

# Cockermouth Town Council



29 September 2022

Dear Sir/Madam,

You are summoned to a special planning meeting of Cockermouth Town Council to be held in the Town Hall, Cockermouth on **Thursday 6 October 2022 at 7pm** for the purpose of the under-mentioned business.

Please let me know if you are unable to attend.

Yours sincerely,

Sheila Brown

**1. Apologies for absence**

- 2. Declaration of Interest** – Members to give notice of any disclosable pecuniary interest, other registrable interest or any other interest and the nature of that interest in relation to any item on the agenda in accordance with the adopted code of conduct.

**3. Public Participation**

- a) To answer any questions from members of the public in accordance with the Summary of Public Rights
- b) To receive a petition from a member of the public in accordance with the Summary of Public Rights (if any)

- 4. Planning Applications** – To comment on various planning applications received from Allerdale Borough Council (**page 1**)

- 5. Tree Works** – To comment upon an application for tree works at CAT/2022/0028, Harris Park (**pages 2-18**)

- 6. Tree Works** – To comment upon an application for tree works at WTPO/2022/0018, Land at Strawberry How Road (**pages 19-52**)

- 7. Tree Works** – To comment upon an application for tree works at WTPO/2022/0016, adj. to plot 57, phase 3, Strawberry Grange Development Site (**pages 53-89**)

**Press and Public Welcome**

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Cockermouth  
Cumbria  
CA13 9NP

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Website:

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Sheila Brown, Town Clerk  
[clerk@cockermouth.org](mailto:clerk@cockermouth.org)

Kirstie Goodger  
[admin@cockermouth.org](mailto:admin@cockermouth.org)

Amy Pattinson  
[assistant@cockermouth.org](mailto:assistant@cockermouth.org)



Joint Winners

Council of Europe Year 2000

Europe Prize

Previous Awards

Plaque of Honour, Flag of Honour

European Diploma



Reference: **HOU/2022/0174**

Proposal: Construction of a retaining wall in pre-cast concrete blocks to provide resilience against flooding

Location: Park End, Rubby Banks Road, Cockermouth, CA13 0DT

Reference: **LBC/2022/0043**

Proposal: Removal of damaged Victorian pavers to central section of The Went and replacement with granite setts

Location: All Saints Church, Kirkgate, Cockermouth, CA13 9PJ

Reference: **HOU/2022/0173**

Proposal: Conversion of garage to form replacement bedroom (resubmission of HOU/2021/0220)

Location: 1 Newlands Road, Cockermouth, CA13 0AH

Reference: **HOU/2022/0176**

Proposal: Proposed timber summerhouse to the rear garden of the property

Location: 11, Fern Bank, Cockermouth, CA13 0DF

## Assistant - Cockermouth TC

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**From:** Clerk - Cockermouth TC  
**Sent:** 23 September 2022 21:25  
**To:** Assistant - Cockermouth TC  
**Subject:** Fwd: Planning Application CAT/2022/0028

Please print off for sp planning

Sent from my iPhone

Begin forwarded message:

**From:** Lesley Currie <lesley.currie@allerdale.gov.uk>  
**Date:** 23 September 2022 at 14:51:08 BST  
**To:** Clerk - Cockermouth TC <clerk@cockermouth.org>  
**Subject:** Planning Application CAT/2022/0028

Dear Sir/Madam

Consultation on planning application

Reference No: CAT/2022/0028

Applicant: Julian Smith

Proposal: The walk over assessment identified a number of trees that require formative pruning to improve access for pedestrians using the footpaths, amenity and seating areas. The recommended arboricultural work, as detailed in the Arboricultural Specification of Works, shall not be to the detriment of the trees. It shall however, improve the amenity value and enjoyment of Harris Park. The Tree are detailed in the Harris Park Arboricultural Assessment specification of works.

Location: Various Trees Harris Park, Fern Bank, Cockermouth, CA13 0DF

I would be grateful if you could use the link below to view the above planning application. By inputting the above reference number it will display the application for you to view. Please indicate any observations you/your department may have by e-mail to [planning@allerdale.gov.uk](mailto:planning@allerdale.gov.uk) or by separate letter.

In order to ensure that applications are dealt with as quickly as possible I would be grateful if you could reply by 14/10/2022. Representations received after this date may be too late to influence the Local Planning Authority's decision on this application.



Could you please mark any correspondence for the attention of Lesley Currie and could you please quote the reference number CAT/2022/0028.

Please note that all the information contained in this application can be viewed by the public and on our website

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X00000Hm3EIUAJ>

Yours faithfully

Lesley Currie

Senior Business Support



Planning Department  
Allerdale Borough Council  
Allerdale House  
Workington  
CA14 3YJ  
Tel. : 0303 1231702



Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or  
Notification of Proposed Works to Trees in a Conservation Area

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number  Suffix

Property Name

Harris Park, Bandstand

Address Line 1

Fern Bank

Address Line 2

Address Line 3

Cumbria

Town/city

Cockermouth

Postcode

CA13 0DF

Easting (x)

312026

Northing (y)

530176

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Tree pruning works are required in the area of Harris Park. The area of the bandstand is for location purposes. Harris Park is in the CON4 Conservation Area.

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Contact Details

Primary number

Secondary number

Fax number

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Daniel

Surname

Bold

Company Name

Cumbria Tree Surveys

## Address

Address line 1

The Carriage House

Address line 2

Crooklands

Address line 3

Town/City

Milnthorpe

Country

United Kingdom

Postcode

LA7 7NJ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

## What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

**Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?**

- ☐ Yes  
☒ No

**Are you wishing to carry out works to tree(s) in a conservation area?**

- ☒ Yes  
☐ No

### Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order.

A sketch plan is also advised when notifying the LPA of works to trees in a conservation area ([see guidance notes](#)).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

**Are you providing additional information in support of your application (e.g. an additional schedule of work for the question 'Identification of Tree(s) and Description of Works')?**

- ☒ Yes  
☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Harris Park - Specification of Works. Including Tree location plan.

## Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

The walk over assessment identified a number of trees that require formative pruning to improve access for pedestrians using the footpaths, amenity and seating areas. The recommended arboricultural work, as detailed in the Arboricultural Specification of Works, shall not be to the detriment of the trees. It shall however, improve the amenity value and enjoyment of Harris Park.  
 The Tree are detailed in the Harris Park Arboricultural Assessment specification of works.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

### Sketch plan requirements

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
  - mark and name surrounding roads
  - sketch in buildings, including adjoining properties
  - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work and identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
  - marking all trees on the plan, but only numbering those to which you want to carry out work
  - showing the approximate distance between the application tree(s) and buildings
  - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

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## Tree Ownership

Is the applicant the owner of the tree(s)?

- ☒ Yes  
☐ No

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## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes  
☒ No

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## Declaration

I / We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

Signed

Daniel Bold

Date

23/09/2022

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Cumbria Tree Surveys

Arboricultural Consultancy, Surveys, Inspections & Advice

**Allerdale Borough Council**

**Harris Park**

**Cockermouth**

**Arboricultural Assessment**

**September 2022**

*cumbriatreesurveys.co.uk*  
*info@cumbriatreesurveys.co.uk*



PR228



## **1.0 Terms of Reference**

1.1 This arboricultural assessment specification of works has been commissioned by Allerdale Borough Council, Parks and Open Spaces, Allerdale House, Workington. CA14 4YJ. The arboricultural assessment specification of works being commissioned to assess the arboricultural work required to trees in Harris Park Cockermouth in proximity to footpaths seating areas and public access areas.

1.2 The arboricultural assessment specification of works forming the basis of the submission to the relevant local authority to give notice / seek consent to implement the arboricultural recommendations to those tree specimens offered statutory tree protection.

1.3 The assessment, investigation and arboricultural specification of works have been undertaken by Mr Daniel Bold M.Arbor.A., N.C. Arb., H.N.D. Arb., N.E.B.O.S.H. General Certificate, of Cumbria Tree Surveys Arboricultural Consultancy.

1.4 The site investigations, assessments and arboricultural specification of works has been established by implementing the following:

National Tree Safety Group.

*Common Sense Risk Management of Trees. Forestry Commission 2011.*

British Standard 3998:2010.

*Tree work – Recommendations.*

Visual Tree Assessment (VTA) methods, and Cumbria Tree Surveys protocols.

1.5 The site survey being undertaken on the 21<sup>st</sup> September 2022. Weather at time of survey, cloudy with sunny spells and mild.

1.6 The walk over assessment identified a number of trees that require formative pruning to improve access for pedestrians using the footpaths, amenity and seating areas. The recommended arboricultural work, as detailed in the Arboricultural Specification of Works, shall not be to the detriment of the trees. It shall however, improve the amenity value and enjoyment of Harris Park.

1.7 The recommended arboricultural work, often referred to as Tree Surgery, should only be undertaken by a trained, competent and fully insured Arboricultural Contractor. The contractor should be familiar with implementing the standards as required by the British Standard 3998:2010, Tree work - Recommendations.

Arboricultural Assessment  
September 2022

## 2.0 Arboricultural Specification of Works

### 2.1 Harris Park specification of works.

Tree Number	Species	Life Stage	Arboricultural Observations and Comments	Arboricultural Recommendations
T01	Rhododendron ( <i>Rhododendron ponticum</i> )	Mature	Low crown over path.	Prune to side back to boundary.
T02	Pedunculate Oak ( <i>Quercus robur</i> )	Mature	Low crown over path.	Prune to crown raise to a height not exceeding 3 metres.
T03	Pedunculate Oak ( <i>Quercus robur</i> )	Mature	Low crown over path.	Prune to crown raise to a height not exceeding 3 metres.
T04	Common Beech ( <i>Fagus sylvatica</i> )	Semi Mature	Low crown over path.	Prune to crown raise to a height not exceeding 3 metres and side prune back to boundary. .
T05	Pedunculate Oak ( <i>Quercus robur</i> )	Mature	Low crown over path and adjacent bench.	Prune to crown raise to a height not exceeding 3 metres.
T06	Pedunculate Oak ( <i>Quercus robur</i> )	Mature	Low crown over path.	Prune to crown raise to a height not exceeding 3 metres.
T07	Sycamore ( <i>Acer pseudoplatanus</i> )	Mature	Sycamore with low crown over path junction.	Prune to crown raise to a height not exceeding 3 metres.
T08	Elm ( <i>Ulmus sp.</i> )	Semi Mature	Multi stemmed Elm to right hand side of seating area. Dense crown causing shading.	Prune to remove stem over seating area.
T09	Norway Maple ( <i>Acer platanoides</i> )	Young	Upper crown over seating area causing shading. Branches of poor shape and form.	Prune to crown raise, removing scaffold branches of poor shape and form back to crown fork..
T10	Common Beech ( <i>Fagus sylvatica</i> )	Mature	Low sweeping crown over path. Two scaffold and 1 secondary branch being of poor shape and form including deadwood over path. Lower crown causing excessive shading in public access area.	Prune to crown raise removing two scaffold and 1 secondary branch back to main stem.
T11	Mixed Species Group (Group, mixed species)	Young	Mixed species group of mainly self seeded Sycamore. Low crowns developing over path.	Selectively thin to fell by 50%. Crown raise the remaining specimens to allow light penetration and future proof clearance over path.
T12	Common Beech ( <i>Fagus sylvatica</i> )	Semi Mature	Specimen in central location of plot numbered 3650. Sightline and light penetration required into this area.	Prune to remove three scaffold branches and two secondary branches back to main stem. This shall retain the shape of the specimen and not be to its detriment.

