

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015**

To: The Keen Partnership
The Courtyard
Edinburgh Road
Reading
RG30 2UA

Application No: 221005/DEM
Application type: Demolition Prior Approval

Applicant: City Wide Serviced Apartments Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority **IS REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application to determine if prior approval is required for a proposed Demolition of Building. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

At: Curzon Club, 362 Oxford Road, Reading, RG30 1AQ

Application received by the Local Planning Authority on 11th July 2022

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the Prior Approval of the Local Planning Authority **IS REQUIRED** for the following, in addition to the submitted details:

Highways & Environmental Protection

A demolition method statement is required to address the following:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used for the demolition;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

Date: 8th August 2022



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& Regulatory Services

- d) Identification of any footpath closures or road closures needed during demolition;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the demolition works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Details of hours of operation;
- i) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition;
- j) Provisions to be made for the control of noise coming from the site during demolition;
- k) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

Pest Control

Full details of necessary pest control measures following demolition. Where necessary, capping of drains/sewers and baiting arrangements.

Highways

Further plan required identifying what is to be demolished and what is to be retained, including illustration of all lamp columns, telegraph poles, utility covers in the footway, access points etc.

Restoration of the Site

The applicant is required to provide details of any boundary fencing, temporary fencing or otherwise to remain around the site following demolition and details of how the site will be left, secured, and otherwise used following the demolition.

Tree Protection

A method statement is required as to how the adjacent trees around the site would be protected during demolition both physically and by the method of demolition - those trees along the western boundary look particularly at risk during demolition, even if it was demolished from inside pulling that western boundary wall inwards, away from the trees.

For the avoidance of doubt, the Prior Approval of the Local Planning Authority is therefore **NOT GIVEN** at this stage.

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Informatives:

1. The developer is advised to apply for consent under Section 61 of the Control of Pollution Act 1974 in respect of noise control measures for the project. For further information please contact environmental.protection@reading.gov.uk
2. The local planning authority has worked positively and proactively with the applicant to issue this notification within the prescribed timescale.
3. Details currently submitted with this application are as follows:
 - Application Form
 - Drawing No: PL-01 - Location Plan
 - Drawing No: PL-02 - Topographic Survey
 - Drawing No: PL-03 Rev 01 - Existing and Proposed Block Plan REV 01
 - Drawing No: PL-04 Rev 01 - Existing Plans REV 01
 - Drawing No: PL-05 Rev 01 - Existing Elevations REV 01Received by the Local Planning Authority on 11th July 2022
4. The applicant is advised to consider submitting the information set out above, in due course, with a view to mutually agreeing a timetable for the future full determination - to this potentially enabling the Local Planning Authority to give prior approval as per the stipulations of Class B.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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