

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

Application No: 180725
Application type: Demolition Prior Approval

Applicant: Silver Street Developments Ltd

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: 40 Silver Street, RG1 2ST

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 3rd December 2018



Head of Planning, Development
& Regulatory Services

Application At: 40 Silver Street, Reading RG1 2ST

Application No: 180725

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 in accordance with the following conditions:

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:

- Demolition Phase Plan (CDM Regulations 2015) Health, Safety and Environmental Plan, ref: 1510 V2, dated 5th June 2018, prepared by Jim Wise Demolition Ltd, received 29th June 2018
- Report: 502 Tree Works Rev A, dated 19th June 2018, prepared by TPM Landscape Ltd, received 30th July 2018
- Fencing Plan, received 29th June 2018
- 40 Silver Street, Reading: Archaeological Investigation, Draft Written Scheme of Investigation V2, prepared by CFA Archaeology Ltd, received 25th October 2018

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. All demolition works will be carried out in accordance with the methods outlined in the Draft Written Scheme of Investigation (as in the approved plans list in condition 2) namely that once ground floor slab is reached, it and any material beneath will be removed under archaeological control, and will be subject to the investigation and recording requirements outlined in the document.

Reason: Archaeological assets of significance have been identified within the site and these require the mitigation agreed, in line with NPPF, and Policy CS33.

4. 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.

Date: 3rd December 2018



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

5. The site shall be fenced/hoarded during and post demolition works, in accordance with the Fencing Plan, as received 29th June 2018, in Condition 2 above, and as described in the Demolition Phase Plan V2.

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

5. 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).

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

Date: 3rd December 2018



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7. 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.

Date: 3rd December 2018



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