



Ms J Salmon
JW Salmon Arboricultural Ltd
Fairhaven
Lower Farm
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Frances Martin
**Executive Director for
Economic Growth and
Neighbourhood Services**

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Our Ref: 191447/TPO
Your Ref:

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27 September 2019

Your contact is: Sarah Hanson, Planning and Building Control

Dear Ms Salmon

RE: PROPOSED WORKS TO TREES AT READING RETAIL PARK, OXFORD ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 122/09.

Thank you for your application of 4 September 2019, subsequent email of 18 September confirming the reason for the crown thinning and email of 25 September clarifying works in response to my post-visit queries.

Further to my visit on 18 September 2019, I can confirm that the following proposed works, as detailed in your application (and confirmed in your email of 25 September), are approved subject to the conditions below and with reference to the attached TPO plan:

- 5 No. Lime (G1 of application; T1-T5 of TPO) – Crown thin by 20%, remove sucker and basal growth; crown lift to 3m.
Please note that the 6th Lime (your application includes 6 Limes in G1), assumed to be the one outside the railings on the frontage, is on Council land hence works to this tree should not take place without agreement from the Highways Department.
- 5 No. Lime (G2 of application; G3 of TPO) – crown lift to 3m over public footpath; prune to clear lighting, signs and building by 1m
- 5 No. Lime (part of G3 of application; G2 of TPO) – reduce the north side of the canopy, overhanging the road, bus stop and footpath, by 1.5m; prune to clear light column and sign by 1m; reduce over parking bays by 1m; remove broken branches
- 6 No. Lime (part of G3 of application; G1 of TPO) – crown lift to 5m above the

public highway; crown lift to 2.4m on the south side (over Retail Park land); selective branch reduction to provide 2m clearance from the building

- 8 No. Lime (G4 of application; T6-T13 of TPO) – Crown lift to 3m, removal basal growth and prune to give 1m clearance from signs.

As agreed, no pruning other than crown lifting, is appropriate to T8 of the TPO due to the proximity to the adjacent sign

I can confirm that G5 and G6 of the application are not included in the TPO hence formal approval is not required for works to the trees within those groups. In addition, the trees, other than the Limes, within your G3 are also not included in the TPO.

It was noted during my visit that T7 of the TPO (within your G4) looked in poor condition. It would be prudent for this tree to be assessed in the spring/summer of 2020, i.e. when it should be out in full leaf, to determine its condition.

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. The crown thinning works hereby approved shall only be carried out in December-January or late July-August.

Reason: To avoid harm to the future health of the tree.

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. 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.

6. Trees not considered to be protected by the current Tree preservation order: Work can be carried out to this tree without the formal consent from this Council.

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