

# ***ARBORICULTURAL REPORT***

Summary Report for Cumberland Council

Prepared by Alistair Hearn

**Reference:** 4/25/2101/DOC

**Location:** LAND AT SCALEGILL ROAD, MOOR ROW.

**Officer:** Nick Hayhurst

**Date:** 11 April 2025

## **CONSULTANTS REPORT**

### DESCRIPTION OF PROPOSAL

Discharge of conditions 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 and 15 of planning application 4/21/2360/001.

### DISCUSSION

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

The following conditions (13 & 14) apply to the protection of the retained trees and planting new trees and shrubs as part of the proposed development of the site.

13. *No development must take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details.*

#### *Reason*

*To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme.*

14. *No development must take place until an Arboricultural Impact Assessment and Method Statement, has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details at all times thereafter.*

#### *Reason*

*To adequately protect the existing trees on site which are considered worthy of retention in the interests of visual amenity.*

The applicant has submitted a Pre-development Arboriculture Report (dated 10/02/2025), which contains a tree protection plan and a method statement with a specification for protecting the trees during the development. The applicant has also submitted a Landscape Plan (Dwg. No.WW/L01 D dated 15.11.23), which includes a plant specification and maintenance details for establishing the trees and shrubs. These documents contain the necessary details to fulfil the requirements of conditions 13 and 14.

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## **RECOMMENDATIONS**

Inform the applicant that the submitted information discharges the requirements of conditions 13 and 14. The specifications and details contained in these documents should be carried out in full to satisfy the requirements of the conditions.