

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/24/2430/001

Location: LAND ADJACENT TO HENSINGHAM HOUSE, EGREMONT ROAD, WHITEHAVEN.

Officer: Christopher J Harrison

Date: 12 February 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Outline application for residential development of 27 dwellings with details of new access from Egremont Road and all other matters reserved.

DISCUSSION

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

Trees are growing around the property boundary and their health could be affected by the proposed development if not adequately protected.

The applicant has not submitted an Arboricultural Impact Assessment or proposed landscaping plan.

RECOMMENDATIONS

We recommend attaching a condition to any planning permission requesting the applicant submits the following prior to development of the site:

- Prior to commencement of development, an Arboricultural Impact Assessment and Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Impact Assessment and Method Statement must follow the guidance in the British Standard (BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations). and include, but is not limited to:
 - a) Facilitation tree works;
 - b) Installation of temporary ground protection;
 - c) Installation of tree protection barriers;
 - d) Excavations, level changes and the requirement for specialised trenchless techniques for the installation of services;
 - e) Installation of access roads – materials and design;
 - f) Installation of specialist foundations;
 - g) Preparatory works for new landscaping;
 - h) Auditable/audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.

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

- 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 the development. Any trees or plants that die, are removed, or become seriously damaged or diseased, within a period of 5 years from the completion of the development, 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.