

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2044/0F1

Location: RED LION HOTEL, 2 MARKET PLACE, EGREMONT.

Officer: Christie M Burns

Date: 10 April 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Refurbishment and extension of existing two storey building for community use, creation of new public realm, construction of new single storey building for commercial and community uses.

DISCUSSION

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

Trees are growing off-site at the south-eastern corner and along the southern property boundary. The proposal is to create a landscaped public space in this area of the site, so the trees are unlikely to be impacted by the proposed development.

The applicant has not submitted an Arboricultural Impact Assessment or proposed landscaping plan.

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, a detailed landscaping scheme must be submitted to and approved in writing by the Local Planning Authority. The scheme must be at a scale of 1:200 and shall include:
 - a) An outline specification for ground preparation for landscaped areas;
 - b) All proposals for new planting and turfing, indicating the location, arrangement, species, size, specifications, numbers and planting densities;
 - c) Any proposed boundary treatments;
 - d) All proposed hard landscaping elements and paving;
 - e) The proposed arrangements and specifications for initial establishment maintenance and long-term maintenance of all planted and/or turfed areas.

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