 of the Copeland Local Plan 2021-2039.

The applicant has submitted a Tree and Hedge Survey Report and Arboriculture Method Statement (Ref. No. Rev.A 02.12.24), by Westwood Landscape Ltd, includes a Tree and Hedge Schedule and a Tree and Hedge Survey and Constraints plan (Plan L02) and a Tree and Hedge Mitigation plan (Plan L03). These documents contain the necessary details to fulfil the requirements of condition 3 and 16.

RECOMMENDATIONS

Inform the applicant that the submitted information discharges the requirements of conditions 3 and 16.