Arboricultural Assessment  
September 2022

2.1 continued.

Tree Number	Species	Life Stage	Arboricultural Observations and Comments	Arboricultural Recommendations
T13	Common Beech ( <i>Fagus sylvatica</i> ) Pedunculate Oak x4 ( <i>Quercus robur</i> )	Semi Mature	Group of 5 young specimens with low crowns over amenity area. Excessive shading.	Prune to crown raise to a height not exceeding 3 metres.
T14	Hazel ( <i>Corylus avellana</i> )	Mature	Multi stemmed specimen. Retain specimen with minor pruning works required.	Prune to remove damaged stem growing parallel with river to left hand side of coppice. Prune to remove epicormic growth and young stems to base.
T15	Hazel x12 ( <i>Corylus avellana</i> )	Mature	Group of 12 multi stemmed Hazel coppice specimen on river bank.	Recoppice recommended.
T16	Turkey Oak ( <i>Quercus cerris</i> )	Mature	Secondary branches low over kissing gate access.	Prune to crown raise removing entire branch to scaffold branch union Sever Ivy at base with hand saw.
T17	Common Beech ( <i>Fagus sylvatica</i> )	Semi Mature	Low crown over junction of paths.	Prune to crown raise to a height not exceeding 3 metres.
T18	Common Holly ( <i>Ilex aquifolium</i> )	Mature	Specimen to base of steps, left hand side on descending. Low crown over steps.	Prune to crown raise to a height not exceeding 3 metres.
T19	Spruce ( <i>Picea sp.</i> )	Mature	Specimen opposite T18. Low crown just infringing steps.	Prune to crown raise to a height not exceeding 3 metres.
T20	Common Beech ( <i>Fagus sylvatica</i> )	Mature	Low crown over path.	Prune to crown raise to a height not exceeding 3 metres.
T21	Broad-leaved Lime ( <i>Tilia platyphyllos</i> )	Mature	Specimen at entrance to park from Fern Bank. Low crown over park entrance, path and causing shading to lighting column.	Prune to crown raise to a height not exceeding 3 metres and prune to clear lighting column.
T22	Broad-leaved Lime ( <i>Tilia platyphyllos</i> )	Mature	Low crown over path and shading lighting column.	Prune to crown raise to a height not exceeding 3 metres and prune back from lighting column.
T23	Common Holly ( <i>Ilex aquifolium</i> )	Semi Mature	Low crown over path and highway.	Prune to crown raise to a height not exceeding 5 metres.
T24	English Yew ( <i>Taxus baccata</i> )	Semi Mature	Low crown over path and highway.	Prune to crown raise to a height not exceeding 5 metres.
T25	Broad-leaved Lime ( <i>Tilia platyphyllos</i> )	Mature	Low crown over path and highway.	Prune to crown raise to a height not exceeding 5 metres.



### 3.0 Tree Location Plan

#### 3.1 Harris Park Tree Location Plan.





**4.0 Photographic Evidence**

T8. Elm with low crown over seating area. Prune to remove stem.

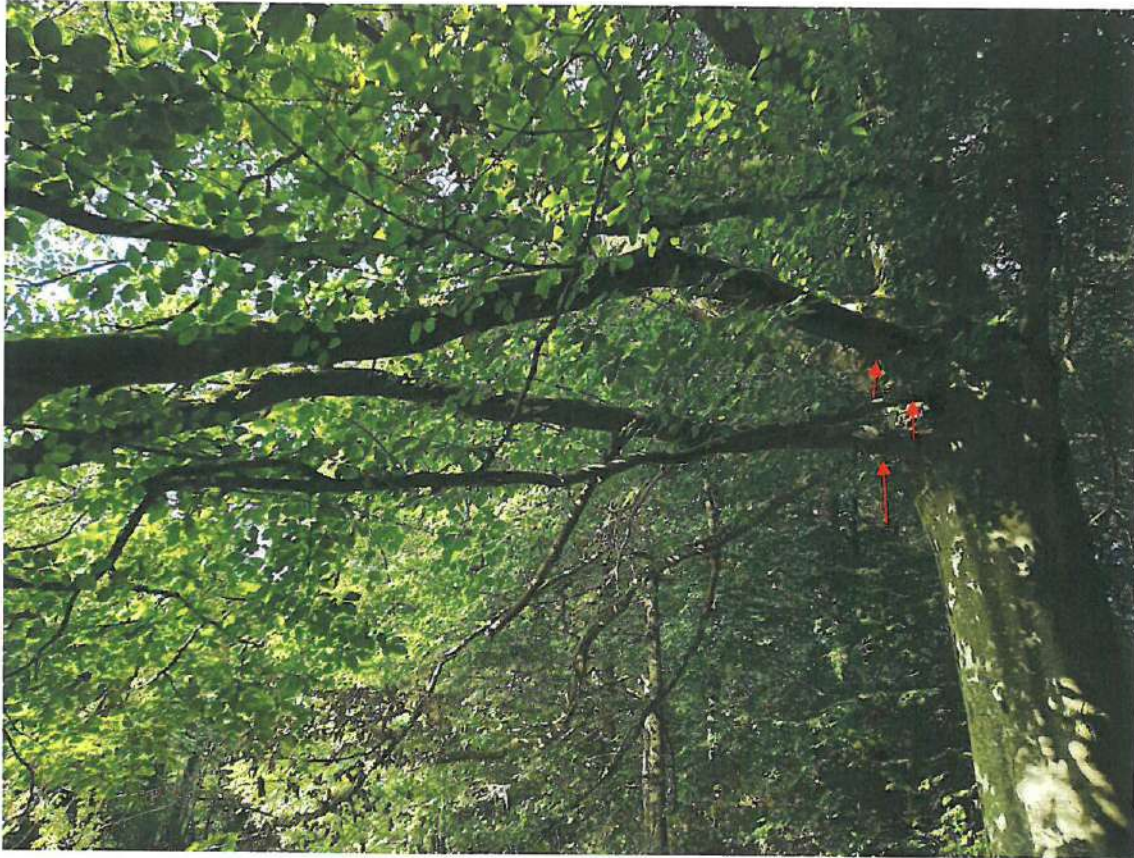


T9. Crown raise required over seating area. Prune to remove as indicated.





T10. Prune to crown raise required, as indicated.



T12. Formative pruning required, pruning those branches as recommended.





T16. Low crown over kissing gate access. Prune to crown raise required.

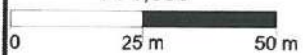


Signed: *Daniel Bold*

Date: 23<sup>rd</sup> September 2022

Daniel Bold M.Arbor.A., N.C. Arb., H.N.D. Arb., N.E.B.O.S.H. Gen Cert.  
Cumbria Tree Surveys Arboricultural Consultancy.







## Assistant - Cockermouth TC

---

**From:** Clerk - Cockermouth TC  
**Sent:** 21 September 2022 12:04  
**To:** Assistant - Cockermouth TC  
**Subject:** FW: Planning Application WTPO/2022/0018

Please print off for sp planning in October

**Sheila Brown**  
The Town Clerk  
Cockermouth Town Council  
The Town Hall  
Market Street  
Cockermouth  
Cumbria  
CA13 9NP

Tel: 01900 821869  
[www.cockermouth.org](http://www.cockermouth.org)  
[clerk@cockermouth.org](mailto:clerk@cockermouth.org)  
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For further information please visit our website: <https://www.cockermouth.org/wp-content/uploads/2018/06/Email-Contact-Privacy-Notice.pdf>

**From:** Yvonne Martin <yvonne.martin@allerdale.gov.uk>  
**Sent:** 21 September 2022 11:47  
**To:** Clerk - Cockermouth TC <clerk@cockermouth.org>  
**Subject:** Planning Application WTPO/2022/0018

Dear Sir/Madam

Consultation on planning application

Reference No: WTPO/2022/0018

Applicant: Jennie Taylor

Proposal: Fell three Ash trees T9, T10 and T11 as per the AIA Assessment

Location: LAND AT STRAWBERRY HOW, STRAWBERRY HOW ROAD, COCKERMOUTH

I would be grateful if you could use the link below to view the above planning application. By inputting the above reference number it will display the application for you to view. Please indicate any observations you/your department may have by e-mail to [planning@allerdale.gov.uk](mailto:planning@allerdale.gov.uk) or by separate letter.

In order to ensure that applications are dealt with as quickly as possible I would be grateful if you could reply by . Representations received after this date may be too late to influence the Local Planning Authority's decision on this application.

Could you please mark any correspondence for the attention of Kerry McCartney and could you please quote the reference number WTPO/2022/0018.

Please note that all the information contained in this application can be viewed by the public and on our website

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X00000Hm3AtUAJ>

Yours faithfully

Kerry McCartney

Specialist - Planning

# Arboricultural Impact Assessment (AIA)

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**June 2022**

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**Land off Strawberry How Road**  
Cockermouth  
Cumbria  
CA13 9XR

U R B A N  
G R E E N

# QUALITY MANAGEMENT

<b>Project No.:</b>	UG11831			
<b>Project:</b>	Strawberry How Road			
<b>Location:</b>	Land off Strawberry How Road, Cockermouth, Cumbria, CA13 9XR			
<b>Title:</b>	Arboricultural Impact Assessment			
<b>Document Type:</b>	BS 5837			
<b>Date:</b>	20/06/2022			
<b>Prepared By:</b>	Robert Hickey			
<b>Checked By:</b>	Andy Bagshaw			
<b>Approved By:</b>	Andy Bagshaw			
<b>Revision Status:</b>				
<b>Rev:</b>	<b>Date:</b>	<b>Issue/Purpose/ Comment:</b>	<b>Prepared:</b>	<b>Checked:</b>

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Appendix 1 – Tree Data Schedule

Appendix 2 – Tree Schedule Definition of Terms

Appendix 3 – Tree Retention Categories

Appendix 4 – Site Plans

## 1. Executive Summary

- 1.1.1. Urban Green has been instructed by Story Homes Ltd to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at Land off Strawberry How Road, Cockermouth Cumbria CA13 9XR and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into 224 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Reserved Matters application 2/2018/0155 for the erection of 224 dwellings (Phase 2) following outline approval 2/2016/0670 was granted 12/04/2018 and development at the site has commenced in accordance with conditions of this approval.
- 1.1.4. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6. Whilst the removal of T6, T9, T10 and T11 are not required to facilitate the development it is recommended that the removal these trees is negotiated with the owner(s), as these trees are in a very poor condition and their retention is potentially hazardous to construction workers and future residents.
- 1.1.7. One on-site tree (T23) requires removal as appropriate arboricultural management irrespective of the development proposal
- 1.1.8. New parking bays and footpaths within the predicted RPA of T1 will need to be constructed using above ground methods, such as cellular confinement, as detailed in BS5837: 2012 section 7.4.
- 1.1.9. It will also be necessary to carry out supervised root pruning of T1, T2, G5 and G7 as indicated on the Tree Protection Plan.
- 1.1.10. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.



## 2. Introduction

### 2.1. Instructions and references

- 2.1.1. We have been instructed by Story Homes Ltd to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states 'Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'
- 2.1.4. The site is located in the area shown in Figure 1. The OS Grid Reference is NY 13223 30162.



Figure 1 – Site Location Plan

## **2.2. Scope**

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

## **2.3. Documents provided**

- 2.3.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

## **2.4. Limitations**

- 2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.



## **2.5. The Site**

- 2.5.1. The site is currently being developed in accordance with reserved matters approval notice 2/2018/0155 with residential houses to the north and west, Phase 1 of the development to the south and agricultural land to the east. Story Homes received reserved matters approval in April 2019 to build 224 houses on the site and develop open space and access

## **2.6. Geology**

- 2.6.1. Reference to the Cranfield Soil and AgriFood Institute Soilscales viewer ([www.landis.org.uk](http://www.landis.org.uk)) suggests that the soil present within the site is likely to have a loamy/clayey texture with an acidic pH. Soils are further described as slowly permeable, seasonally wet and with low fertility.
- 2.6.2. The presence of a clay element within the soil is significant in terms of both tree protection and foundation design. Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground and they are also prone to compaction when wet. On this basis it is essential that all recommended tree protection measures are implemented in full and are not relaxed at any point throughout the course of the development. Any foundations should also be designed in accordance with the recommendations contained within NHBC chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.

### **3. Legislation**

#### **3.1. Tree protection status**

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. It has been confirmed by Allerdale Borough Council that there are TPO's enforced on this site. T1 and T2 (Tree Preservation Order No.7 of 2018) T4 (Tree Preservation Order No.2 of 2019) G5, T6, G7, T8, T9, T10, T11, T12, T13, T14, T15, T16 and T17 form part of a woodland TPO (Tree Preservation Order No.2 of 2019)
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. It is an offence to remove more than 5m<sup>3</sup> of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

#### **3.2. Wildlife**

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

## **4. Arboricultural Impact Assessment (AIA)**

### **4.1. Summary of the development**

- 4.1.1. It is proposed to develop the site into 224 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

### **4.2. Tree constraints**

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

### **4.3. Root Protection Areas (RPAs) explained**

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

### **4.4. Impacts of development**

- 4.4.1. On site works for the phase 2 proposal commenced in 2020 in accordance with the reserved matters approval.
- 4.4.2. T23 is in poor condition and should be removed irrespective of any planned development.
- 4.4.3. It is also our recommendation that due to the poor structural condition of T6, T9, T10 and T11, these trees should be removed for arboricultural reasons to avoid any risk of failure. As these trees are on third-party land their condition should be highlighted to the owners as those responsible for their removal.
- 4.4.4. T8 was surveyed as an off-site standing dead tree. The owner should be notified of the trees condition and a request made to reduce the tree to a 5 metre standing stump.

- 4.4.5. There is evidence of Ash die-back (*Hymenoscyphus fraxineus*) in several of the trees surveyed. This disease is likely to advance over the whole of the site and will result in the death of a significant proportion of these trees. This does not have any immediate bearing on the proposal.
- 4.4.6. T2 was identified as a veteran tree. As this tree is to be retained particular care should be taken during the construction to aid its long-term retention.
- 4.4.7. All remaining vegetation can be protected in accordance with best practise.
- 4.4.8. Supervised excavation will also be required adjacent to T2, G5 and G7 for the new road. During the survey (15/06/22) a section of the road within the RPA of G5 had been excavated. It is recommended that any additional excavation for the road construction, within the RPA of retained trees, be carried out using hand dig tools and with any necessary root pruning to be undertaken by the project Arboriculturalist in accordance with section 7.2 of BS5837: 2012.

#### **4.5. Tree surgery works**

- 4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

#### **4.6. Protective fencing**

- 4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.6.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

#### **4.7. Ground protection for pedestrians or light vehicles**

- 4.7.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.7.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.7.3. The boarding will be left in place until the construction works are finished.
- 4.7.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

#### **4.8. Temporary site cabins**

- 4.8.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.8.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

#### **4.9. Utilities**

- 4.9.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 4.9.2. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damaging the tree roots should be considered.

#### **4.10. Recommendations**

- 4.10.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.10.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.10.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.10.4. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

## Appendix 1 – Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.



Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T1	Mature Ash  Fraxinus excelsior	14	3	960	6.6 6 5.5 5.5	1: Decay cavity on stem, occluding well. 2: Dense ivy prevents a detailed inspection. 3: No major visible defects. 4: TPO No.7 of 2018	Monitor and remove ivy.		Fair	20-40  B1.2	11.52
	Veteran Pedunculate Oak  Quercus robur	10	3.5	1190	6.5 7 7	1: Large deadwood noted. 2: Decay cavity forming at base. 3: Epicormic growth on stem. 4: Currently poses no significant risk. 5: TPO No.7 of 2018	Moderate 1  Monitor.		Fair	40+  A1.2.3	14.28
					Moderate 1		Fair				
T3	Early-Mature Silver Birch  Betula pendula	11	3	450	5 4.5 5	1: Off site tree prevents a detailed inspection. 2: Decay cavity forming at 1m on stem. 3: Minor deadwood. 4: Full canopy.	No action required.		Good	20-40  B1	5.40
	Mature Pedunculate Oak  Quercus robur	8	1.5	550	7 7 7	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: No major visible defects. 4: TPO No.2 of 2019	n/a 3  No action required.		Fair	40+  A1.2	6.60
					n/a 3		Good				
G5	Early-Mature Mixed  Species	av 12	av 2	av 400	av 5 5 5 each	1: Ash, sycamore and hawthorn mixed group. 2: Stubs present due to past pruning. 3: Excavation within rpa of group. 4: TPO No.2 of 2019	Monitor for signs of decline.		Fair	20-40  B2	4.80
							Moderate 1		Good		







Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)			Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
					W	N	E		Priority	Inspect Freq (yrs)			
T16	Semi-Mature Ash Fraxinus excelsior	8	2	300	2.5	4	4	1: Off site tree prevents a detailed inspection. 2: Decay cavity forming at 1m on stem. 3: Symptoms indicative of ash die back noted. 4: TPO No.2 of 2019	Monitor.	1	Fair	10-20 C1	3.60
T17	Early-Mature Ash Fraxinus excelsior	14	4.5	450	5	5	5	1: Off site tree and dense vegetation prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Minor deadwood. 4: TPO No.2 of 2019	Monitor.	1	Fair	10-20 C1	5.40
T18	Mature Ash Fraxinus excelsior	14	4	1320	8	8	6	1: Deadwood noted. 2: Symptoms indicative of ash die back noted. 3: Decay cavities forming. 4: Tree is veteranising. 5: Epicormic growth on stem.	Monitor.	1	Fair	20-40 A1.3	15.84
T19	Early-Mature Sycamore Acer pseudoplatanus	11	3	290	3	3	3	1: Tree is in decline little live growth remaining. 2: Currently poses no significant risk.	Monitor.	1	Very Poor	<10 U	3.48
G20	Early-Mature Mixed Species	av 14	av 2.5	av 400	5	5	5	1: No major visible defects. 2: Deadwood noted. 3: Ash, alder, sycamore and beech mixed group. 4: Several ash trees within group showing symptoms indicative of ash die back. 5: Off site group.	No action required.	3	Good	40+ A1.2	4.80

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)				Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
					W	N	E	S		Priority	Inspect Freq (yrs)			
G21	Semi-Mature					av			1: Hawthorn and goat willow mixed groups.			Good	20-40	
	Mixed	av	av	av	3	3		3	2: Dense ivy on stems prevents a detailed inspection.	No action required.				
	Species	7	2	150		3		each	3: Minor deadwood noted. 4: Trees appear to be in acceptable condition at present. 5: Off site group.	n/a	3	Fair	C1	1.80
T22	Early-Mature								1: Dense ivy prevents a detailed inspection.			Good	40+	
	Sycamore	12	3.5	410	5	5		5	2: No major visible defects. 3: Off site group.	No action required.				
	Acer pseudoplatanus									n/a	3	Good	B1	4.92
T23	Semi-Mature								1: Little live growth remaining almost completely dead.			Very Poor	<10	
	Cherry	5	2.5	130	2	3.5		1	2: Ivy on stem.	Remove.				
	Prunus sp					1			3: Asymmetrical crown. 4: Deadwood noted. 5: Off site group.	High	n/a	Very Poor	U	1.56
G24	Mature					av			1: No major visible defects.			Good	40+	
	Scots Pine	av	av	av	5	5		5	2: Deadwood noted.	Deadwood over footpath.				
	Pinus sylvestris	15	4.5	640		5		each	3: Pruning wounds noted. 4: Off site group.	Moderate	1	Fair	B1	7.68



## Appendix 2 – Tree Schedule Definition of Terms

<b>Tree Referencing</b>	<p><b>Individual Trees</b> T (+number)</p> <p><b>Grouped Trees</b> G (+number)</p> <p><b>Hedgerows</b> H (+number)</p> <p><b>Woodlands</b> W (+number)</p> <p><b>Young</b> Usually &lt;15 years</p>
<b>Age Category</b>	<p><b>Semi-mature</b> Significant growth expected, approximately one third of life expectancy complete</p> <p><b>Early-Mature</b> Full height achieved with further significant growth possible, up to two thirds of life expectancy complete</p> <p><b>Mature</b> Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy</p> <p><b>Veteran</b> Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits,</p> <p><b>Over-mature</b> A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.</p>
<b>Species</b>	<p><b>Botanical Name</b> conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition.</p> <p><b>Common Name</b> commonly used names usually on a local and national scale.</p>
<b>Tree Height</b>	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
<b>Crown Height</b>	Measured from ground level to the height at which the main crown begins.
<b>Stem Diameter (DBH)</b>	Stem diameter is measured at 1.5 m above ground level
<b>Crown</b>	Measurements taken from all four cardinal points in metres.
<b>Notes</b>	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
<b>Recommendations</b>	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
<b>Priority Scale</b>	<p>Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site.</p> <p><b>Urgent</b> To be carried out as soon as possible.</p> <p><b>Very High</b> To be carried out within 1 month.</p> <p><b>High</b> To be carried out within 3 months.</p> <p><b>Moderate</b> To be carried out within 1 year.</p> <p><b>Low</b> To be carried out within 3 years.</p>
<b>Physiological Condition:</b>	<p><b>Good</b> Usually healthy with no symptoms of poor health or disease.</p> <p><b>Fair</b> Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous.</p> <p><b>Poor</b> Disease present in considerable quantities or with very poor physiological vigour.</p> <p><b>Very Poor</b> Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.</p>
<b>Structural Condition:</b>	<p><b>Good</b> A tree with no significant structural defects.</p> <p><b>Fair</b> Minor defects may have been observed but are not considered to be immediately hazardous.</p> <p><b>Poor</b> Significant defects found. Tree requires monitoring or remedial works.</p> <p><b>Very Poor</b> Major defects that require immediate remedial work or the removal of the tree.</p>
<b>Life Expectancy:</b>	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
<b>Retention Category:</b>	Please refer to Tree retention categorisation table on the next page.

