



Mr Raheel Rashid
Proximo estates ltd
131 Wokingham Road
Reading
RG6 1LW

Frances Martin
Executive Director for
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22 December 2021

Your contact is:

Sarah Hanson, Planning

Dear Mr Rashid

**RE: PROPOSED FELLING OF ONE LOMBARDY POPLAR AT 131 WOKINGHAM ROAD,
READING - T2 OF TREE PRESERVATION ORDER NUMBER 2/01.**

Thank you for your application of 16 December 2021 and subsequent email from Haroone Rashid confirming that felling was proposed.

As you are aware, during the extreme winds of Storm Arwen at the end of November, a main stem (from the multi-stem tree) collapsed into the site - this was reported to the Council on 29/11/21. As a result of this, you employed Nick Robins Ltd, Complete Grounds & Forestry, to inspect the tree and I discussed this with him on 13/12/21, during which conversation he confirmed his recommendation to fell.

Further to my site meeting of 21 December with Mr Haroone Rashid, I noted the failure point and the remaining crown. This species has relatively structurally weak wood and as they mature tend to develop internal decay which compromises their structural integrity. Given the mature age of this tree, it is highly likely that internal decay in present, which was noted with a sounding hammer in the main stem during my visit (mainly south-east side). Given this, the recent failure the high target area surrounding the tree, the felling is considered reasonable, subject to replacement planting, as the risk the tree presents now outweighs its amenity value.

I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T2 Poplar - fell

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. Following the felling of the tree authorised by this consent, one broadleaved tree of a minimum 8-10cm girth shall be planted on the same boundary of 131 Wokingham Road, i.e. between the junction with St Peters Road and 12 St Peters Road during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The species shall be agreed with the Natural Environment Team prior to purchase and planting.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

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. 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.

5. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.7m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

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 5570
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. Mr Haroone Rashid