

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/26/2132/0F1

Location: FORMER SPIDA SITE, LECONFIELD INDUSTRIAL ESTATE,
CLEATOR MOOR.

Officer: Heather Morrison

Date: 09 July 2026

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Full planning permission for the erection of a new building primarily for general industrial, office and research and development (e(g)(i), (ii) & (iii)), including associated car parking, hard and soft landscaping, associated infrastructure and biodiversity enhancements.

DISCUSSION

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

The applicant has submitted an Arboricultural Impact Assessment (Proj. No. 784-B076698), produced by Tetra Tech, and dated April 2026, and a proposed landscaping plan produced by One Environments (Ref. No. ISH-ONE-ZZ-ZZ-D-L-00001 Rev.P07).

The Impact Assessment summary states 'One Category U tree can be removed as part of general arboricultural management, irrespective of the development.

The proposed development requires an overall loss of two Category C groups of shrubs. These provide limited visual amenity value or arboricultural merit.

There is good scope within the site for new tree, shrub and hedge planting to mitigate any impact associated with the proposed shrub removals. The details for new landscaping are set out on the Landscape Plan.

Following removal of T04, G02 and G03, there will be no trees left within the development boundary, therefore it is unlikely that an Arboricultural Method Statement and Tree Protection Plan will be required.

No pruning is required to accommodate the development.)'

We consider this acceptable given the size and quality of the trees.

RECOMMENDATIONS

We recommend attaching the following condition to any planning permission:

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 shown on a scaled plan and shall include:

- A specification for ground preparation for landscaped areas;

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- A detailed specification for proposed new planting and turfing, indicating the location, arrangement, species, size, numbers and planting densities;
- All proposed hard landscaping elements, including layout and materials;
- 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 each phase of the development to which it is associated. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased 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.

Reason:

To ensure an adequate landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.

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