## Appendix 3 – Tree Retention Category

The following table provides an explanation of retention categories used.		
Trees to be removed		Colour on Plan
<b>Category U</b> Includes trees of very low quality that offer little or no amenity value.	Trees that are in such a condition that they should be removed as a matter of good arboricultural practice regardless of given proposals.	RED
<b>Trees to be considered for retention</b>		
<b>Category A</b> Trees of a high quality, with an estimated life of expectancy of at least 40 years	Trees that are excellent examples of their species, usually mature, especially if rare or unusual including veteran trees. Category A trees are likely to enhance a development and should be retained wherever possible.	GREEN
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that are good examples of their species. B category trees are usually mature or younger trees with the potential to reach A category in the future. Although the retention of these trees is desirable, some losses may be acceptable.	BLUE
<b>Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	GREY

**NOTE:** Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

## Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.





**Notes:-**

Category A tree, group or hedge



Category B free, group or hedge



Category C free, group or hedge



Category U itself, group or hedge



Root Protection Area (RPA)



#

Position estimated on site

STO	DATE	DEPT/UNIT/TEAM	NO. AVOID	COMMENTS

U R B A N  
G R E E N

A: Ground Floor, The Tower,  
Deans City Office Park, Trinity Way,  
Manchester M3 7BE

T: +44 (0) 161 312 3131

[www.urbangreen.co.uk](http://www.urbangreen.co.uk)

**STOREY HOMES**

**Project:**  
**LAND OFF STRAWBERRY HOW  
ROAD, COCKERMOUTH**

File: **TREE CONSTRAINTS PLAN**

## PLANNING

Drawn:	RM	Checked:	AB	Approved:	AB
Project:	UG11831	Scale @ A1:	1:1000	Date:	2006/2022
Draw No:	UG_11831_ABB_TC3_01			Revision:	



Site plan showing the proposed development and existing site boundaries. The site is located on the corner of the road and is bounded by the road to the north and east. The site is divided into two main areas: the existing site and the proposed development. The existing site is shown in green and the proposed development is shown in red. The site plan also shows the proposed access road and the proposed parking area.



**Notes:-**

Category A tree, group or hedge	Category B tree, group or hedge	Category C tree, group or hedge	Category U tree, group or hedge
Retained tree	Removed tree	Position assessed on site	Radline site boundary



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 100-102, Cockermouth, Cumbria, LA17 9JF  
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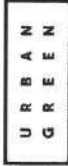
STOREY HOMES			
LAND OFF STRAWBERRY HOW ROAD, COCKERMOUTH			
TREE REMOVAL PLAN			
PLANNING			
Client	RH	Consent	AB
Project	UG1831	Scale @ A1	1:1000
Drawn by	UG_11831_ABH_TPO_01	Reviewed	AB
Date	28/09/2022		
Page No.	00		



Tree Works Schedule

Tree Number	Species	Works Required	Reason
T6	Sycamore	Fell to ground level and grind out stumps	Arboricultural best practice
T8	Dead Tree	Reduce to 5m tall standing deadwood for habitat	
T9	Ash		
T10	Ash	Fell to ground level and grind out stump	
T11	Ash		
T23	Cherry		

REV.	DATE	DESCRIPTION	DRAWN	CHECKED













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Client	STOREY HOMES				
Project	LAND OFF STRAWBERRY HOW ROAD, COCKERMOUTH				
Tree	TREE WORKS SCHEDULE				
Issue	PLANNING				
Drawn	BM	Checked	AB	Approved	AB
Project	UG1131	Scale @ 1:	NTS	Date	28/04/2022
Doc No	UG_1131_AB_1109_01				Revision: 01

[illegible]

**Notes:-**

- |   |  |
|---|--|
|  | Category 1 tree, group of hedge              |
|  | Category 2 tree, group of hedge              |
|  | Category 3 tree, group of hedge              |
|  | Category 4 tree, group of hedge              |
|  | Random line                                  |
|  | Real Protection Area (RPA)                   |
|  | Position estimated in file                   |
|  | Progressive testing (See page 1 & 2, page 2) |
|  | Anomalous Experimental Excavation            |
|  | Completed Construction (Approx. boundary)    |

[illegible]

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—

**STOREY HOMES**

1

LAND OFF STRAWBERRY HOW  
ROAD, COCKERMOUTH

1

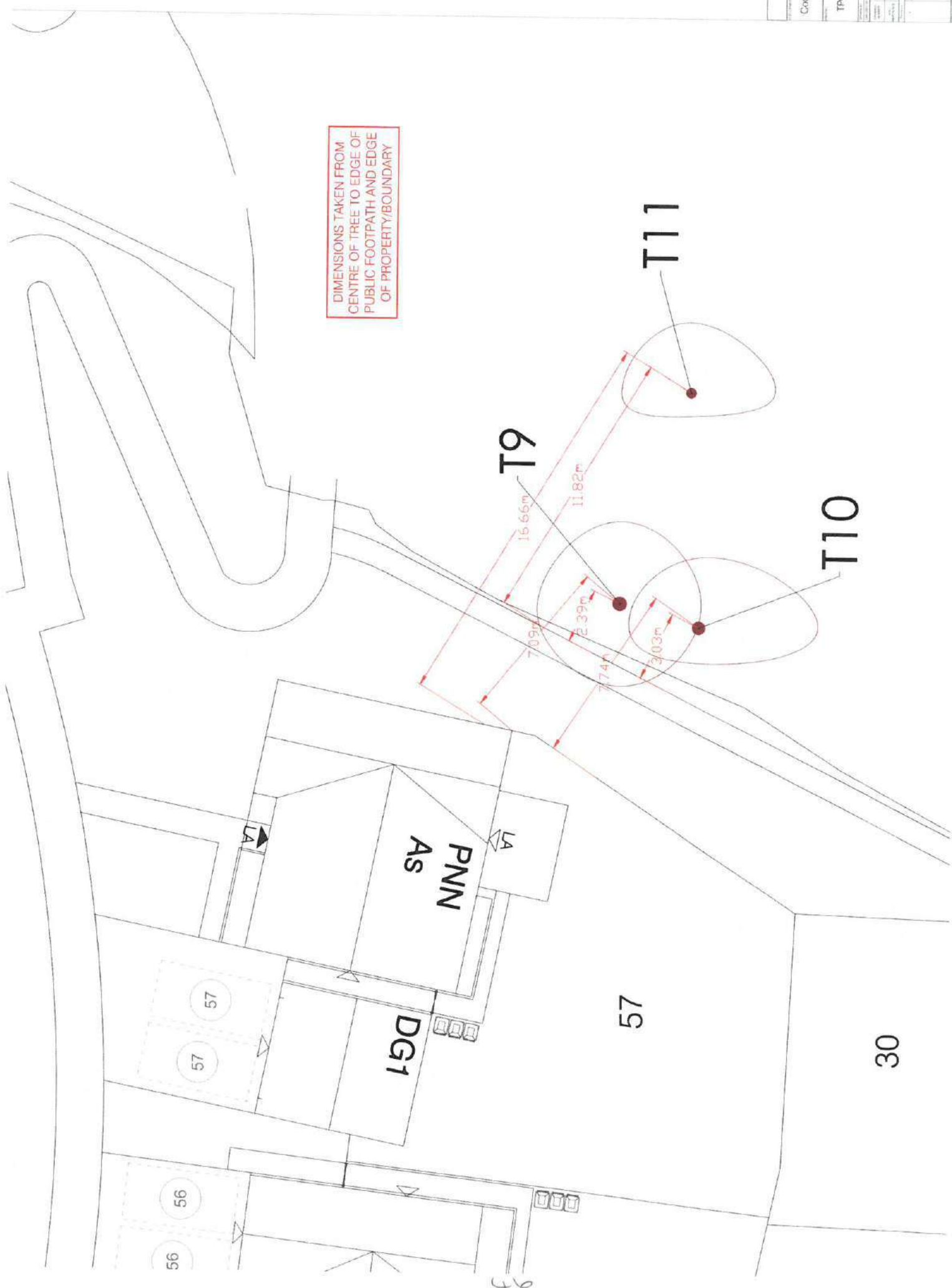
## TREE PROTECTION PLAN

NAME	PLANNING			
REPORT	RH	CHECKED	AB	APPROVED
REPORT	UG11831	SERIES (A1)	1:1000	DATE
DATE				REVISION

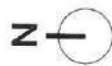








DIMENSIONS TAKEN FROM  
CENTRE OF TREE TO EDGE OF  
PUBLIC FOOTPATH AND EDGE  
OF PROPERTY/BOUNDARY



PLANNING APP

Story  
by JAMES

Cockermouth, Phase 1

TPO - Detailed Layout

DATE	12/01/2023
SCALE	1:500
PROJECT	200% 90% TPOCL
CLIENT	30076
DESIGNER	
CHECKER	
APPROVER	
DATE	

Picture taken by Story Homes September 2022 - TPO



Current site compound  
to be moved

Picture taken by Story Homes September 2022



T11

T10

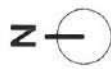
T9

Picture taken by Urban Green June 2022



Temporary footpath





2016/17 TPO	2016/17
2016/17	2016/17
2016/17	2016/17
2016/17	2016/17
2016/17	2016/17







If you would rather make this application online, you can do so on our website:  
<https://www.planningportal.co.uk/apply>

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.  
Town and Country Planning Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

**Local Planning Authority details:**

Planning Department  
Allerdale Borough Council  
Allerdale House  
Workington  
CA14 3YJ  
Tel. : 0303 1231702



