

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2110/0F1

Location: LAND AT PARKSIDE ROAD, CLEATOR MOOR.

Officer: Christopher Harrison

Date: 11 April 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Erection of 95 dwellings with associated infrastructure.

DISCUSSION

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

The applicant has submitted an Arboricultural Impact Assessment by Envirotech (dated 25/03/2025), which discusses the trees and hedges on the site and what impact the proposed development layout is likely to have.

The report concludes: the proposed development will not require the removal of any tree stock; the existing and remnant hedges within and around the site are largely retained within the development. Where small sections require removal, this can be mitigated by replacement planting and enhancement of the existing sparse section of hedges; and no other trees are impacted upon by the development and no future conflicts with retained trees have been identified.

The Tree Constraints/Protection Plan, at Appendix 5, indicates the locations of protective fencing necessary to minimise the impact on the retained trees and hedges. With Appendix 6 illustrating the type of fencing that should be erected.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The applicant should implement in full the recommendations in the Arboricultural Impact Assessment and Tree Constraints/Protection Plan (dated 25/03/2025) 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.