

Colony Architects
Colony Architects,
The Wine Store (unit 7),
Brewery Court,
Theale,
RG7 5AJ

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/26/0516
Your Ref: PP-14862694
04/06/2026

Your contact is: Nathalie Weekes, Planning

Dear Reading Borough Council

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0516

Application Type: Approval of details reserved by a condition

Location: NEW CHRIST CHURCH CE PRIMARY SCHOOL, MILMAN ROAD, READING, RG2 0AY

Proposal: Application for Approval of Details Reserved by Condition 4 (tree root protection) of application PL/25/1671

I refer to your Approval of Conditions application as described above.

The following documents are hereby approved pursuant to Condition 4 (tree root protection) of application PL/25/1671:

Wood's Arboricultural Development report, Thursday 29 January 2026 as received 16 April 2026

Email from Woods Tree Consultancy on 02/06/2026 16:08 to confirm '*Prior to inserting the ground screws the ground is checked with a test hammer to see if there is any root activity. If so the position is adjusted to ensure that roots are not damaged.*

The normal spacings are 2m based on this there are likely to be only 6 ground screws to be inserted. Happy for you to include the hand excavation of the fence posts and lining to prevent concrete contact. Tree works of raising the crown of T1 to 5m above ground level of are necessary to give the construction company sufficient room to install the new boundary fence and yes the lower branches of H3 shortened to clear the new boundary fence by 1m horizontally.'

Email from agent at Colony Architects on 02/06/2026 16:46 to confirm that '*the system is chosen and devised so that the piles can be located as necessary for the roots when doing the installation on site*' and that '*the piles can be moved to suit the trees, and the fence is fixed to the playground structure, so there is no need for additional ground penetration*'.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Please note that any tree works required outside the location to provide the new external fence and play area under application PL25/1671 will require an additional tree works application to the Reading Tree Officers.

It is advised that, if following the commencement of works, there is any conflict between the proposed piles and tree root, that there is flexibility to move the position of the piles to avoid damage to nearby tree roots. If any additional concrete is poured onto the soil during works, a non-permeable material should be placed beneath the concrete to avoid any harm or leaching of chemicals into the soil in close proximity to existing tree roots.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely
Nathalie Weekes
Senior Planning Officer
NW