

**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: DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application No: 182171
Application type: Demolition Prior Approval

Applicant: SH Reading Master LLP

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority **IS GIVEN** 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 the Telecom House and Friars Walk Shopping Centre.

At: Telecom House & Friars Walk Shopping Centre, Friar Street, Reading, RG1 1BA

Application received by the Local Planning Authority on 10 December 2018

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015, the approved details are as follows:

For the avoidance of doubt all details contained within the following documents are approved and must be complied with in accordance with condition (viii)(aa) of Part 11. The details have been given headings to assist when comparing against the initial decision notice dated 19 December 2018.

1. Highways

Draft Demolition Environmental Management Plan by John F Hunt Ltd EMS01-02/Rev01 - revised version received 6 February 2019

'Construction Management Plan for Demolition ... Friars Walk & Telecom House' by John F Hunt Ltd Rev.4 dated 6 February 2019, received 6 February 2019



Date: 11 February 2019

Head of Planning, Development & Regulatory Services *RE*

Demolition of Friars Walk and Telecom House Method Overview by John F Hunt Ltd, revised version received 6 February 2019.

Swept Path South Site received 8 February 2019

Swept Path Early Works Gate 2 received 8 February 2019

Swept Path Early Works Gate 1 - T18/100, received 8 February 2019

2. Noise

A site-specific noise level management plan as set out in 'Draft Demolition Environmental Management Plan' by John F Hunt Ltd EMS01-02/Rev01 - revised version received 6 February 2019.

3. Dust

Full details of the proposed dust monitoring programme and screening proposals as set out in Draft Demolition Environmental Management Plan by John F Hunt Ltd EMS01-02/Rev01 - revised version received 6 February 2019.

It has been confirmed that all asbestos will have been removed prior to any demolition works commencing.

4. Contaminated land

Email from DP9 dated 15 January 2019 confirming that the proposals will not result in works to the ground and therefore a contaminated land assessment is not required.

5. Restoration of the Site

Drawing SHR-CRL-SB-RF-DR -P-100-011 Rev.P1, received 20 January 2019 (includes planting proposals)

Email from DP9 dated 28 January 2019 confirming:

- * The landscaping will be provided in accordance with the approved drawings within one month of the erection of the adjoining hoarding, unless otherwise agreed in writing by the local planning authority.
- * Random plant layout spaced evenly to fill the full extent of the planting beds and avoid bare patches of soil shall be provided, unless otherwise agreed in writing by the local planning authority.
- * The planting will be maintained at all times thereafter in accordance with the submitted maintenance plan, unless otherwise agreed in writing by the local planning authority.



Date: 11 February 2019

Head of Planning, Development & Regulatory Services *RE*

Landscaping Management Plan SHR-LDA-NB-GF-SP-L-700-001 received 28 January 2019

6. Other approved details

- Site Location Plan 'Station Hill South Site Proposed Demolition' (ref. P-103-001-1)
- Station Hill Bat Survey Report (dated September 2018), prepared by Waterman.

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 allow this decision to be issued.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 11 February 2019



Head of Planning, Development & Regulatory Services *RE*