

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	252799
Address:	Green Park, Longwater Avenue, Reading, Berkshire.		
Proposal:	Full application for the proposed installation of 28 no. streetlights.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The Oak trees to the north-west of Longwater Avenue, as located in the borough, are protected by an area TPO (239/1983).

New lighting columns are proposed to the rear of the existing footpath so the installation of the lamp columns will be sufficient distance from the protected trees for there not to be any detrimental impact on the protected trees. This is supported by a Tree Survey and Arboricultural Impact Assessment by Place Design (MJC Tree Services Limited) dated January 2026 and includes a Tree Protection Plan. This information shows the tree protection fencing can be erected to allow the full root protection area of the TPO trees to be protected. If the application is approved a tree protection condition (amended below) will need to be included.

Conditions & Reasons (if required)

Protection of trees (amended standard condition CL7):

- a) No development or other operations shall take place except in complete accordance with the Tree Survey and Arboricultural Impact Assessment by Place Design (MJC Tree Services Limited) dated January 2026 and Tree Protection Plan (MJC-25-0187A-01 rev:0) (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development

hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

- c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Date:	25 th February 2026	Signed:	C. Brimble
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