

**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 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 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 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. Timetable for formal suspension of parking bays on Garrard Street noting that the Highways Authority operates to a 6 week lead time following receipt of an acceptable application.
 - ii. Details of vehicle entry and exit and management arrangements for all stages of the demolition works noting that sections of the buildings require demolition before vehicles

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will be able to enter the site. The method statement should be updated to address how loading/unloading etc. will be managed until vehicles can access the site.

- iii. Detailed plans demonstrating how access to all properties on Garrard Street and Merchants Place will be maintained noting that scaffolding to the northern and eastern boundaries of Friars Walk will reduce the Garrard Street carriageway by 1.5m.
- iv. Details of the proposed pedestrian crossing between the 'welfare car park' and Friars Walk sites.
- v. Details and justification for proposed changes to taxi bays opposite the site on Garrard Street (if any).
- vi. Details of wheel washing facilities.
- vii. Details of the means by which a 2 metre wide footway will be maintained at all times to the Friar Street frontage.
- viii. Details of the means by which access to bus stops on Friar Street will be maintained at all times.
- ix. Arboricultural method statement demonstrate how the adjacent street trees in Friar St will be protected, to include
 - Specifications for any pruning required to allow for works clearance.
 - Physical protection for the trees to avoid accidental damage during works, including installation of scaffolding.
 - Physical protection during demolition from dust and accidental damage.

2. Noise

- i. A full site-specific noise level management plan. To include an assessment of impacts on nearby commercial and residential receptors (including but not limited to Thames Tower, Garrard House, Novotel, Sainsbury's). The noise management plan to include information on predicted noise levels and proposed noise limits, identification of the highest risk processes and their timescales, phasing of the project geographically across the site, the use of acoustic barriers in conjunction with site hoarding and with scaffold sheeting.
- ii. A communication management plan. The communication management plan to include proposals to proactively consult major stakeholders on their specific requirements including for example pre-planned quiet periods during the day.
- iii. Details of reverse alarms for all site machinery (excluding delivery vehicles) ('white noise' type to be specified).



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3. Dust
 - i. Full details of the proposed dust monitoring programme including proposed locations for monitoring, dust limits, and dust mitigation in the event that limits are breached.
 - ii. Confirmation that an asbestos survey will be carried out and all asbestos removed prior to any demolition works commencing.
4. Contaminated land
 - i. Contaminated Land risk assessment, including special considerations for the demolition where the ground surface is disturbed or where other 'pathways' are affected or introduced.
5. Archaeology
 - i. Details of archaeological evaluation, monitoring and mitigation where proposals involve the breaking out of ground slabs, foundations, drainage and hard standings.
6. Restoration of the Site
 - i. Full details of hard and soft landscaping following demolition, including details of tree planting, planters/tree pits and aftercare.
 - ii. Details of boundary treatments intended to remain in place beyond the time during which the demolition works are taking place.

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 (ref. P-103-001-1)

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- Construction Management Plan for Demolition (dated 30 November 2018), prepared by John F Hunt Ltd
- Station Hill Bat Survey Report (dated September 2018), prepared by Waterman.

OTHER STATUTORY CONSENTS MAY BE REQUIRED



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