

**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: Nigel Aplin
Senior Project Manager
Faithful+Gould
Chilbrook, Oasis Business Park
Eynsham
Oxford
OX29 4AH

Application No: 181606
Application type: Demolition Prior Approval

Applicant: Reading Borough Council

READING BOROUGH COUNCIL as Local Planning Authority confirms that **PRIOR APPROVAL 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 Central Swimming Pool down to ground level.

At: Central Swimming Pool, Battle Street, Reading RG1 7NU

Application received by the Local Planning Authority on 11 September 2018.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE



Date: 11 October 2018

Head of Planning, Development & Regulatory Services *RE*

Application At: Central Swimming Pool, Battle Street, Reading RG1 7NU

Application No: 181606

Application type: DEM

In accordance with Class B, Part 11, Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, the development shall be carried out as follows:

CONDITIONS

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:

5163105/103 Site Location Plan, as received 11/09/18

717001/001 Rev R2 Site Plan, as received 11/09/18

717001/002 Rev R2 South and North Elevations, as received 11/09/18

717001/003 Rev R2 East and West Elevations, as received 11/09/18

5163105/101 Site Plan - Phase 2, as received 11/09/18

5163105/102 Site Plan - Completion, as received 11/09/18

Safe System of Work incorporating Risk Assessments and Method Statement by Erith Contractors Ltd Ref D8334 Version 1, as received 11/09/18

Traffic Management Plan incorporating Risk Assessments and Traffic Control Measures by Erith Contractors Ltd Ref D8334 Issue 01 dated 19/07/18, as received 11/09/18

Ecological Impact Assessment by Windrush Ecology Ref W2738_rep_Central Swimming Pool, Reading_02-02-18, dated 02/02/2018, as received 11/09/18

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. 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.



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2. 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 be aware 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 at within the Transport Strategy area of the Transport Section on the Reading Borough Web Site.
3. To reaffirm information already detailed within the Safe System of Work incorporating Risk Assessments and Method Statement by Erith Contractors Ltd Ref D8334 Version 1, as received 11/09/18 document, the hours of demolition and associated deliveries shall 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.
4. 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.
5. Please note that the consequence of condition 2 is that the methods of demolition (from a transport perspective), tree protection works and noise and dust measures shall be maintained and adhered to throughout the course of the development. Furthermore, the finished appearance of the site post development shall be a levelled site backfilled with crushed material, with a solid painted hoarding around the perimeter of the former building, as detailed on 5163105/102 Site Plan - Completion, as received 11/09/18
6. A separate 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 allow prior approval to be given within the agreed extended timescale for the decision to be issued.
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). An earlier response was sent on 24th September 2018 stipulating that prior approval of the local planning authority was required (and not given at that stage).



Date: 11 October 2018

Head of Planning, Development & Regulatory Services *RE*