

Tel: (0118) 974 6000
Email: development.control@wokingham.gov.uk
Date: 13 November 2024
My ref: SCD/TPO/91/1975/242378



WOKINGHAM BOROUGH COUNCIL

Mr Vijay Patil
2 Avery Close
Finchampstead
Wokingham
Berkshire
RG40 3SQ

Place and Growth
Development Management Team
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Mr. Patil,

TREE PRESERVATION ORDER NUMBER: 91/1975
APPLICATION NUMBER: 242378
SITE ADDRESS: NINE MILE RIDE PRIMARY SCHOOL FINCHAMPSTEAD ROAD
FINCHAMPSTEAD, BERKS

I am writing to you regarding your application to undertake construction works within the Root Protection Area of a protected Oak which was received on the 17 September 2024 and validated on the 18 September 2024, and following the Council's Arboricultural Consultant's site visit on Monday 11th November 2024.

I can confirm Wokingham Borough Council **consents with conditions**, to the following works, being carried out to tree(s) included in the above-mentioned Tree Preservation Order (TPO):

Approved Works within the Root Protection Area of T5 (Oak) within TPO 91/1975:

- Specified ground works within the root protection area to create a no-dig cellular confinement subbase for a garden shelter.

Reasons for proposed tree works:

- Works are associated with the erection of a garden shelter at 2 no. Avery Close.

The consent is granted subject to the following conditions:

1. The above works must be completed before **13th November 2026** and in the event of the works not being completed by that date, further consent will be required.
2. No works shall be undertaken except in complete accordance with the Arboricultural Method Statement submitted in support of this tree works application.
3. There shall be no excavation or changes in ground levels (raising or lowering) within the identified Root Protection Area of the protected Oak during the installation work. All storage and preparation of materials will be on existing areas of hard landscaping and not

within the soft landscaped areas at the rear of the property where the Protected Oak will be rooting.

Reasons for conditions 1-3

1. To ensure that our records remain accurate.
2. To ensure works are undertaken as per the approved document(s).
3. Tree roots can be damaged by severance, compaction, pollution and desiccation.

Informative:

If you are aggrieved by any of the conditions attached to your consent, you may appeal to The Planning Inspectorate (PINS). Your appeal must be submitted online. You cannot currently apply by post.

For more information go to:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>

Telephone: 0303 444 5570 or e-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Your appeal should be received within one month of receipt of this decision or any such longer period as the Planning Inspectorate may allow.

If we can be of any further assistance, please contact the Tree and Landscape Officer via email to: development.control@wokingham.gov.uk

Yours sincerely,



Chris Hannington
Trees and Landscape Team Manager

cc. Nine Mile Ride Primary School, Finchampstead Road, Finchampstead, Wokingham

Please note that your attention is drawn to the following information:

Bird Nesting Season and Presence of Bat Roosts

In accordance with the Wildlife and Countryside Act (1981) and Countryside Rights of Way Act (2000), consideration must be given to the timing and type of tree work operations, to avoid causing disturbance to any nesting birds or bat roosts that may be present within the tree(s).

The Act makes it an offence (subject to exceptions) to intentionally kill, injure, or take, possess, or trade in any wild animal listed, and prohibits interference with places used for shelter or protection, or intentionally disturbing animals occupying such places.

It is advised that all non-urgent major tree work and hedge cutting operations are undertaken at a time to avoid disturbing nesting birds during the breeding season (to which the bird nesting season is considered to be from March to July). Where bats are suspected to be present, it is recommended that advice first be sought from a licenced bat specialist and if appropriate, the relevant licence(s) be obtained before any major tree work or hedge cutting commences.

Further information can be found at the following:

DEFRA (Department for the Environment Food and Rural Affairs)
Tel: 08459 33 55 77 or by email at helpline@defra.gsi.gov.uk
Website: www.defra.gov.uk/

Natural England
Tel: 0845 600 3078 or by email at enquiries@naturalengland.org.uk
Website: www.naturalengland.org.uk

Bat Conservation Trust
Tel: 0845 1300 228 or by email at enquiries@bats.org.uk
Website: www.bats.org.uk

Forestry Act 1967 and Felling Licences

If it proposed to fell a tree or trees greater than 5 cubic metres or sell more than 2 cubic metres of timber in any calendar quarter, a Felling Licence from the Forestry Authority may be required.

Please note that Felling Licences are not required to remove trees from domestic (residential) gardens. Where you are the landowner of large pieces of land with numerous trees, clarification from the Forestry Commission may be required as to whether a Felling licence is needed.

For more information on Felling Licences, please speak to the Woodland Officer at the Forestry Commission on 01296 696543

Further Information can be found on the Forestry Commission Website:
www.forestry.gov.uk