

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

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

To: Alice Davidson
Boyer
Crowthorne House
Nine Mile Road
Wokingham
RG40 3GZ

Application No: 201269
Application type: Demolition Prior Approval

Applicant: Danescroft (Kenavon Drive Project Management) LLP

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 for prior notification of proposed demolition of gas holder and ancillary structures

At: Gas Holder Alexander Turner Close Reading RG1 3EA

Application received by the Local Planning Authority on 8th September 2020

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:

1. Highways

Revisions to the demolition method statements to address the following:

- i. It should be stated that no loading / unloading or parking of any construction vehicles take place on the surrounding road network.
- ii. Details of the size of vehicles that would serve the site during the demolition works. If any vehicle larger than a refuse vehicle is to be used tracking will be required to ensure

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vehicles can access and egress the site. There may also be a requirement for traffic management to be agreed with the adjacent land owner initially and potentially the Highway Authority if the road network is to be adopted during the demolition period - this should be clarified and stated within the method statement.

- iii. A condition survey throughout the adjacent development is required to the junction of Kenavon Drive and Gas Work Road to ascertain whether any damage to the area has occurred during the demolition works. It should be stated within the method statement that this will be carried out and details of what the survey would entail. It should also be stated that any damage would be rectified by the applicant with agreement by the adjacent landowner and potentially the Highway Authority should the road network be adopted during the demolition period.

2. Environmental Protection

Revisions to the demolition method statement to address the following:

i. Contaminated Land

The land is on the site of an historic gas works which has the potential to have caused contaminated land. There is the potential for any contamination present to be spread during the demolition works, either in the form of dust or mud. It is therefore important due to the significance of the demolition works, for a risk assessment to be carried out and measures put in place to prevent the spread of any contamination. This should refer to a contaminated land assessment of the site.

The demolition method statement must include a detailed scheme for the management of contamination during the demolition works. This scheme must be written by a competent qualified person and include management of contaminated sludge, mud and dust to control their spread and prevent impacts on human health and the environment, during the demolition, storage on site and subsequent disposal. The scheme should be informed by and refer to a contaminated land risk assessment of the site and shall make reference to the IAQM guidance on the assessment of dust from demolition and construction.

ii. Noise and Dust

There are concerns about potential noise, dust and bonfires associated with the demolition works and possible adverse air quality and amenity impacts on nearby residents (and businesses), including the nearby school. The submitted statement makes

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general reference to measures for control of noise and dust but the information provided is vague and specific processes and mitigation measures should be stated.

It should be stated that there would be no fires or burning of waste on site.

Details of the on-site measures proposed for control of dust, dirt and other airborne pollutants during the demolition works are required - this should include a dust monitoring program including proposed locations for monitoring, proposed dust limits and triggers for dust mitigation measures.

Details of measures proposed for control of noise coming from the site during the demolition works are required - this should include what noise/vibration limits will be adhered to and how will this be monitored/controlled, what monitoring program will be used, where will monitoring stations be located, what are the proposed working and delivery hours and details of vehicle reversing alarm details.

Details of pest control measure and where necessary capping of drains/sewers and baiting arrangements are required.

It should be stated how the noise/dust/contamination measure proposed have taken into account the ongoing Covid19 epidemic with nearby residents likely to be spending more time in and around their homes/gardens. What additional measures are proposed to address this?

The submitted method statement also refers to works to be carried out in accordance with an environmental management plan but this document has not been submitted with the application and should be provided.

3. Trees

Revisions to the demolition method statements to address the following:

- i. A plan is required to show the tree protection zones and method of protection for all trees on and adjacent to the site. This plan should be referred to within the method statement and it should be stated that the tree protection measures shown shall be installed prior to the commencement of any demolition works and retained in situ for the duration of the works.

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4. Ecology

Revisions to the demolition method statement to address the following:

- i. The Greenspace Ecological Solutions Preliminary Ecological Appraisal (October 2018) report submitted with the application along side the demolition method statement is two years old. Conditions at the site may have changed and therefore an updated report is required to be provided including an updated bat and nesting bird assessment.

5. Archaeology

Revisions to the demolition method statements to address the following:

- i. It should be stated that a formal photographic archive of the gas holder will be deposited with a suitable digital repository prior to commencement of any demolition works.

6. Building Control

Revisions to the demolition method statements to address the following:

- i. The applicant should be made aware that they will be required to submit a demolition notice under section 80 of the Building Act for intended demolition six weeks prior to demolition of the structure. Reference to this should be made with the demolition method statement.

7. Restoration of the site

Revision to the demolition method statements to address the following:

- i. Full details of a hard and soft landscaping scheme (to include details of boundary treatments) for restoration of the land once the demolition works are complete.

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

Informatives:

1. The local planning authority has worked positively and proactively with the applicant to issue this notification within the prescribed timescale.
2. Details currently submitted with this application are as follows:

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- SGN Demolition Framework - Reading no. 4 Gas Holder Demolition Tender Programme (Rev C)
- Greenspace Ecological Solutions Preliminary Ecological Appraisal (October 2018)
- Robinson & Birdsell Limited Traffic Management Plan ref. TMP/Tender/MS (19th May 2020)
- Location plan ref. 16035 P0-001
- Montagu Evans Heritage Townscape and Visual Impact Assessment (April 2019)
- Scope of Works plan ref. HD/READING 4/01
- Robinson & Birdsell Limited Tender Demolition Method Statement ref. MS/001/TENDER/AS

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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