

Oakleaf Building Surveyors Ltd
John Adams House
29 Castle Street
Reading
RG1 7SB

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221491

Your Ref:

Direct ☎: 01189372616

e-mail: Gary.Miles@reading.gov.uk

12 January 2023

Your contact is: Gary Miles, Planning Officer

Dear Mr Bullock,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221491

Application type: Approval of Conditions

Address: 113 Oak Tree Road Tilehurst Reading RG31 6LA

Proposal: Application for approval of condition 4 (arboricultural method statement) associated with planning permission 220518.

I refer to your application as described above.

Condition 4

Condition 4 states:

No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees on and adjacent to the site and the hedge on the boundary with Armour Hill, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

The following information was submitted:

Arboricultural Method Statement for 113 Oak Tree Road, Tilehurst - dated 15th August 2022
Received by the Local Planning Authority on 4th October 2022

The details have been reviewed by the case officer and the Senior Natural Environment Officer. Please note the following comments:

In agreeing the above, the applicant should be reminded that condition 4 also contains an implementation requirement and as such, the condition would be deemed fully discharged on completion AND with evidence of compliance with the Arboricultural Method Statement. The applicant should therefore ensure that the arboricultural consultant is retained to sign off elements during the demolition and construction process and to obtain photographic evidence to submit the Council.

The information provided is sufficient to fulfil the requirements of Condition 4 of planning permission 220518. Therefore the above documents are hereby **approved** pursuant to condition 4.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me - details above.

Yours sincerely

SDV

PP

Gary Miles