



Environment and Design Group
Merrion House
110 Merrion Centre
Leeds LS2 8BB

Mrs Linda MacKay
88 High Street
Clifford
Wetherby
LS23 6HJ

Ask for **Tom Readman**
Direct Line

Email thomas.readman@leeds.gov.uk

Date: 4 January 2024

Dear Sir/Madam

Reference: 24/00072/TR
For: Emergency Tree Work:
T1 Conifer - Reduce height by half.
Conservation Area : : CLIFFORD
At: 88 High Street, Clifford, Wetherby, LS23 6HJ,

Thank you for your application for proposed tree works which we received on 2 January 2024. I have no objection to the works detailed in your notification.

If the tree you have applied to have work done to is not within your ownership, it is your responsibility to contact the owner(s) to obtain their consent before work commences and to make any necessary arrangements to enter their land for the purpose of carrying out the permitted work and for the removal of any arisings.

Where trees are to be removed, I would be obliged if you would consider planting a replacement tree in an appropriate garden location to provide for continuity of tree cover in the Conservation Area.

Please be aware that this permission does not override your responsibilities under other legislation and in particular your attention is drawn to the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 1994. These Acts and Regulations protect all wild birds, their nests (whether in use or being built) and eggs and other wild animals including bats and their roosts. It is therefore the responsibility of the tree owner and tree contractor carrying out the work to ensure that no wild birds or bats and their roosts will be affected by the works. Further information can be obtained from Natural England: www.naturalengland.org.uk. Tel. 0845 6014523.

Yours faithfully

David Feeney
Chief Planning Officer