

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2120/DOC

Location: BECKERMET SERVICE GARAGE, BECKERMET.

Officer: Christie M Burns

Date: 08 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Discharge of conditions 5, 6, 7, 8, 9, 10 and 11 of planning application 4/23/2034/001.

DISCUSSION

We have the following comment/observation to make on the submitted documents.

The following conditions (10 & 11) apply to the landscaping and planting new trees and shrubs as part of the proposed development of the site.

10. *No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works must include hard surfacing, means of enclosure, finished levels or contours etc. Landscaping must be carried out in accordance with the approved details and retained at all times thereafter.*

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

11. *No development shall take place until a schedule of landscape maintenance has been submitted to and approved in writing by the Local Planning Authority. The schedule must include a specification for new trees and shrubs, a detailed planting design, details for its implementation and a five-year maintenance scheme. Development must be carried out in accordance with the approved schedule at all times thereafter.*

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the requirements of Policy DM26 of the Copeland Local Plan 2013 – 2028.

The applicant has submitted a Landscape Management Plan (dated 18/04/2026). This provides details of the Grounds Maintenance Specification, Specific Maintenance Requirements, and a Proposed Schedule of Visits.

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The applicant has not submitted a landscape plan showing the hard and soft landscaping design of the site. Neither has the applicant submitted a detailed specification of plants and trees to be planted.

RECOMMENDATIONS

Inform the applicant they will need to provide a detailed landscape plan showing the hard and soft landscaping design of the site. This should include a detailed specification of plants and trees to be planted.