

**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 18 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015**

To: Network Rail
First Floor, Temple Point
Redcliffe Way
Bristol
BS1 6NL

Application No: 171412
Application type: Prior Notification under
Part 18 Class A

Applicant: Network Rail

READING BOROUGH COUNCIL as Local Planning Authority **GRANT PRIOR APPROVAL** for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Tilehurst Road, Pigs Green Overbridge, - Railway Mileage Bke 37 M 09ch - Alterations Of Bridge Parapets, Anti-Climb Works, And Repairs - Application For Prior Approval Under Part 18 Class A To Schedule 2 Of The Town And Country Planning (General Permitted Development) (England) Order 2015.

At: Tilehurst Road Overbridge, Tilehurst Road, Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date:



Head of Planning, Development
& Regulatory Services

Application At: Tilehurst Road Overbridge Tilehurst Road Reading

Application No: 171412

Application type: Prior Notification

CONDITIONS & REASONS

1. Reading Borough Council is satisfied that the proposed development would not harm the amenity of the neighbourhood and could not reasonably be carried out elsewhere on the land.

INFORMATIVES

1. This decision relates to the following drawings:

W1047B-AMR-DRG-ECV-152001 Rev. B02 dated 3 August 2017

W1047B-AMR-DRG-ECV-152002 Rev. B02 dated 3 August 2017

W1047B-AMR-DRG-ECV-152003 Rev. B01 dated 13 July 2017

W1047B-AMR-DRG-ECV-152004 Rev. B01 dated 13 July 2017

W1047B-AMR-DRG-ECV-152005 Rev. B01 dated 13 July 2017

2. The local planning authority has worked positively and proactively with the applicant at pre-application and application stages to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

3. 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 made 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 from the Transport section of the Reading Borough Council website.

Date:



Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.