**Publication of applications on planning authority websites**

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

**1. Applicant Name and Address**

Title:	Mrs	First name:	Jennie
Last name:	Taylor		
Company (optional):	Story Homes		
Unit:	House number:	House suffix:	
House name:	Story House		
Address 1:	Lords Way		
Address 2:	Wygmore Business Park		
Address 3:			
Town:	Carlisle		
County:	Cumbria		
Country:			
Postcode:	CA6 4SL		

**2. Agent Name and Address**

Title:		First name:	
Last name:			
Company (optional):			
Unit:	House number:	House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

Version 2018.1

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:	<input type="text"/>	House number:	<input type="text"/>	House suffix:	<input type="text"/>
House name:	<input type="text"/>				
Address 1:	<input type="text"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text"/>				
County:	<input type="text"/>				
Postcode (if known):	<input type="text"/>				

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

land off  
Strawberry Grange Phase 3,  
Cockermouth

### 4. Trees Ownership

Is the applicant the owner of the tree(s)? ☐ Yes ☒ No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:	Mrs	First name:	Jennifer
Last name:	Dixon		
Company (optional):	Saulis		
Unit:	<input type="text"/>	House number:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	64 Warwick Road		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	Cumbria		
County:	Cumbria		
Country:	<input type="text"/>		
Postcode:	CA1 1DR		

Telephone numbers

Country code:	National number:	Extension number:
01228	527586	
Country code:	Mobile number (optional):	
Country code:	Fax number (optional):	
Email address (optional):		
<input type="text"/>		

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☒ No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

TPO no 2 of 2019 - T1  
TPO no 2 of 2019 - T10  
TPO no 2 of 2019 - T11

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.  
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

See attached cover letter

## 7. Identification Of Tree(s) And Description Of Works continued ...

## 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall:

☒ Yes ☒ No

If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.

☐ Yes ☒ No

If YES, you are required to provide for:

#### Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)?

☒ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

See attached cover letter

## 9. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.



## Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)



### For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out



### For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? In particular:
  - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?



## 11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:





Date (DD/MM/YYYY):

9.9.2022

(This date must not be before the date of sending or hand-delivery of the form)

## 12. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

## 13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner.  
(Please see guidance notes)

Version 2018.1

## Assistant - Cockermouth TC

---

**From:** Clerk - Cockermouth TC  
**Sent:** 20 September 2022 10:00  
**To:** Assistant - Cockermouth TC  
**Subject:** FW: Planning Application WTPO/2022/0016

Please print off for special planning on 6.10

**Sheila Brown**  
The Town Clerk  
Cockermouth Town Council  
The Town Hall  
Market Street  
Cockermouth  
Cumbria  
CA13 9NP

Tel: 01900 821869  
[www.cockermouth.org](http://www.cockermouth.org)  
[clerk@cockermouth.org](mailto:clerk@cockermouth.org)  
Facebook @CockermouthTownHall

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---

**From:** Lesley Currie <lesley.currie@allerdale.gov.uk>  
**Sent:** 20 September 2022 09:58  
**To:** Clerk - Cockermouth TC <clerk@cockermouth.org>  
**Subject:** Planning Application WTPO/2022/0016

Dear Sir/Madam

Notification on works to Tree Preservation Order trees –

Applicant: Jennie Taylor

Proposal: Fell 3 ash trees reference as T9, T10 and T11

Location: Adjacent to Plot 57 Phase 3 Strawberry Grange Development Site, Strawberry How Road, Cockermouth.

I would be grateful if you could use the link below to view the above planning application. By inputting the above reference number it will display the application for you to view. Please indicate any observations you/your department may have by e-mail to [planning@allerdale.gov.uk](mailto:planning@allerdale.gov.uk) or by separate letter.



In order to ensure that applications are dealt with as quickly as possible I would be grateful if you could reply by 11/10/2022. Representations received after this date may be too late to influence the Local Planning Authority's decision on this application.

Could you please mark any correspondence for the attention of Kerry McCartney and could you please quote the reference number WTPO/2022/0016.

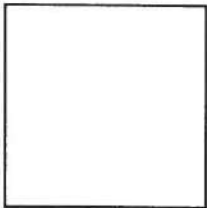
Please note that all the information contained in this application can be viewed by the public and on our website

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X00000Hm3BXUAZ>

Yours faithfully

Kerry McCartney

Specialist - Planning



Picture taken by Story Homes September 2022 - TPO



Current site compound  
to be moved

Picture taken by Story Homes September 2022



T10

T11

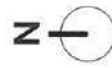
Picture taken by Urban Green June 2022



Temporary footpath

T9





Project Name	2007/16/001 TPO
Project Number	00076
Project Date	
Project Status	
Project Manager	
Project Engineer	
Project Designer	
Project Checker	
Project Approver	









# Arboricultural Impact Assessment (AIA)

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**June 2022**

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**Land off Strawberry How Road**  
Cockermouth  
Cumbria  
CA13 9XR

U R B A N  
G R E E N

# QUALITY MANAGEMENT

<b>Project No.:</b>	UG11831			
<b>Project:</b>	Strawberry How Road			
<b>Location:</b>	Land off Strawberry How Road, Cockermouth, Cumbria, CA13 9XR			
<b>Title:</b>	Arboricultural Impact Assessment			
<b>Document Type:</b>	BS 5837			
<b>Date:</b>	20/06/2022			
<b>Prepared By:</b>	Robert Hickey			
<b>Checked By:</b>	Andy Bagshaw			
<b>Approved By:</b>	Andy Bagshaw			
<b>Revision Status:</b>				
<b>Rev:</b>	<b>Date:</b>	<b>Issue/Purpose/ Comment:</b>	<b>Prepared:</b>	<b>Checked:</b>

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Appendix 1 – Tree Data Schedule

Appendix 2 – Tree Schedule Definition of Terms

Appendix 3 – Tree Retention Categories

Appendix 4 – Site Plans



# 1. Executive Summary

- 1.1.1. Urban Green has been instructed by Story Homes Ltd to carry out an Arboricultural Survey to British Standard 5837:2012 guidelines at Land off Strawberry How Road, Cockermouth Cumbria CA13 9XR and produce our findings in a report.
- 1.1.2. It is proposed to develop the site into 224 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.
- 1.1.3. Reserved Matters application 2/2018/0155 for the erection of 224 dwellings (Phase 2) following outline approval 2/2016/0670 was granted 12/04/2018 and development at the site has commenced in accordance with conditions of this approval.
- 1.1.4. Before any tree works are carried out trees should first be assessed for their suitability for protected species by a suitably qualified and experienced ecologist.
- 1.1.5. Tree protection fencing, and ground protection will need to be installed at the alignment shown on the Tree Protection Plan in Appendix 4 before any construction activity takes place.
- 1.1.6. Whilst the removal of T6, T9, T10 and T11 are not required to facilitate the development it is recommended that the removal these trees is negotiated with the owner(s), as these trees are in a very poor condition and their retention is potentially hazardous to construction workers and future residents.
- 1.1.7. One on-site tree (T23) requires removal as appropriate arboricultural management irrespective of the development proposal
- 1.1.8. New parking bays and footpaths within the predicted RPA of T1 will need to be constructed using above ground methods, such as cellular confinement, as detailed in BS5837: 2012 section 7.4.
- 1.1.9. It will also be necessary to carry out supervised root pruning of T1, T2, G5 and G7 as indicated on the Tree Protection Plan.
- 1.1.10. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.

## 2. Introduction

### 2.1. Instructions and references

- 2.1.1. We have been instructed by Story Homes Ltd to carry out an Arboricultural Impact Assessment (AIA) in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations at the site location and produce our findings in a report to be submitted with a detailed planning application.
- 2.1.2. All trees, regardless of their statutory status, are a material consideration in a planning application. BS 5837 recognises the potential conflict between trees and development. The standard sets out to assist those concerned with trees in relation to construction and aid with decision making. This is achieved by providing impartial and balanced information on trees and their potential impacts.
- 2.1.3. Due to the size and nature of the site, it was decided that the survey methodology would include broadly grouping trees that share very similar characteristics. This method is in line with point 4.4.2.3 of BS 5837:2012 that states 'Trees forming groups...should be identified and considered as groups where the arboriculturist determines that this is appropriate... It may be appropriate to assess the quality and value of trees as a whole, rather than individuals.'
- 2.1.4. The site is located in the area shown in Figure 1. The OS Grid Reference is NY 13223 30162.



Figure 1 – Site Location Plan

## **2.2. Scope**

- 2.2.1. The AIA takes into account any potential impacts on existing trees including the effect of any tree loss required to implement the design and recommendation for the establishment of new trees.
- 2.2.2. The AIA will also assess any potentially damaging activities proposed in the vicinity of retained trees and the effect that the retained trees may have on the development such as potential nuisance caused by excessive leaf/fruit litter, lighting levels and potential damage to structures.

## **2.3. Documents provided**

- 2.3.1. A scaled plan has been provided with tree positions already plotted. Any extra trees found on site that were not included on the original plan have been plotted according to measurements taken on site and/or using aerial photography.
- 2.3.2. Tree locations which have been estimated are illustrated on the Tree Protection Plan in Appendix 4. The exact locations of these trees must be verified, and any discrepancies discussed with the Arboricultural Consultant before starting works on site.
- 2.3.3. A plan outlining the development proposals has been overlaid with the Tree Constraints Plan in order to assess the potential impacts.

## **2.4. Limitations**

- 2.4.1. The report is based upon a visual inspection. The consultant shall not be responsible for events that happen after the date of the report due to factors that were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.
- 2.4.2. The consultant accepts no liability in respect of the trees unless the recommendations of this report are carried out under their supervision.
- 2.4.3. Assessing the potential influence of trees upon load bearing soils, beneath existing and proposed structures resulting from water abstraction by trees or rehydration of shrinkable soils was not included in the contract brief and is therefore not considered in the report. The consultant cannot be held responsible for damage arising from such action.
- 2.4.4. Trees are living organisms whose health, condition and structure can change over time. The contents of this report are valid for a period of one year from the date of the report.
- 2.4.5. Potentially hazardous trees are highlighted, and appropriate recommendations are made. However, this report is not a substitute for a full tree risk assessment or management plan which are specifically designed to minimise risk and liability associated with responsibility for trees.



