



Miss M Trevis
The Progress Theatre
The Mount
Reading
RG1 5HL

Frances Martin
Executive Director for
Economic Growth and
Neighbourhood Services

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Your Ref:

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2 June 2020

Your contact
is:

Sarah Hanson, Planning and Building Control

Dear Miss Trevis

**RE: PROPOSED WORKS TO TWO TREES AT THE PROGRESS THEATRE, THE MOUNT,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 2/003.**

Thank you for your application of 19 May 2020, regarding the above.

Further to my visit on 19 May 2020, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T2 Lime - Crown lift (remove basal and epicormic growth) up to the crown break.
- T3 Ash - fell.

As advised following our meeting to assess the tree after a branch failure, we noted the significant amount of dead wood throughout the crown with the crown itself being thin. Google Street view photos from 2012 show the significant deterioration of the condition of the crown since then; the difference between 2018 (when work was last approved) and now actually being quite marked:



The tree is in a 'high target' area overhanging both the public highway and the theatre building. It is clear that the rooting environment of the tree has been detrimentally affected over its lifespan with a number of services, manholes and a lamppost being in close proximity, hence its root system is likely to have been negatively affected. In addition, we have had several very dry summers. We always seek to retain trees unless there are sound reasons for their removal. It is considered that the tree has now reached a point where its removal is reasonable on grounds of its condition and potential safety hazards it poses.

As discussed during our visit, in relation to the Lime, it would be prudent to request that your tree surgeon inspect the crown given the previous management of the tree to ensure that there are no defects present (that require attention) that cannot be seen from the ground.

Your Notice of works to other trees within the site, subject to Conservation Area status, is dealt with separately under 200696/TCA.

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. This decision is valid for two years from the date of this notice after which the consent lapses

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

5. Following the felling of the trees authorised by this consent, one broadleaved tree of a minimum 8-10cm girth and 2.75m high shall be planted within a 5m radius of the felled tree 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 Local Planning Authority.

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. 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

3. 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

4. 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 or sought permission or will condone the use of consents to force any landowner to grant such permission.

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:

The Environment Appeals Team, The Planning Inspectorate, Room 3/25, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Email: environment.appeals@pins.gsi.gov.uk

Tel: 0117 372 8192

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