



Mr M. John
2C Coley Avenue
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Frances Martin
Director for Economic Growth
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27th January 2022

Your contact is:

Andrei Nazare, Planning

Dear Mr. John,

RE: PROPOSED FELLING OF ONE BIRCH TREE AND ONE MAGNOLIA TREE AT 2C COLEY AVENUE, READING - SUBJECT TO CONSERVATION AREA STATUS.

Thank you for your notification of 17th December 2021, regarding the above.

Further to your notification, the photograph accompanying it and the 20th December 2021 e-mail clarifying the reasons for felling, I can confirm that the Council have no objections to the following proposed tree work:

- Birch tree (T1) and Magnolia tree (T2) - fell to ground.

In your e-mail, you stated that the trees' growth has damaged the old wall between your house and Berkley Court flats next door. The photograph you sent confirms that both trees are growing essentially against the brick wall, which is not a sustainable location in the long term - as such they are not suitable for a Tree Preservation Order and their felling is agreeable.

You also mentioned that resident's manager of Berkeley Court flats wrote to you about potential damage to their drains caused by the trees' roots. However, no supporting evidence of this is provided, which we usually require because it is unlikely that roots cause any impact on drains which are not already cracked or damaged beforehand. As such, this matter is not considered a determining factor in this response.

The Council is encouraging replacement planting for all felled trees in order to help reach the Tree Strategy's objectives to increase canopy cover in the Borough, to mitigate

climate change effects (reducing heat island effect, rain water runoff, air and noise pollution) as well as to maintain amenity value on the property and in the wider area.

You propose planting 3 or 4 new trees as replacement, which is positive. It would be prudent to follow the 'right tree in the right place' principle to minimise the chance of causing any future conflict with buildings, walls or neighbouring properties during their full expected lifespan. As per the Tree Strategy and Biodiversity Action Plan, we are encouraging planting of trees that are either native or provide wildlife value for biodiversity benefits.

The agreed works should not be carried out before six weeks from the date of your notification, i.e. before 28th January 2022.

This decision is valid for two years from the date of this letter, after which it lapses.

Informatives

1. 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'.

2. 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 060 3900; enquiries@naturalengland.org.uk

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

Yours sincerely,

Andrei Nazare

Andrei Nazare
Assistant Natural Environment Officer