

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2208/0R1

Location: LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS,
HOLMROOK.

Officer: Christie M Burns

Date: 21 July 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Application for approval of the Reserved Matters of appearance, layout, scale, and landscaping as outlined in the original outline planning permission 4/21/2534/001 - residential development with all matters reserved except for access.

DISCUSSION

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

The applicant has submitted a landscape plan produced by Dan Todd Landscape Design (Version 1 – May 2025). The plan includes a plant specification and landscape maintenance scheme for the proposed trees and shrubs.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- All landscape works must be carried out in accordance with the details illustrated on landscape plan produced by Dan Todd Landscape Design (Version 1 – May 2025) received by the Local Planning Authority.

The works shall be carried out in the first planting season following the completion of the development. Any trees or shrubs that die, are removed, or become severely damaged or diseased, within five years of planting must be replaced the following planting season with trees or shrubs of a similar size and species to those originally specified, unless varied by written consent from the Local Planning Authority.