

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2048/0F1

Location: FORMER GROVE COURT HOTEL, CLEATOR.

Officer: Sarah Papaleo

Date: 27 June 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Residential development of 6 dwellings.

DISCUSSION

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

The site has previously received outline planning permission to construct residential dwellings. As part of this application, the applicant submitted an Arboricultural Survey, Impact Assessment and Tree Protection by Lowther Forestry (Ref. No.F476-13/JL).

The report recommends pruning the crown of tree T1 and gives details for protecting the RPA of T1 using a robust fence erected around the perimeter of the RPA. The report also recommends installing a cellular confinement system as a sub-base for the proposed car parking area.

The JTS Architectural Services site plan (Dwg14) indicates this scheme will retain the tree and to see the outline application for details.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The applicant should implement in full the recommendations in the Arboricultural Survey, Impact Assessment and Tree Protection (Ref. No.F476-13/JL) prior to and during construction activity on the site. Any alterations or variations to the recommendations must be agreed in writing from the Local Planning Authority.

Reason:

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