



Reading
Borough Council
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**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: CBRE Ltd Planning & Development Team Application No: 200054
Henrietta House Application type: Demolition Prior Approval
Henrietta Place
London
W1G 0NB

Applicant: CBRE Global Investors

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for prior notification of proposed demolition.

At: Unit 6 Meadow Road Reading RG1 8LB

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 13 March 2020

Head of Planning, Development
& Regulatory Services

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Application At: Unit 6 Meadow Road Reading RG1 8LB

Application No: 200054

Application type: Demolition Prior Approval

CONDITIONS & REASONS

1. The development must be carried out within a period of 5 years from the date of this decision notice.

Reason: To comply with Class B, B.2, (b) (ix) (aa), Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The demolition shall be carried out in all respects in accordance with the submitted details including the following documents and plans:

Method Statement for the Demolition and Associated Works at Units 4-6 Meadow Road, Reading, RG1 8LB REV 1

Received 13th March 2020

Site Waste Management Plan

Received 21st February 2020

Units 4-6 Site Plan

Communication Plan

Demolition works at Units 4-6, Reading

Noise and Dust Management Plan Prepared 18th February 2020

Received 19th February 2020

Reason: To comply with Class B, B.2, (b) (viii) (aa), Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

INFORMATIVES

1. You are advised that the development lies on a potentially contaminated site (works and within landfill buffer zone). Due to the nature of the historic land use there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. You may wish to satisfy yourself that the details of the construction proposals take the necessary account of the possibility of contaminants from that source.

2. All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The buildings and vegetation on the site are

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likely to be used by nesting birds and any works to buildings with bird nests or vegetation clearance should take place outside the bird nesting season (March - August inclusive). If this is not practicable areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. The hours of demolition and associated deliveries should be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

5. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the restoration of the site should be burnt on site.

6. A Demolition Notice will be required under S.80 of the Building Act 1984, prior to any demolition works taking place.

7. The Local Planning Authority has worked positively and proactively with the applicant throughout the application period, to advise the applicant of the various shortfalls in the information initially and subsequently submitted during the course of the application and to determine the application, once acceptable information was submitted, within the agreed timeframes.

8. For the avoidance of doubt, this decision represents the local planning authority giving the applicant prior approval for demolition, in accordance with Class B, B.2, (b) (vii) (bb), Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended).

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