

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: 15 October 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.

Re-consultation – Additional/Amended Details Received September 2025

In addition to our previous comments, the applicant has submitted an amended detailed landscape plan and plant schedule, produced by Westwood Landscape Design.

RECOMMENDATIONS

We recommend attaching the following conditions to any planning permission:

- The recommendations and tree protection measures must be implemented in full in accordance with 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.

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- The landscape scheme must be implemented in accordance with the approved Landscape Plan (WW/L01C) and Plant Schedule (Rev B – 06/08/2025) prior to the end of the first planting season, following substantial completion of each phase of the development to which it is associated. Any trees or plants that die, are removed, or become seriously damaged or diseased, within a period of 10 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.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DM26 and ENV5 of the Copeland Local Plan 2013-2028.