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Ms Stacey Nicholls,
Ground Control Ltd.
Kingfisher House
Radstock Way
Billericay
CM12 0EQ

Our Ref: 181639/TPO
Your Ref:

Direct: ☎01189 374294
sarah.duckworth@reading.gov.uk

14th November 2018

Your contact is:

Sarah Duckworth, Planning and Building Control

Dear Ms Nicholls

RE: PROPOSED WORKS TO TREES AT TESCO EXTRA, NAPIER ROAD, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBERS 131/09 AND 208.

Thank you for your application dated 18th September 2018 which was validated on 16th October 2018, regarding the above.

Further to my visit on Wednesday 7th November, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

G28 - Prune Lime tree(s) within group adjacent to lamp post as required to give up to 1.5m clearance on each side of the lamp and column.

I can confirm that an application for works to 2x Lime trees within G18 of TPO 131/09 and another dead tree within Area 2 of TPO 208 is not required because the trees have been confirmed as being dead (Please refer to informative 3).

Conditions of approved tree work

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. 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

Informatives

1. You are advised that this decision is valid for one pruning operation 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. 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

3. Removing the dead Lime trees within G18 and a dead tree on the edge of the woodland (within A2 of TPO 208) does not require an application to be made to the Borough 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'.

Under Section 206(1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can.

In this case the Council would expect three replacement trees of a minimum 'standard' size (2.75-3m high) to be planted within the Tesco's car park area in the planting season (Nov-March) following or at the time of felling. The replacement trees will be covered by the existing Tree Preservation Orders. The new trees will be subject to the same requirements for a tree works application if you intend to carry out works upon them in the future.

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 Duckworth

Sarah Duckworth
Consultant Assistant Natural Environment Officer