## **2.5. The Site**

- 2.5.1. The site is currently being developed in accordance with reserved matters approval notice 2/2018/0155 with residential houses to the north and west, Phase 1 of the development to the south and agricultural land to the east. Story Homes received reserved matters approval in April 2019 to build 224 houses on the site and develop open space and access

## **2.6. Geology**

- 2.6.1. Reference to the Cranfield Soil and AgriFood Institute Soilscales viewer ([www.landis.org.uk](http://www.landis.org.uk)) suggests that the soil present within the site is likely to have a loamy/clayey texture with an acidic pH. Soils are further described as slowly permeable, seasonally wet and with low fertility.
- 2.6.2. The presence of a clay element within the soil is significant in terms of both tree protection and foundation design. Clay soils can experience substantial volume changes when vegetation extracts moisture from the ground and they are also prone to compaction when wet. On this basis it is essential that all recommended tree protection measures are implemented in full and are not relaxed at any point throughout the course of the development. Any foundations should also be designed in accordance with the recommendations contained within NHBC chapter 4.2 (National House Building Council, 2010) and should account for the possibility of both subsidence and heave.

### **3. Legislation**

#### **3.1. Tree protection status**

- 3.1.1. A Tree Preservation Order (TPO) is an order made by a Local Authority to protect specific trees, groups of trees or woodlands in the interests of amenity. A TPO prohibits the cutting down, topping, lopping, uprooting and wilful damage or destruction of trees without the Local Authority's written consent.
- 3.1.2. It has been confirmed by Allerdale Borough Council that there are TPO's enforced on this site. T1 and T2 (Tree Preservation Order No.7 of 2018) T4 (Tree Preservation Order No.2 of 2019) G5, T6, G7, T8, T9, T10, T11, T12, T13, T14, T15, T16 and T17 form part of a woodland TPO (Tree Preservation Order No.2 of 2019)
- 3.1.3. It is recommended that the Local Authority is consulted before any tree works are undertaken, as new TPOs may have been created since the time of enquiry, and heavy fines exist for unauthorised works to protected trees.
- 3.1.4. All works to trees covered by a TPO require permission from the Local Authority, including any pruning. However, this does not include trees that are dead or have become dangerous. The removal of dead branches is also excluded from a TPO. Although the above exceptions exist, it is advisable to give the Local Authority five days' notice in writing of any intended removal. Permission is not needed where tree work is required to implement an approved planning application.
- 3.1.5. It is an offence to remove more than 5m<sup>3</sup> of timber in any one calendar quarter without having first obtained a felling licence from the Forestry Commission. It must be noted, however, that this excludes sites where planning permission has already been granted.

#### **3.2. Wildlife**

- 3.2.1. Prior to the commencement of any tree works, the trees should be assessed for the presence of protected species, some of which are subject to the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2017*.
- 3.2.2. Where there is evidence that bats, birds or other protected species are present, the advice of a suitably qualified ecologist should be sought.
- 3.2.3. If tree works are carried out during the bird nesting season (March to August inclusive), trees would need to be inspected by a qualified ecologist within the 24-hour period prior to the commencement works.

## **4. Arboricultural Impact Assessment (AIA)**

### **4.1. Summary of the development**

- 4.1.1. It is proposed to develop the site into 224 plots of residential housing alongside landscape improvements such as parking and soft landscaping. Full details of the proposed site layout can be seen on the plans included in Appendix 4.

### **4.2. Tree constraints**

- 4.2.1. BS 5837:2012 recognises that conflicting requirements of the planning system for development means that trees are only one factor which need to be taken into consideration. Although there may be certain specimens that can pose significant constraints to development due to their importance, it is essential that inappropriate tree retention is avoided.
- 4.2.2. Trees can be adversely affected on development sites if their protection is not factored into the wider project management of onsite operations. We have transposed the tree survey plan over plans detailing current proposals in order to assess the impact on surveyed trees.
- 4.2.3. It is essential that roots are protected from construction works including physical damage from excavation and changes in soil structure from compaction and changes in ground levels.

### **4.3. Root Protection Areas (RPAs) explained**

- 4.3.1. The RPA is an area of ground around the base of a retained tree, which is calculated in relation to the stem diameter, where disturbance should be kept to a minimum and avoided if at all possible.
- 4.3.2. The majority of tree roots grow within the upper 600mm of the soil profile where most nutrients are available as the result of the decomposition of organic matter close to the surface. Rooting conditions become less favourable at depth as the soil density increases, creating anaerobic conditions.

### **4.4. Impacts of development**

- 4.4.1. On site works for the phase 2 proposal commenced in 2020 in accordance with the reserved matters approval.
- 4.4.2. T23 is in poor condition and should be removed irrespective of any planned development.
- 4.4.3. It is also our recommendation that due to the poor structural condition of T6, T9, T10 and T11, these trees should be removed for arboricultural reasons to avoid any risk of failure. As these trees are on third-party land their condition should be highlighted to the owners as those responsible for their removal.
- 4.4.4. T8 was surveyed as an off-site standing dead tree. The owner should be notified of the trees condition and a request made to reduce the tree to a 5 metre standing stump.



- 4.4.5. There is evidence of Ash die-back (*Hymenoscyphus fraxineus*) in several of the trees surveyed. This disease is likely to advance over the whole of the site and will result in the death of a significant proportion of these trees. This does not have any immediate bearing on the proposal.
- 4.4.6. T2 was identified as a veteran tree. As this tree is to be retained particular care should be taken during the construction to aid its long-term retention.
- 4.4.7. All remaining vegetation can be protected in accordance with best practise.
- 4.4.8. Supervised excavation will also be required adjacent to T2, G5 and G7 for the new road. During the survey (15/06/22) a section of the road within the RPA of G5 had been excavated. It is recommended that any additional excavation for the road construction, within the RPA of retained trees, be carried out using hand dig tools and with any necessary root pruning to be undertaken by the project Arboriculturalist in accordance with section 7.2 of BS5837: 2012.

#### **4.5. Tree surgery works**

- 4.5.1. Tree works that are recommended within the Tree Works Schedule (Appendix 4) are works required to facilitate development and also include details or remedial works. Tree works stated in the Tree Data Schedule (Appendix 1) are of a general maintenance nature and can be carried out at any time as per recommendations.
- 4.5.2. Tree works required to facilitate the development will be carried out prior to the commencement of any onsite operations. This should allow sufficient space for approved construction to be carried out.
- 4.5.3. Any unforeseen tree works that become apparent during the construction process will require written consent from the Local Authority Tree Officer.

#### **4.6. Protective fencing**

- 4.6.1. Temporary protective fencing will need to be installed at the alignment indicated on the Tree Protection Plan in Appendix 4, prior to the commencement of any construction activities on site including the delivery of materials and site facilities.
- 4.6.2. Any fencing that is damaged so that it is no longer able to protect retained trees must be replaced/repared immediately with appropriate fencing.
- 4.6.3. The required specification for protective fencing is illustrated in the Tree Protection Plan (Insert 1).
- 4.6.4. The 'in-ground' system involves driving vertical scaffold poles approximately 0.6m into the ground onto which are affixed horizontal scaffold poles and bracing struts. 2m high anti-climb weldmesh panels are then wired to the scaffold framework. The vertical scaffold poles should be at a maximum of 3m apart.
- 4.6.5. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to the tree roots when locating uprights.
- 4.6.6. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" shall be fixed to every 10m of protective fencing, as illustrated on the Tree Protection Plan (Insert 2).

#### **4.7. Ground protection for pedestrians or light vehicles**

- 4.7.1. The primary method of ground protection is the installation of a compressible layer (e.g. woodchip) over a geotextile fabric with side butting scaffold boards.
- 4.7.2. Ground protection measures whilst working the RPA must be capable of supporting the expected loads and avoid compaction of the soil.
- 4.7.3. The boarding will be left in place until the construction works are finished.
- 4.7.4. Scaffolding may first be erected with the uprights on spreader boards and the ground protection installed around the uprights.

#### **4.8. Temporary site cabins**

- 4.8.1. All storage facilities and deliveries will make use of existing hard surfaces to avoid unnecessary compaction within RPAs. The locations will be agreed in writing with the LPA prior to delivery and will remain in the agreed locations unless approved by the LPA.
- 4.8.2. If storage facilities require siting within RPAs, every effort will be made to ensure that any damage to aerial parts of retained trees is avoided and that appropriate footings are used to avoid root damage or compaction of the soil.

#### **4.9. Utilities**

- 4.9.1. At the time of writing Urban Green have not been made aware of any new utilities or service runs that will be associated with the development. Information regarding the layout of new utilities and drainage and final site levels should be submitted to the Arboricultural Consultant so that the impact of these on the retained trees can be assessed.
- 4.9.2. Where utilities need to be brought onto the site, these should be routed away from the RPAs of retained trees. Where this is not possible, methodologies on the installation of underground services without damaging the tree roots should be considered.

#### **4.10. Recommendations**

- 4.10.1. An Arboricultural Method Statement (AMS) will be required to provide solutions and working methods so that the impacts identified do not have a detrimental effect on retained trees.
- 4.10.2. All operations that could affect trees on and adjacent to the site must be considered as part of the project management of the Proposed Development. It is therefore recommended that an Arboricultural Consultant is appointed as part of the design and management team to advise on pre-development issues and supervise on-site operations.
- 4.10.3. The Arboricultural Consultant may also have an advisory role in the preparation of site including tree surgery works and the protection of trees during demolition processes.
- 4.10.4. The Arboricultural Consultant shall be responsible for inspecting all protective fencing prior to the commencement of all onsite activity.

## Appendix 1 – Tree Data Schedule

The following pages contain information gathered during the site survey. The reader should refer to Appendices 2 and 3 in order to correctly interpret the tree data.



Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T1	Mature Ash Fraxinus excelsior	14	3	960	6 6.6 5.5 5.5	1: Decay cavity on stem, occluding well. 2: Dense ivy prevents a detailed inspection. 3: No major visible defects. 4: TPO No.7 of 2018	Monitor and remove ivy.		Fair	20-40 <b>B1.2</b>	11.52
							Moderate	1	Fair		
	Veteran Pedunculate Oak Quercus robur	10	3.5	1190	6.5 7 6 7	1: Large deadwood noted. 2: Decay cavity forming at base. 3: Epicormic growth on stem. 4: Currently poses no significant risk. 5: TPO No.7 of 2018	Monitor.		Fair	40+ <b>A1.2.3</b>	14.28
T3	Early-Mature Silver Birch Betula pendula	11	3	450	5 4.5 5	1: Off site tree prevents a detailed inspection. 2: Decay cavity forming at 1m on stem. 3: Minor deadwood. 4: Full canopy.	No action required.		Good	20-40 <b>B1</b>	5.40
									Fair		
							n/a	3			
T4	Mature Pedunculate Oak Quercus robur	8	1.5	550	7 7 7	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: No major visible defects. 4: TPO No.2 of 2019	No action required.		Good	40+ <b>A1.2</b>	6.60
									Good		
							n/a	3			
G5	Early-Mature Mixed Species	av 12	av 2	av 400	av 5 5 5 each	1: Ash, sycamore and hawthorn mixed group. 2: Stubs present due to past pruning. 3: Excavation within rpa of group. 4: TPO No.2 of 2019	Monitor for signs of decline.		Fair	20-40 <b>B2</b>	4.80
									Good		
							Moderate	1			

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) N W E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T6	Semi-Mature Sycamore	11	2.5	350	3.5 3 3	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Tree is in decline. 4: TPO No.2 of 2019	Remove.		Poor	<10 <b>U</b>	4.20
	Acer pseudoplatanus						Moderate	n/a	Poor		
							No action required.		Good		
G7	Early-Mature Mixed Species	14	3	400	6.5 6.5 6.5 each	1: Off site group prevents a detailed inspection. 2: Ash, beech, sycamore, elm with an understory of elder. 3: Ash trees in group are showing minor symptoms indicative of ash die back. 4: No major visible defects. 5: TPO No.2 of 2019	No action required.		Good	40+ <b>A1.2</b>	4.80
							n/a	3	Good		
							Reduce to 5m.		Dead		
T8	Dead tree	11.5	2	430	1.5 1.5 2	1: Dead specimen. 2: Off site tree prevents a detailed inspection. 3: TPO No.2 of 2019	Low		Dead	Dead <b>U</b>	5.16
							1		Dead		
T9	Mature Ash	14	8	580	3.5 3.5 3.5	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Tree is in decline. 4: TPO No.2 of 2019 5: Symptoms indicative of ash die back noted.	Remove.		Poor	<10 <b>U</b>	6.96
	Fraxinus excelsior						High	n/a	Poor		
T10	Mature Ash	13.5	4	540	3 1.5 5	1: Off site tree prevents a detailed inspection. 2: Significant deadwood noted. 3: Tree is in decline. 4: TPO No.2 of 2019 5: Symptoms indicative of ash die back.	Remove.		Poor	<10 <b>U</b>	6.48
	Fraxinus excelsior						High	n/a	Poor		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T11	Mature Ash Fraxinus excelsior	14	8	420	3 1 3 3 5	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Tree appears to be in decline. 4: TPO No.2 of 2019 5: Symptoms indicative of ash die back noted.	Remove.		Poor	<10 <b>U</b>	5.04
							High	n/a	Poor		
							No action required.		Fair	10-20 <b>C1</b>	4.20
T12	Early-Mature Ash Fraxinus excelsior	11	3.5	350	3 4 3 3	1: Off site tree prevents a detailed inspection. 2: One stem appears to have snapped out. 3: Epicormic growth present. 4: Minor deadwood noted. 5: TPO No.2 of 2019	n/a	3	Fair		
							Monitor.		Fair	10-20 <b>C1</b>	4.20
							Moderate	1	Fair		
T14	Mature Ash Fraxinus excelsior	13	2.5	650	7 7 7 7	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Stubs present due to past pruning. 4: Symptoms indicative of ash die back. 5: TPO No.2 of 2019	Monitor.		Fair	10-20 <b>C1</b>	7.80
							Moderate	1	Fair		
							Monitor.		Fair	10-20 <b>C1</b>	4.56
T15	Early-Mature Ash Fraxinus excelsior	11	2.5	380	5 5 5 6	1: Off site tree prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Stubs present due to past pruning. 4: TPO No.2 of 2019	Monitor.		Fair	10-20 <b>C1</b>	4.56
							Moderate	1	Fair		
							Monitor.		Fair	10-20 <b>C1</b>	4.56



Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m) W N E S	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs) Retention Category	RPA Radius (m)
							Priority	Inspect Freq (yrs)			
T16	Semi-Mature Ash	8	2	300	4 2.5	1: Off site tree prevents a detailed inspection. 2: Decay cavity forming at 1m on stem. 3: Symptoms indicative of ash die back noted. 4: TPO No.2 of 2019	Monitor.		Fair	10-20 C1	360
	Fraxinus excelsior				4		Moderate	1	Fair		
T17	Early-Mature Ash	14	4.5	450	5 5	1: Off site tree and dense vegetation prevents a detailed inspection. 2: Symptoms indicative of ash die back noted. 3: Minor deadwood. 4: TPO No.2 of 2019	Monitor.		Fair	10-20 C1	540
	Fraxinus excelsior				5		n/a	1	Fair		
T18	Mature Ash	14	4	1320	8 8	1: Deadwood noted. 2: Symptoms indicative of ash die back noted. 3: Decay cavities forming. 4: Tree is veteranising. 5: Epicormic growth on stem.	Monitor.		Fair	20-40 A1.3	1584
	Fraxinus excelsior				6		Moderate	1	Fair		
T19	Early-Mature Sycamore	11	3	290	3 3	1: Tree is in decline little live growth remaining. 2: Currently poses no significant risk.	Monitor.		Very Poor	<10 U	348
	Acer pseudoplatanus				3		Moderate	1	Very Poor		
G20	Early-Mature Mixed	av 14	av 2.5	av 400	av 5 5	1: No major visible defects. 2: Deadwood noted. 3: Ash, alder, sycamore and beech mixed group. 4: Several ash trees within group showing symptoms indicative of ash die back. 5: Off site group.	No action required.		Good	40+ A1.2	480
	Species				each		n/a	3	Good		

Reference T = Tree G = Group H = Hedge W = Woodland	Age & Species	Height (m)	Crown Ht (m)	DBH (mm)	Crown Spread (m)				Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	RPA Radius (m)
					W	N	E	S		Priority	Inspect Freq (yrs)			
G21	Semi-Mature					av			1: Hawthorn and goat willow mixed groups.	No action required.	No action required.	Good	20-40	1.80
	Mixed	av	av	av	3	3			2: Dense ivy on stems prevents a detailed inspection.					
	Species	7	2	150		3			3: Minor deadwood noted.			Fair	C1	
								each	4: Trees appear to be in acceptable condition at present.	n/a	3			
T22	Early-Mature								5: Off site group.	No action required.	No action required.	Good	40+	4.92
	Sycamore	12	3.5	410	5	5			1: Dense ivy prevents a detailed inspection.					
	Acer pseudoplatanus								2: No major visible defects.			Good	B1	
									3: Off site group.	n/a	3			
T23	Semi-Mature								1: Little live growth remaining almost completely dead.	Remove.	Remove.	Very Poor	<10	1.56
	Cherry	5	2.5	130	2	3.5	1		2: Ivy on stem.					
	Prunus sp								3: Asymmetrical crown.			Very Poor	U	
									4: Deadwood noted.	High	n/a			
									5: Off site group.					
G24	Mature					av			1: No major visible defects.	Deadwood over footpath.	Deadwood over footpath.	Good	40+	7.68
	Scots Pine	av	av	av	5	5	5		2: Deadwood noted.					
	Pinus sylvestris	15	4.5	640		5			3: Pruning wounds noted.			Fair	B1	
								each	4: Off site group.	Moderate	1			



## Appendix 2 – Tree Schedule Definition of Terms

<b>Tree Referencing</b>	<p><b>Individual Trees</b> T (+number)</p> <p><b>Grouped Trees</b> G (+number)</p> <p><b>Hedgerows</b> H (+number)</p> <p><b>Woodlands</b> W (+number)</p> <p><b>Young</b> Usually &lt;15 years</p>
<b>Age Category</b>	<p><b>Semi-mature</b> Significant growth expected, approximately one third of life expectancy complete</p> <p><b>Early-Mature</b> Full height achieved with further significant growth possible, up to two thirds of life expectancy complete</p> <p><b>Mature</b> Full height has been achieved with possible spreading of the canopy, usually past two thirds of overall life expectancy</p> <p><b>Veteran</b> Usually a tree of significant age with characteristics that give additional cultural, landscape and conservation benefits,</p> <p><b>Over-mature</b> A tree declining due to age as indicated by deterioration in the health and condition of its crown and trunk.</p>
<b>Species</b>	<p><b>Botanical Name</b> conforming to the International Code of Nomenclature for algae, fungi, and plants (ICN). For universal plant recognition.</p> <p><b>Common Name</b> commonly used names usually on a local and national scale.</p>
<b>Tree Height</b>	The vertical distance between the base of the tree (where soil and buttress meet) and the tip of the highest branch on the tree.
<b>Crown Height</b>	Measured from ground level to the height at which the main crown begins.
<b>Stem Diameter (DBH)</b>	Stem diameter is measured at 1.5 m above ground level
<b>Crown</b>	Measurements taken from all four cardinal points in metres.
<b>Notes</b>	Notes are made to inform of any possible defects, peculiarities or points of interest that may relate to the trees position, physiology, safety and possible effects on developments.
<b>Recommendations</b>	Recommendations are made in accordance to good arboricultural practice. Recommendations are made regardless to the end usage of the site.
<b>Priority Scale</b>	<p>Priority is given dependant on the perceived threat and the likelihood of failure given to a possible hazard. The priority of work is given regardless of the end usage of the site.</p> <p><b>Urgent</b> To be carried out as soon as possible.</p> <p><b>Very High</b> To be carried out within 1 month.</p> <p><b>High</b> To be carried out within 3 months.</p> <p><b>Moderate</b> To be carried out within 1 year.</p> <p><b>Low</b> To be carried out within 3 years.</p>
<b>Physiological Condition:</b>	<p><b>Good</b> Usually healthy with no symptoms of poor health or disease.</p> <p><b>Fair</b> Exhibiting signs of poor health or minor disease infections that are not considered to be hazardous.</p> <p><b>Poor</b> Disease present in considerable quantities or with very poor physiological vigour.</p> <p><b>Very Poor</b> Tree is in a moribund state in extremely poor condition, usually with little chance of recovery.</p>
<b>Structural Condition:</b>	<p><b>Good</b> A tree with no significant structural defects.</p> <p><b>Fair</b> Minor defects may have been observed but are not considered to be immediately hazardous.</p> <p><b>Poor</b> Significant defects found. Tree requires monitoring or remedial works.</p> <p><b>Very Poor</b> Major defects that require immediate remedial work or the removal of the tree.</p>
<b>Life Expectancy:</b>	The estimated number of years before the tree may require removal should no unexpected mechanical or environmental impacts occur to the tree.
<b>Retention Category:</b>	Please refer to Tree retention categorisation table on the next page.



## Appendix 3 – Tree Retention Category

The following table provides an explanation of retention categories used.	
Trees to be removed	Colour on Plan
<b>Category U</b> Includes trees of very low quality that offer little or no amenity value.	RED
<b>Trees to be considered for retention</b>	
<b>Category A</b> Trees of a high quality, with an estimated life of expectancy of at least 40 years	GREEN
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	BLUE
<b>Category C</b> Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.	GREY

**NOTE:** Trees that are viewed as borderline and do not fit neatly into either of the categories are given a plus or minus rating (+/-) in the tree data schedule. Therefore, C+ would denote a tree being borderline C/B although C is deemed to be the most appropriate category. Similarly, B- would denote a tree being borderline B/C with B seen as the most appropriate category.

