

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2391/DOC

Location: LAND ADJACENT TO BORDER YARD, COACH ROAD,
WHITEHAVEN.

Officer: Christopher Harrison

Date: 23 December 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Discharge of conditions 11 and 12 of planning application 4/22/2466/0F1

DISCUSSION

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

Planning condition No.11 applies to the planting new trees and shrubs as part of the proposed development of the site.

Landscaping

11. Notwithstanding any submitted details, no development shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:-

- proposed finished levels or contours;*
- means of enclosure including details of any retaining walls/structures;*
- other vehicle and pedestrian access and circulation areas; and,*
- hard surfacing materials.*

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers / densities; and an implementation programme.

The agreed scheme shall be carried out as approved to the agreed timetable. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation.

Reason

To safeguard and enhance the character of the area and secure high quality landscaping in accordance with the provisions of Policy DM26 of the Copeland Local Plan 2013-2028.

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

The applicant has submitted a Site Plan as Proposed Soft Landscaping Plan (Dwg. No.2245-PL-150 dated Nov 25), which includes details for preparing the site for planting, a specification and details for establishing the turf and grassland areas. It also provides a list of trees and size specification, and states '*To be randomly placed throughout the development and planted in accordance with the above specification. No two trees of the same species should be placed beside each other.*' The specification does not state how many of each species to plant.

This does not fulfil the requirements of condition 11, which asks for proposed numbers. Ideally, the proposed tree locations should be shown on the plan to make post planting assessment easier.

UPDATE 09/02/2026

The applicant submitted an amended Proposed Soft Landscaping Plan (Dwg. No.2245-PL-150 Rev.A, dated Nov 25) showing the location and species of the 37 trees to be planted. This fulfils the requirements of the planning condition.

RECOMMENDATIONS

The approved landscaping scheme (Dwg. No.2245-PL-150 Rev.A, dated Nov 25) must be implemented by the end of the first planting season following substantial completion of the development. 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 for a variation.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.