

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

To: Geoff Wright
GW Planning Limited
21 Norfolk Road
Sutton Coldfield
B75 6SQ

Application No: 180725
Application type: Demolition Prior Approval

**APPLICATION FOR PRIOR APPROVAL UNDER PART 11 OF THE TOWN AND COUNTRY PLANNING
(GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED)**

Applicant: Silver Street Developments Ltd

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority **IS REQUIRED** for the following development.

Proposal: Application for prior notification of proposed demolition.

At: 40 Silver Street

Application received by the Local Planning Authority on 1st May 2018

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended), the Prior Approval of the Local Planning Authority **IS REQUIRED** for the following:

- (i) A revised Demolition Phase Plan (to include an annotated plan) which includes further detail with respect to the 'Traffic Management Plan' section as follows:
 - a) space 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
 - b) location on site for storage of plant and materials used for demolition
 - c) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
 - d) any footpath closures or road closures needed during demolition
 - e) wheel washing facilities on site

Date: 29th May 2018


Head of Planning, Development
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- (ii) With regard to the restoration of the site, provide further details of the proposed boundary treatment specifically adjacent to 69 Upper Crown Street, but also confirmation of those parts of the boundary where Heras fencing would be used.
- (iii) Details of tree protection for those trees specifically adjacent to the western and northern boundaries. Information to include how the canopies will be protected during demolition.
- (iv) Further information on how noise will be controlled during the demolition phase.

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Informatives:

1. The following information was assessed as part of this application, but in overall terms was not sufficient to enable prior approval to be given, received 2nd May 2018, unless otherwise stated:

- Application form dated 1/5/18
- Existing Plan - Drawing no: 03-01 Rev P
- Setting out Plan [showing building to be demolished and fencing]
- Copy of Site Notice dated 23rd April 2018
- Demolition Phase Plan (CDM Regulations 2015) Health, Safety & Environmental Plan, prepared by Jim Wise Demolition Ltd, dated 13/3/18
- Risk Assessments
- Photo of site notice
- Photo of proposed heras fencing with netting
- Draft WSI, prepared by CFA Archaeology
- Archaeological Investigations -Report no: MK130/18, prepared by CFA Archaeology
- Archaeological Desk Based Assessment - report no: MK115/18, prepared by CFA Archaeology
- Email from agent dated 29/5/18 confirming that demolition will be to ground level only.

2. The applicant is advised to consider submitting the information set out above, in due course, with a view to mutually agreeing a timetable for the future full determination of the application (to this potentially enabling the local planning authority to give prior approval - as per the stipulations of Class B, B.2, (vii) (bb)).

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3. For the avoidance of doubt, colleagues in the Environmental Protection team are content that the information submitted is sufficient for the purposes of demonstrating the dust impacts of the intended demolition. No further future information is required in this regard.

4. The Local Planning Authority has worked positively and proactively with the applicant throughout the 28 day period.

Date: 29th May 2018



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