



Ms A Nias
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Giorgio Framallicco
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14 November 2017

Your contact
is: Sarah Hanson, Planning & Building Control

Dear Ms Nias

**RE: PROPOSED WORKS TO ONE HORSE CHESTNUT AT HADEN SQUARE, BATH ROAD,
READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 9/01**

Thank you for your application of 11 August 2017 regarding the above.

Further to my email of 19 September 2017 and to my recent conversation with Nicky Watts, I have the following comments:

As per my email, your application requests approval for a 50% reduction on the basis that Ganoderma fungi were found at the base. Fungal brackets have been present on this tree since at least 2012 when they were noted (though not as Ganoderma) as part of the tree survey undertaken for the planning application that resulted in the development of Haden Square. As part of the process, internal decay detection (Picus) was undertaken in 2013 to determine whether the tree was safe to retain as part of the proposals. This concluded that decay was limited to small, isolated areas of the stem in close proximity to the external fruiting bodies on the north-east, east and north-west sides of the stem, hence the tree was retained.

Your application gives no reason for the proposed reduction other than stating that fungal brackets were present and does not comment on the general condition of the tree. I understand from my conversation with Mr Watts that no internal investigations of the tree have been undertaken and that the works proposed are those chosen (from several

options – not provided to the Council) by Pinnacle Property Management.

Given that the tree will already be under stress from the presence of the fungi, inevitable presence of Horse chestnut leaf miner (at least), I would not expect the tree to respond favourably to a 50% reduction and would instead expect this work to result in the decline of the tree. As no arboricultural justification can be provided for the work and given the history of the tree, the reduction is refused.

With regard to the other works listed, I requested that these be included on the form due to the communal areas being subject to management agreements detailed in the Section 106 document relating to planning approval 12/00980/FUL. This S106 document includes a section on Woodland Management which includes the following provision:

Retain deadwood throughout the woodland (wherever this does not compromise health & safety requirements) with, for example, any branches cut during routine tree maintenance used in the creation of log piles

The provision of standing and lying dead wood are both important; each providing a different habitat provision. I understand from Mr Watts that the removal of dead wood will only take place where it is overhanging footpaths and that the wood removal will be stacked within the woodland. It is not stated on the form why the dead trunks/trees (T10 & 11) need to be removed – ideally these should be retained at a safe height to provide standing dead wood habitat.

In relation to G1 (Sycamore), I note the intended phased removal due to Squirrel damage and would encourage Pinnacle to consider replacement trees to maintain tree coverage.

If you or your client wish to appeal against the Council's decision against the refusal to allow the 50% reduction to the Horse chestnut, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team
Trees and Hedges
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: 0303 444 5584

If your client suffers any loss or damage as a result of this refusal of consent, they may be entitled to recover compensation from the Council. If they wish to make a claim they must do so within 12 months from the date of this decision (or, if they appeal to the Secretary of State, within 12 months from the date of his decision). Claims should be made in writing to the Insurance Section, Reading Borough Council, Civic Centre, Bridge Street, Reading, RG1 2LU.

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

Yours sincerely

Sarah Hanson
Natural Environment Officer

C.c. Ms C Roughley-Davies, Pinnacle Property Management