

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2063/0F1

Location: TWIN ELMS, LOOP ROAD, DISTINGTON.

Officer: Sarah Papaleo

Date: 10 April 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Proposed demolition of existing house & construction of new three bedroom self build detached dormer bungalow.

DISCUSSION

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

Trees are growing along the eastern and southern property boundaries. 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, an Arboricultural Method Statement, following the guidance in the British Standard (BS 5837:2012), must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include, but is not limited to:
 - i) Facilitation tree works;
 - ii) Installation of tree protection barriers;
 - iii) Excavations, level changes and the location of underground services within 5m of the boundary trees;

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

Reason

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