



Mr T Grayshaw
T Grayshaw Arboriculture Ltd
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Emma Gee
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27 July 2023

Your contact is: Sarah Hanson, Planning, Development & Regulatory Services

Dear Mr Grayshaw

RE: PROPOSED WORKS TO TREES AT IMPERIUM, IMPERIAL WAY, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 37/13.

Thank you for your application of 28 June 2023, regarding the above.

During our site meeting of 17 July 2023 with Nurture Landscape and Savills, we discussed the specifics of the proposed works, which resulted in an agreed, amended pruning specification, as detailed in your letter of 17 July 2023.

We also discussed future management in relation to the long-term future of the Poplars adjacent to the neighbouring building. I understand that Imperium management is keen to remove these trees to completely remove the nuisance caused to the neighbours with regards to leaves on the roof blocking gutters. As explained, the Council are not willing to consider further tree removal on non arboricultural (health/condition) grounds due to the significant number of trees that have been removed in recent years with no replacement planting being implemented, as required. As such, we discussed alternative works to reduce the size of the trees and provide clearance from the building to lessen concerns.

We had some discussion about the replanting strategy including suitable species (mainly fastigate on the north boundary) to limit future conflict and the need to cultivate the ground to provide good soil conditions. I understand from the conversation on site that there is an intention to remove the current sporadic hedging/shrubs along the north boundary and plant new hedging, incorporating some of the required replacement trees. Obviously, care will need to be taken when removing tree stumps, which should be ground out, and planting new hedging and trees to avoid root damage of the retained trees on this boundary. We further identified the grass area on the east (Imperial Way) boundary as suitable for replacement tree planting - this location could take larger species (larger

canopy) trees which would be consistent with our Tree Strategy which promotes the use of large canopy trees wherever feasible due to the greater environment benefits they provide. As discussed, there may be capacity to plant some of the required replacements within the car park, if the planting beds are improved - the fact that none of the trees are really thriving indicates poor soil/growing conditions.

I can confirm that the following proposed works, as detailed in your amended application, are approved subject to the conditions below and with reference to the indicative annotated photograph below and location plan submitted:

- T5 Poplar: Reduce canopy of tree to ensure there is a 1 - 1.5m clearance from the adjacent building.
- T6, T7, T8, T9 & T10 Poplar: overall reduction leaving a flowing crown line including:
 - Reduce canopy of trees to north-west (in direction of building) to ensure there is a 1.5m clearance between the building and the canopy.
 - Reduce height of trees by 2 - 3m, ensuring the resulting height of the trees is 2m above the ridge height of the adjacent building.
 - Reduce south-east (over car park) of canopies. The current canopy extent has been measured at 7-8m. It is proposed that this is reduce by 3 - 4m, to ensure that 3 - 4m of canopy is retained.
- T13, T14, T15, T16, T17, T18, T19 & T20 all Alder, except T17 Poplar: Reduce canopy of trees to ensure there is a 1 - 1.5m clearance from the adjacent building.



Indicative reduction for T6, T7, T8, T9 & T10 Poplars

The following exempt works are noted:

- T11 & T12 Alder: dead/moribund trees - fell to ground.
- T1 Alder: Dead tree - fell to ground (as noted with previous applications)
- T2, T3, T4 Poplar: Remove deadwood

Please note Informative 6 regarding replacements for dead trees, and I await a replacement planting strategy as discussed, with an aim for this to be implemented ASAP in the forthcoming planting season.

Conditions

1. Five days' notice in writing shall be given to the Council prior to undertaking the approved works.

Reason: To ensure that the Local Planning Authority is given sufficient notice of the works to enable the effective monitoring of tree work within the Borough.

2. All tree surgery shall be in accordance with BS 3998: (2010) Tree Work - Recommendations.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

3. The approved canopy reductions to T6, T7, T8, T9 & T10 Poplars shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

4. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reason: Spikes can cause extensive long-term damage

Informatives

1. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.

2. Removal of dead or dangerous wood: This does not require the formal consent of the Council. However written notice must be given 5 working days in advance of removing dead wood. Where a branch is deemed to be 'dangerous', i.e. where works are 'urgently necessary to remove an immediate risk of serious harm', you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

3. Disturbance of wildlife: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb roosting bats or nesting birds. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 030 6000

4. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree

5. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.

6. Removal of any dead or dangerous protected tree: This does not require the formal consent of the Council. However you are required to give 5 days notice of the work where it is not an emergency, to allow the Council to agree that the proposed works are exempt from requiring consent. The exception is where works are 'urgently necessary to remove an immediate risk of serious harm', in which case you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

Once felling of a dead or dangerous tree has been carried out, the owner has a duty under Section 201(b) of the Town & Country Planning Act to replant another tree of an appropriate size and species in the same place as soon as they reasonable can. This replacement tree will be covered by the existing Tree Preservation Order. The new tree would be subject to the same requirements for a tree works application if you intend to carry out works upon it in the future.

If you wish to appeal against any of the conditions attached to this consent, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

Trees and Hedges
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
Telephone: 0303 444 5000
E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer

C.c. Bianca Radu, Savills
Stephen Packman, Jamie Passant & Rebecca Fryer, Nurture Landscapes