

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2411/0F1

Location: PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR.

Officer: Heather Morrison

Date: 09 February 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Full planning permission for the erection of 2No. Buildings for B2 general industrial and ancillary office use, comprising 6,356sqm gea floorspace, associated car parking, hard and soft landscaping, associated infrastructure and landscaping and biodiversity enhancements across the wider Leconfield Estate.

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, produced by Tetra Tech, and dated December 2025, and a proposed landscaping plan produced by One Environments (Ref. No. LUF-ONE-ZZ-XX-D-L-0001 Rev.P22).

The Impact Assessment summary states '*None of the trees on site are subject to statutory or non-statutory designations.*

1 individual tree (T1) and 1 group of trees (G2) have been identified as moderate quality and value Category B.

3 groups of trees (G1, G3 & G4) have been identified as Category C. These trees are considered low quality and value, with limited long-term prospects, and should not pose a significant constraint on development.

The removal of tree groups G3 and G4 and the partial removal of tree groups G1 and G2 is required to implement the proposed development. Mitigation planting has been provided as part of the Landscape Site Plan (LUF-ONE-ZZ-XXD- L-0001-P22).'

We consider this acceptable given the size and quality of the trees.

RECOMMENDATIONS

We recommend attaching a condition to any planning permission requesting the applicant submits the following prior to development of the site:

- The development must be carried out in accordance with the Arboricultural Impact Assessment, prepared by Tetra Tech, and dated December 2025. All details and mitigation measures outlined in the Arboricultural Impact Assessment must be implemented throughout the duration of development operations. The development shall thereafter remain in full compliance with the approved document at all times.

Reason

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To ensure that existing trees are protected in accordance with Policy N14 – Woodlands, Trees and Hedgerows’ of the Copeland Local Plan 2021-2039.

- The approved landscaping scheme (Ref. No. LUF-ONE-ZZ-XXD- L-0001-P22) 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.