



Mr O Micallef
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Emma Gee
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Our Ref: PL/25/1678
Your Ref:

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7th January 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Micallef

RE: PROPOSED WORKS TO 6NO. LONDON PLANE TREES AT APEX PLAZA, FORBURY ROAD, READING - T11-T16 OF TREE PRESERVATION ORDER NUMBER 2/00.

Thank you for your application of 21st November 2025, regarding the above.

Further to my visit on 15th December 2025, I have the following comments:

This application follows a recent, similar application (PL/25/1413) for works to the other London Plane trees at Apex Plaza. Likewise, to the previous application, the proposed crown lifting to 3m above ground level of London Planes T11-T16 is not required currently as this level of clearance already exists. However, I am happy to approve this anyway as the decision is valid for two years and these proposed works will likely be required within this timeframe. Please note I have added T16 the approved works as I was slightly unclear why it wasn't included in your application when it is one of the trees that form a line along the frontage of Apex Plaza adjacent to Forbury Road.

Also as with the previous application, I noted that a level of clearance between these trees and the building already existed and mostly only the upper canopy was in close contact with the buildings, with some minor growth in the low and mid canopies also starting to encroach onto the building (see Figure 1). I found that for some of the trees, particularly T13, that there was very minimal growth close to the building and the works were not really required at this point in time (see Figure 2). This may be different from an aerial perspective as it is difficult to judge distance from the ground, but please only undertake the approved work if there is less than 3m clearance between the tree and the building. I do recognise this will be required in the near future and thereby I am also happy to approve the reductions which target building clearance for when it is required.

I also noted that T15 and T16 have some epicormic growth on them. It is best this is removed before they grow into established branches and whilst they are still small in diameter compared to the source. I have therefore added this to the approved works as it would be prudent to carry out at the same time as the remainder of the approved works.

I can therefore confirm that the following proposed works, as detailed in your application with some additions following my site visit, are approved subject to the conditions below and with reference to the annotated photographs provided below:

- London Planes T11-T16: reduce lateral branches growing towards the building, back to suitable growing points (including previous pruning points where they exist), to create approximately 2-3m clearance; crown lift, through 360°, to approximately 3m above ground level, removing secondary growth only and leaving suitable growth points
- London Planes T15 & T16: remove epicormic growth, through 360°, up to the height of the crown break back to source.



Figure 1: showing existing clearance



Figure 2: T13 existing clearance

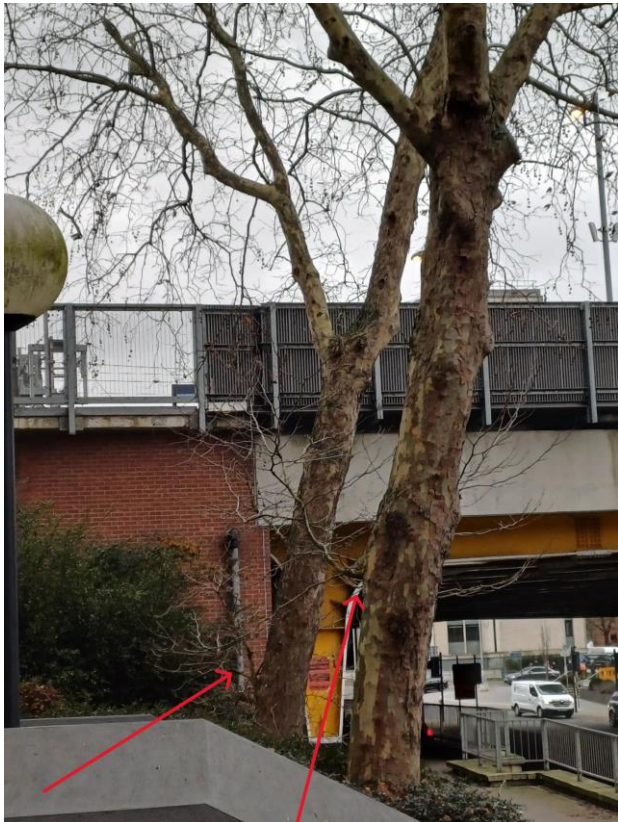


Figure 3: T15 & T16 epicormic growth

Whilst I was visiting the site, some tree surgeons who were working for Bartlett Tree Experts were undertaking the works approved under PL/25/1413. Neither me and or any member of the Natural Environment Team received the required five days' notice prior to undertaking the works. This is a kind **reminder that providing a five-days' notice is a condition attached to this consent and is required before undertaking the works.** My contact details are above if you require them to provide this.

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. 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, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) 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. Removal of dead or dangerous wood from a live tree: This does not require the formal consent of the Council. However you are encouraged to give 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'.

3. 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

4. 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

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

6. 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:

Trees and Hedges
Room 3A Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/trees-and-woodland/tree-preservation-orders)

Please ensure your client receives a copy of this letter as soon as possible.

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

Yours sincerely

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer