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Our Ref: 172003/TPO
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18 December 2017

Your contact is: Sarah Hanson, Planning and Building Control

Dear Mr Jackson

RE: PROPOSED WORKS TO TREES AT PROSPECT PARK HOSPITAL, HONEY END LANE, READING - SUBJECT TO TREE PRESERVATION ORDER NUMBER 12/10.

Thank you for your application of 10 November 2017, regarding the above.

Further to our meeting on 12 December 2017, I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- False acacia (145 of tree survey; part of G14 of TPO) – Prune to provide 1m clearance of the adjacent building on an annual basis for the next 5 years (approval being required before a repeat of the works in 2023)
- Whitebeams (192a & 192b of tree survey; part of G1 of TPO) – fell due to poor condition.
- Scots pine (264 of tree survey; part of G4 of TPO) – remove broken branch
- Scots pine (266 of tree survey; part of G4 of TPO) – remove dead wood
- Scots pine (294 of tree survey; part of G5 of TPO) – fell due to lean and declining condition
- False acacia (123 of tree survey; northern tree of G8 of TPO) – fell due to poor condition.

In relation to 192a & b (Whitebeams), it was noted previously that the original trees had failed/were failing and replacements were required. It is unknown whether the current trees are still the original trees or replacements. As the third tree in the group is still alive, it would seem prudent to try to establish the cause of decline of 192a & b, e.g. by soil testing and checking of tree pits to see if restrictions to root growth/exploration exist, prior to replanting.

In relation to the requirements for a replacement for 123 (False acacia), it would be prudent to check the tree pit construction and, if possible and necessary, to improve those conditions to make long-term tree establishment more likely. It is not clear why

the tree has died but it is possible that it may have just exhausted the resources available as a result of the tree pit design. As discussed, I am happy to consider an alternative species which could then be planted in place of each False acacia if/when they decline.

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 with the exception of the works to tree 145 False acacia (as detailed above).

4. Following the felling of the two Whitebeam trees, one Scots pine tree and one False acacia authorised by this consent, two Whitebeam (*Sorbus aria*), one Scots pine (*Pinus sylvestris*) and one other replacement tree (species to be agreed) of a minimum 10-12cm girth and 3m in height shall be planted in the same place as the felled trees during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest.

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. 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.

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