

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2063/OF1

Location: TWIN ELMS, LOOP ROAD, DISTINGTON.

Officer: Sarah Papaleo

Date: 19 June 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.

UPDATE 19/06/2026

The applicant has submitted an Arboricultural Impact Assessment giving details of the trees on the site. The applicant has also submitted an Arboricultural Method Statement plan showing the location of the tree protection fencing.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

- The development must be carried out in accordance with the tree protection measures specified in the Arboricultural Method Statement plan (Dwg. No. TE-SB-008), dated 17th April 2026. The protective fencing must be installed prior to any construction activity on-site and maintained for the duration of the construction operations at all times thereafter.

Reason

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