

**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: Charles Mortimer
Moorgarth Group Limited
Central House
47 St Pauls Street
Leeds
LS1 2TE

Application No: 180217
Application type: Demolition Prior Approval

Applicant: Moorgarth Group Limited.

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.

At: 20 Hosier Street, Reading RG1 7JL

Application received by the Local Planning Authority on 2 February 2018.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 29 August 2018



Head of Planning, Development
& Regulatory Services *J.P.M.*

Application At: 20 Hosier Street, Reading RG1 7JL

Application No: 180217

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:

- Plan SI-01 Rev. G Location Plan/'Demolition Plan' received 7/8/18
- Demolition Phase Health Safety & Environmental Plan Rev. 01 (no reference no.) by Artez, received on 7/8/18.
- Bat Surveys Broad Street Mall, Reading, Rev. B by FPCR Projex Building Solutions, dated 23/8/2017

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).

3. No demolition shall commence until a Temporary Traffic Regulation Order (TTRO) has been submitted to and approved by the Local Highway Authority. The TTRO shall indicate the temporary suspension of the adjacent 'pay and display' parking bays on Hosier Street. All works shall take place in accordance with the approved TTRO.

Reason: in order to ensure that suitable management and safety of the Highway/footway is maintained throughout the demolition process.

Policies: DM12

4. For the avoidance of doubt, this approval approves demolition of the buildings/structures down to ground/slab level only.



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Reason: as the site is within an Area of Archaeological Potential and no assessment of the impact on archaeological remains this has been submitted with this application for demolition.
Policies: CS33

5. The hours of demolition, materials handling and associated deliveries/vehicle movements 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, without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policies CS34 and DM4.

6. The site shall be hoarded during demolition work in accordance with the hoarding plan as shown on Plan SL-01 G, in Condition 2 above, subject to separate approvals for the siting of hoardings on the Public Highway/footway, as to be applied for. Following completion of the demolition, the site shall be securely hoarded/fenced to a height of not less than two metres along the red line as shown on the above plan.

Reason: to maintain public safety and during the demolition works and to reduce the likelihood of antisocial behaviour at the site, post-demolition.

Policies: CS7, CS33, CS34, DM4, DM12

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.

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. 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.

4. A separate Demolition Notice under S.80 of the Building Act 1984 has been issued by the Council's Building Control service.

5. The Local Planning Authority has worked positively and proactively with the applicant throughout the application period, to advise the applicant of the various shortfalls in the information initially and subsequently submitted during the course of the application and to



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determine the application, once acceptable information was submitted, within an agreed timeframe.

6. 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).

7. This Notice approves demolition only and confers no right of access over any Third Party land, or to works to party walls.

8. Whilst an extended period is given in Condition 1, should demolition not occur swiftly, the possible risk of a bat roost being introduced is a risk and the owner is reminded that disturbing a bat roost is a Criminal offence. If further guidance is required, please contact RBC Planning Services for advice.

9. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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