

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/25/2120/0F1

Location: SCALEGILL HALL FARM, SCALEGILL ROAD, MOOR ROW.

Officer: Christopher Harrison

Date: 11 April 2025

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Hybrid planning application for the redevelopment of Scalegill Hall Farm including full planning permission for the demolition of redundant farm buildings, the refurbishment of Scalegill Hall, conversion of a barn to two dwellings and outline planning permission for residential development with all matters reserved except access.

DISCUSSION

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

Hedges are growing around the property boundary and some ornamental trees are growing around the Hall.

The applicant has not submitted an Arboricultural Impact Assessment or proposed landscaping plan with the application. The health and longevity of the trees and hedges could be affected by the proposed development if not adequately protected.

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 must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must follow the guidance in the British Standard (BS 5837:2012 – Trees in relation to design, demolition and construction – Recommendations).

The approved Arboricultural Method Statement must be implemented in its agreed form unless the Local Planning Authority gives written approval to any variation.

- Prior to commencement of development, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority.

The approved scheme must be implemented in its agreed form prior 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 5 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.