

# ***ARBORICULTURAL REPORT***

Summary Report for Cumberland Council

Prepared by Alistair Hearn

**Reference:** 4/25/2200/OF1

**Location:** LAND TO REAR OF HUNTER RISE, BECKERMET.

**Officer:** Christie M Burns

**Date:** 28 June 2025

## **CONSULTANTS REPORT**

### **DESCRIPTION OF PROPOSAL**

Proposed erection of nine detached dwellings

### **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 submitted an Arboricultural Impact Assessment, produced by Castle Surveys Ltd, and dated 15 May 2025. This discusses the adjacent trees and the impacts of the proposed development.

The proposed development requires the removal of two low-quality tree groups to create an access road at the south-west end of the site. In order to retain the remaining trees in a healthy condition, tree protection measures will need to be installed and maintained for the duration of the construction operations.

The applicant has not submitted a proposed landscape plan for the site.

### **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 Method Statement following the guidance in the British Standard (BS 5837:2012) must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include, but is not limited to:
  - i) Facilitation tree works;
  - ii) Installation of temporary and permanent ground protection;
  - iii) Installation of tree protection barriers;
  - iv) Locations of excavations, level changes, and underground services, and where necessary the use of specialist techniques;
  - v) Installation of specialist foundations;
  - vi) Preparatory works for new landscaping;
  - vii) 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.

Reason

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

- Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
  - i) A scaled plan showing the location and species of existing trees to be retained;
  - ii) An outline specification for ground preparation for landscaped areas;
  - iii) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
  - iv) All proposed boundary treatments with supporting elevations and construction details;
  - v) All proposed hard landscaping elements and paving, including layout, materials and colours;
  - vi) The proposed arrangements, specifications and management for initial establishment and long-term maintenance of all trees, plants and landscaped 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 which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased 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.