

ARBORICULTURAL REPORT

Summary Report for Copeland Borough Council

Prepared by Alistair Hearn

Reference: 4/26/2013/TPO

Location: SUMMERGROVE HALL, HENSINGHAM.

Officer: Demi Crawford

Date: 06 February 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

ID Nos.	SPECIES	PROPOSED WORKS
T1 – T41	35x Ash, 3x Sycamore, 1x Elm, 1 Hornbeam & 1x Willow	Works to trees protected by a Tree Preservation Order.
REASON		
<p>On the Summergrove Halls site My client {Uclan} have a number of trees that have been dead for some years. Uclan are very concerned that these trees are in a dangerous state and given there position on campus, either close {10/15 meters} to walkways, access roads and carparks and in some cases buildings and would like them made safe by removal. These trees regularly drop dead limbs even in light winds onto the previously mentioned areas and as the site is a student accommodation campus with over 100 students the chances of an accident are high, especially coming into the winter months. The vast majority of the trees are Ash {Fraxinus excelsior} and range in size from 10 meters + I have worked on the site as the grounds maintenance contractor for around 7 years and in that time most of the trees we are concerned about have been dead. I am aware that dead, damaged or diseased trees can be worked on without some permissions, however as we are on a TPO area I wanted to be fully in the clear with you of our clients concerns. There are also some trees in a state of latter stages of life that require dead limbs to be removed. there are 39 trees in this state. There is also 1 small Elm {Ulmus procera} located very close to the pedestrian walkway {within 2 meters} between Sumergrove Halls and the Westlakes Science park site, the students use this path to walk to lessons at the John Fyfe building at westlakes. The tree has severe basal decay with large cavities in the lower trunk. The hight of the tree is approx 10mtrs.</p> <p>I am happy to take detailed photos of the trees mentioned for your reference and email them to you?</p> <p>I will also mark the trees for identification should a visit be required.</p> <p>The second part of this application is to seek permission to remove several dead / dying trees and carry out crown lifts to others that are in reasonably good health but border closely to Galemire lane {the aproach road to Summergrove } These trees have very low hanging limbs that pose an obstruction to the users of the road, these are pedestrians, cyclists and motorists. The trees grow within the Uclan boundary but over time they now are hindering the safety of the road. The tree species involved are Ash, Birch and Hazel. Again I'm happy to send photos of the work required.</p> <p>As stated previously I am the grounds maintenance contractor for Uclan with over 30 years experience.</p> <p>If you need any further information you can call me directly on my mobile I'll be happy to discuss any matters concerning the work we do on site. Uclan are keen to make the site safe at the earliest possible opportunity please.</p>		

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FORESTRY COMMISSION CORRESPONDANCE

The Forestry Commission have been to assess the trees/work at the site and agree that much of the work falls into the exemption category.

DISCUSSION

Most of the trees are in the early-mature to mature age class and currently in the dead to poor condition classes. Some trees have obvious signs of Ash dieback disease and reduced vitality, with dead branches/stems throughout their crowns. The health of other trees is more difficult to determine at this time of year; however, I suspect most Ash trees in this age class are likely to be suffering from or succumb to Ash Dieback over the next few years.

Cumberland Council website shows the trees on the site are protected by a Tree Preservation Order (TPO 11:1978). Our TEMPO assessment (page 3) indicates the woodland area definitely merits a TPO.

Dead and dangerous trees are an exemption under the TPO regulations, as they are under the Felling License regulations. Many of the trees fall into this category, so therefore do not need permission for removal.

Given the tree species, age, size, and their location, we consider retaining them will eventually cause a nuisance or present a significant risk to road users and/or public.

For clarity, we consider the proposed works are acceptable.

RECOMMENDATIONS

We recommend informing the applicant they can carry out the work in the application, subject to any felling license permission.

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TEMPO Assessment					
Part 1: Amenity Assessment					
a) Condition & Suitability:	5-Good = <i>Highly Suitable</i> 3-Fair/Satisfactory = <i>Suitable</i> 1-Poor = Unlikely to be <i>suitable</i> 0-Dead/dying/dangerous = <i>Unsuitable</i>	T1-T41	b) Retention span (in years) & suitability for TPO:	5-100+ = <i>Highly Suitable</i> 4-40-100 = <i>Very suitable</i> 2-20-40 = <i>Suitable</i> 1-10-20 = <i>Just suitable</i> 0-<10 = <i>Unsuitable</i>	T1-T41
		3			5
c) Relative public visibility & suitability for TPO:	5-Very large with some visibility, or prominent large trees = <i>Highly Suitable</i> 4-Large trees, or medium trees clearly visible to the public = <i>Suitable</i> 3-Medium trees, or large trees with limited view only = <i>Suitable</i> 2-Young, small, or medium/large trees visible only with difficulty = <i>Barely suitable</i> 1-Trees not visible to the public, regardless of size = <i>Unsuitable</i>	4	d) Other factors – trees must have accrued 7 or more points (with no zero score) to qualify:	5-Principal components of formal arboricultural features, or veteran trees 4-Tree groups, or principal members of groups important for their cohesion 3-Trees with identifiable historic, commemorative or habitat importance 2-Trees of particularly good form, especially if rare or unusual 1-Trees with none of the above additional redeeming features (inc. those of indifferent form) -1-Trees with poor form or which are generally unsuitable for their location	4
Part 2: Expediency Assessment trees must have accrued 10 or more points to qualify:			Part 3: Decision guide		
5-Immediate threat to tree inc. s.211 Notice 3-Foreseeable threat to tree 2- Perceived threat to tree 1-Precautionary only	T1-T41	Any 0 = <i>Do not apply TPO</i> 1-6 = <i>TPO indefensible</i> 7-11 = <i>Does not merit TPO</i> 12-15 = <i>TPO defensible</i> 16+ = <i>Definitely merits TPO</i>	T1-T41		
	1		17		