## Appendix 4 – Site Plans

The site plans referred to in the report follow this page which include the following:

- Tree Constraints Plan
- Tree Removal Plan
- Tree Works Schedule
- Tree Protection Plan
- Tree Protection Inserts

Although included plans are usually to scale, they are only intended to indicate positions of surveyed trees and dimensions should not be taken from these drawings.

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- Notes:-**
- Category A tree, group or hedge
  - Category B tree, group or hedge
  - Category C tree, group or hedge
  - Category U tree, group or hedge
  - Root Protection Area (RPA)
  - Position estimated on file



REV	DATE	DESCRIPTION	DRAWN	CHECKED

**URBAN GREEN**

Ground Floor, The Triangle,  
Dove City Office Park, Trinity Way,  
Macclesfield M13 9BF  
T: +44 (0) 161 313 3131  
www.urbangreen.co.uk

**STOREY HOMES**

**LAND OFF STRAWBERRY HOW ROAD, COCKERMOUTH**

**TREE CONSTRAINTS PLAN**

PLANNING			
Drawn	PH	Checked	AB
Project	UD11851	Date	11/09/2015
Drawn	UD11851	Date	11/09/2015
Project	UD11851	Date	11/09/2015
Drawn	UD11851	Date	11/09/2015





The following is a summary of the information contained in this document. It is not intended to be a substitute for the full report. The full report should be consulted for full details of the information contained in this document. The full report should be consulted for full details of the information contained in this document. The full report should be consulted for full details of the information contained in this document.



**Notes:-**

	Category A tree, group or hedge
	Category B tree, group or hedge
	Category C tree, group or hedge
	Category U tree, group or hedge
	Retained tree
	Removed tree
	Position indicated on site
	Redline site boundary













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 A. David Price, The Engineer  
 100, The Old Mill, The Mill Lane  
 Manchester, M13 9PL  
 T: +44 (0) 161 272 3051  
 www.urbandesign.co.uk

Client	STOREY HOMES
Project	LAND OFF STRAWBERRY HOW ROAD, COCKERMOUTH
Tree Removal Plan	
Planning	
Drawn	RBH
Checked	AB
Approved	AB
Project	UG1831
Scale	1:1000
Date	20/05/2022
Drawn	UG_1831_A008_T001_01
Revision	00







- |   |  |
|---|--|
|  | Category A line group in Hedge           |
|  | Category B line group in Hedge           |
|  | Category C line group in Hedge           |
|  | Category U line group in Hedge           |
|  | Reference line                           |
|  | Road Protection Area (RPA)               |
|  | Position estimated on site               |
|  | Proposed fencing (See sheet 1 & sheet 2) |
|  | Approximate Supervised Extension         |
|  | Completed Construction (Approx location) |

REV.	DATE	DESCRIPTION	DR/AMOUNT	CREDIT

U R B A N

A: Ground Floor, The Tower,  
Deira City Office Park, Trinity Way,  
Manchester M3 7BF  
E: +44 (0) 161 312 3131  
www.reurbangreen.co.uk

**STOREY HOMES**

LAND OFF STRAWBERRY HOW  
ROAD, COCKERMOUTH

**TREE PROTECTION PLAN**

PLANNING
----------

Form:	RH	Checked:	AB	Approved:	AB
Project:	UG11831	Scale @ 1":	1:1000	Date:	20/04/2012
Proj. No:	UG_11831_ABB_TPP_01			Revision:	00









If you would rather make this application online, you can do so on our website:  
<https://www.planningportal.co.uk/apply>

## Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Local Planning Authority details:

Planning Department  
Allerdale Borough Council  
Allerdale House  
Workington  
CA14 3YJ

Tel. : 0303 1231702



### Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

#### 1. Applicant Name and Address

Title:	Mrs	First name:	Jennie
Last name:	Taylor		
Company (optional):	Story Homes		
Unit:		House number:	
House name:	Story House		
Address 1:	Lords Way		
Address 2:	Kugmar Business Park		
Address 3:			
Town:	Carlisle		
County:	Cumbria		
Country:			
Postcode:	CA6 4SL		

#### 2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

Version 2018.1

### 3. Trees Location

If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)

Unit		House number		House suffix	
House name					
Address 1					
Address 2					
Address 3					
Town					
County					
Postcode (if known)					

If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Description:

land off  
Strawberry Grange Phase 3,  
Cockermouth

### 4. Trees Ownership

Is the applicant the owner of the tree(s) ☐ Yes ☒ No  
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title	Mrs	First name	Jennifer
Last name	Dixon		
Company (optional)	Savilis		
Unit		House number	
House name			
Address 1	64 Warwick Road		
Address 2			
Address 3			
Town	Carlisle		
County	Cumbria		
Country			
Postcode	CA1 1DR		
Telephone numbers			
Country code	National number	Extension number	
01228	527586		
Country code	Mobile number (optional)		
Country code	Fax number (optional)		
Email address (optional)			

### 5. What Are You Applying For?

Are you seeking consent for works to tree(s) subject to a TPO? ☒ Yes ☐ No

Are you wishing to carry out works to tree(s) in a conservation area? ☐ Yes ☒ No

### 6. Tree Preservation Order Details

If you know which TPO protects the tree(s), enter its title or number below.

TPO no 2 of 2019 - T4  
TPO no 2 of 2019 - T10  
TPO no 2 of 2019 - T11

### 7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below: tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.  
E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

See attached cover letter



## 7. Identification Of Tree(s) And Description Of Works continued ...

### 8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

#### For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

#### For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **Condition of the tree(s)** - e.g. it is diseased or you have fears that it might break or fall. ☒ Yes ☒ No  
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. ☐ Yes ☒ No  
If YES, you are required to provide for:

#### Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

#### Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

#### Documents and plans (for any tree)

Are you providing separate information (e.g. an additional schedule of work for Question 7)? ☒ Yes ☐ No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

See attached cover letter

### 9. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:  
(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

## Application For Tree Works - Checklist

Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.

### Sketch Plan

- A sketch plan showing the location of all trees (see Question 8)



### For all trees

(see Question 7)

- Clear identification of the trees concerned
- A full and clear specification of the works to be carried out



### For works to trees protected by a TPO

(see Question 7)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? In particular:
  - If your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
  - If you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
  - In respect of other structural damage - written technical evidence
- included all other information listed in Question 8?



## 11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

[Redacted Signature]

[Redacted Signature]

Date (DD/MM/YYYY):

9 9 2022

(This date must not be before the date of sending or hand-delivery of the form)

## 12. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

## 13. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

[Redacted]

[Redacted]

[Redacted]

Country code:

Mobile number (optional):

[Redacted]

[Redacted]

Country code:

Fax number (optional):

[Redacted]

[Redacted]

Email address (optional):

[Redacted]

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner. (Please see guidance notes)

Version 2013.1



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E: [info@storyhomes.co.uk](mailto:info@storyhomes.co.uk)  
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Kerry McCartney – Specialist Planning  
Allerdale Borough Council  
Allerdale House  
Workington  
Cumbria  
CA14 3YJ

14<sup>th</sup> September 2022

Dear Ms McCartney

**Application for works to trees covered by TPO No. 2 of 2019 at Land off Strawberry How Road, Cockermouth.**

Story Homes hereby submits the above referenced application for works to three trees covered by a Tree Preservation Order: No.2 of 2019 at Land off Strawberry How Road, Cockermouth. The TPO was confirmed by Allerdale Borough Council on 20<sup>th</sup> May 2019.

This application has been submitted via We Transfer. In support of this application, the following documents have been submitted.

- Arboricultural Impact Assessment (AIA) – June 2022 – Urban Green
- Photomontage – Prepared by Story Homes
- Sketch Plan
- Red line location plan

In detail, consent is being sought to fell three ash trees referenced as T9, T10 and T11 on the Arboricultural Impact Assessment (AIA), prepared June 2022 which are adjacent to plot 57, within Phase 3 approved under application reference VAR\_2021\_0016.

STORY HOMES LTD

Registered in England No. 2275441

Registered Office:  
Story House, Lords Way  
Kingmoor Business Park  
Carlisle, Cumbria, CA6 4SL



These trees are located in the land beyond the eastern boundary of Phase 3 of the Strawberry Grange development. Consent for tree works is being sought as T9, T10 and T11 are overhanging onto the new footpath that runs along the inside of the eastern boundary, and approved plot 57.

Story Homes commissioned Urban Green to assess these ash trees in June 2022. The assessment concluded that all three trees are in decline and have symptoms indicative of ash die back. From a health and safety perspective, this necessitates removal of all three trees.

Due to the recent move of the site compound to an offsite location, this area will be built on as per approved plans, meaning there will be a greater number of workers in that area and removing these trees will ensure that they all have a safe place to work. As the site gets built out it is likely that more residents will use the footpath.

The three trees are already shredding branches so there is some concern that these could either fall onto a member of the public walking along the public footpath, a member of our site staff or even onto one of our houses in the future. For these reasons we are keen to complete these tree works as soon as possible.

The below extract from the AIA shows that these trees are deemed to be in a poor structural condition with a retention category of U which means they are low quality trees which offer little or no amenity value.

T9	Mature Ash	14	8	580	35	35	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Tree is in decline. 4: TPO No.2 of 2019. 5: Symptoms indicative of ash die back noted.	Remove	Poor	<10	6.96
	Fraxinus excelsior							High	High	Poor	U
T10	Mature Ash	13.5	4	540	15	3	1: Off site tree prevents a detailed inspection. 2: Significant deadwood noted. 3: Tree is in decline. 4: TPO No.2 of 2019. 5: Symptoms indicative of ash die back.	Remove	Poor	<10	6.48
	Fraxinus excelsior							High	High	Poor	U

Job REF: UG11631, Land off Strawberry How Road, Cockermouth

Surveyed By: Robert Hickey

Survey Date: 15/06/2022

Reference	Age & Species	Height (m)	Crown W (m)	Crown D (m)	Crown Spread (m)	Notes	Recommendations		Physiological Condition	Life Expectancy (yrs)	Retention Category	PPA Radius (m)
							Priority	Inspect Free (yrs)				
T11	Mature Ash	14	8	420	35	1: Off site tree prevents a detailed inspection. 2: Deadwood noted. 3: Tree appears to be in decline. 4: TPO No.2 of 2019. 5: Symptoms indicative of ash die back noted.	Remove		Poor	<10	U	5.04
	Fraxinus excelsior						High	High	Poor			

Story Homes have sought and received permission from the owner of the land where these trees are situated to submit this application and to undertake the tree works should the application being approved.

I trust that the above and submitted detail is sufficient to validate and determine this application however should you require any further information please do not hesitate to contact me.

Yours sincerely

Jennie Taylor  
Land and Planning Assistant – Cumbria and Scotland