

**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: Royal Berkshire NHS Foundation Trust
Royal Berkshire Hospital
London Road
Reading
RG1 5AN
c/o GBS Health, 6 Becket St, OX1 1PP

Application No: 201481/DEM
Application type: Demolition Prior Approval

Applicant: Royal Berkshire NHS Foundation Trust

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 Buildings 28 'Audiology 1', 46 'Audiology 2', 26 'ENT' and 31 'Old OPD'.

At: Royal Berkshire Hospital, London Road, Reading, RG1 5AN

Application received by the Local Planning Authority on 21 October 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:

Tree Protection

A number of trees are present along the Western boundary of the site with Redlands Road, and within an interior garden of 26 ENT building (as demonstrated by drawing no. 6968.111).

Details of tree protection measures and arboricultural method statement to BS5837:2012 must be submitted demonstrating suitable protection for all existing trees.

Date: 4 November 2020



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Head of Planning, Development
& Regulatory Services

Highways

The following to be provided:

Details of spaces 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;

Details of management of any existing parking or vehicle circulation areas affected or displaced by the proposed works.

Location on site for storage of plant and materials associated with the demolition;

Details of the erection and maintenance of security hoarding around the site;

Identification of any footpath closures or road closures needed during demolition;

Details of wheel washing facilities on site.

Noise

Details of provisions to be made for the control of noise resulting from demolition and construction;

Proposed limits on hours of work and associated vehicle movements.

Dust

Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;

Full details of dust control screening (hoarding etc.) for trees within and adjacent to the site.

Pest Control

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

Restoration of the Site

Full details of hard and soft landscaping following demolition.

Details of boundary treatments intended to remain in place beyond the time during which the demolition works are taking place.

Date: 4 November 2020



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

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
 - Site Notice
 - Site Location Plan
 - Drawing 6968.111 West Drive Proposed Demolition, dated 20 October 2020

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 4 November 2020



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