

ARBORICULTURAL REPORT

Summary Report for Cumberland Council

Prepared by Alistair Hearn

Reference: 4/23/2228/DOC

Location: LAND ADJACENT TO SCHOOL HOUSE WITH ACCESS FROM THE
B5345, ST BEES

Officer: Christie M Burns

Date: 19 September 2023

CONSULTANTS REPORT

DESCRIPTION OF PROPOSAL

Discharge of conditions 3-8 of planning application 4/22/2315/0F1.

DISCUSSION

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

The applicant has submitted a Tree Report as part of the initial application (4/22/2315/0F1) assessing the impacts of the proposed development. The report does not provide any tree protection measures to minimise the impact of the development on the retained trees during construction.

Ashwood Design Associates have submitted a document to discharge the pre-commencement conditions of the planning permission. This contains a response to Condition No.6, which states: *'To protect the existing trees on site and to satisfy the condition(s) stated above, please see Appendix C – Arboricultural Method Statement'*. Page 6 of Appendix C contains the Arboricultural Method Statement, which states *'Construction cannot commence until the root protection areas, shown on the root protection plan, have been fenced off and protected in line with the recommendations specified in BS 5837:2012 Trees in relation to design, demolition and construction.'*

Any necessary excavations located within the root protection areas identified must be carried out by hand so as not to damage the roots in line with BS5837 recommendations.'

The submitted documents do not give any plans, diagrams or photos of the barrier design needed to protect the retained trees on the adjacent property. Also, the document does not provide any details of necessary excavations within the root protection areas.

RECOMMENDATIONS

We recommend asking the applicant to submit a detailed tree protection plan showing the design and location of the tree protection barriers, and the positions of any underground services that need to go through the root protection areas.