

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

To: Mr Will Charlton
Baskerville House
2 Centenary Square
Birmingham
B1 2ND

Application No: 170569
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: C/O Agent

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 of the public house building.

At: The Rising Sun Public House 18 Forbury Road Reading RG1 1SB

Application received by the Local Planning Authority on 7 April 2017.

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 Demolition and Site Restoration Method Statement, to include details of the following:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500

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(It should be stated and fully illustrated on a plan where the parking of site operatives and visitors will be located. It should be stated that no parking should take place on the Public Highway).

(B) Loading and unloading areas (off the Public Highway) for plant and materials - Areas to be shown on a plan not less than 1.500.

(It should be stated and fully illustrated on a plan where the loading and unloading of plant and materials will take place. If this is to take place from the carriageway it should be fully detailed how this will be managed i.e. to ensure that vehicles can still travel past the site or what traffic management will be put in place if vehicles are not able to pass).

(C) Storage of plant and materials - Areas to be shown on a plan not less than 1.500

(It should be stated and fully illustrated on a plan where the storage of plant and materials including the demolition excavator will be located. Again as above if this is to take place from the carriageway it should be fully detailed how this will be managed i.e. to ensure that vehicles can still travel past the site or what traffic management will be put in place if vehicles are not able to pass)

(D) The erection and maintenance of security hoarding / scaffolding if required.

(Full illustrative details are required to ensure that none of the hoarding / scaffolding obscures visibility of the adjacent signalised pedestrian crossing and the location of any replacement Highway signage on the hoarding)

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during demolition and site restoration works.

(These measures are acceptable in the Lawson Group Draft Method Statement ref. 4096 Issue no. 01 dated 28th March)

(G) Footpath Closures / Road Closures needed during demolition and site restoration works

(Full drawings and details are required to explain what footway / road closures will be required. It should be noted that any road closure will need to be applied for and will take a minimum of 6 weeks from the date of receipt of an acceptable application form)

(H) Traffic Management needed during demolition and site restoration works.



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(Full Traffic management drawings and details are required to explain the requirements of any changes to local waiting restrictions or one way routes etc)

(l) Times, routes and means of access into and from the site for demolition and restoration traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).

(Given the restricted nature of the town centre deliveries to the site should be restricted to between 9.30am and 4.00pm and this should be specified within the document. The proposed delivery route to and from the site should be confirmed)

ii) Details of measures to control noise and dust during demolition and site restoration works.

iii) A bat emergence survey undertaken during the active bat season (i.e. between May and the end of August/ sub optimally till mid-October) in order to confirm the presence or absence of bats. The results of the subsequent survey will dictate whether further assessments/strategies/licences (as appropriate) are required over and above the bat emergence survey.

iv) A written scheme of investigation of the archaeological potential of the site given its archaeologically significant location and to ensure no disturbance to archaeological remains before the potential can be assessed.

v) Details of the restoration of the site (including restoration of the east flank elevation of no. 16 Forbury Road to which the application building adjoins) to include removal of waste and subsequent landscaping in the interests of the visual amenity of the area.

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

INFORMATIVE

The following information was assessed as part of this application, but in overall terms was not sufficient to enable prior approval to be given:

- Letter from Brooke Smith Planning ref. 1615/5436 dated 7 April 2017
- Location Plan of Site Notice dated 7 April 2017
- Parsons Brinckerhoff Memo ref. Rising Sun Public House, Reading - Bat Roost Potential Assessment dated 21 March 2017
- Photo of Site Notice
- Lawson Group Draft Method Statement ref. 4096 Issue no. 01 dated 28th March
- Location Plan



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- Site Notice of Application for Prior Approval for Demolition of a Building dated 7th April 2017

Received on 7th April 2017

OTHER STATUTORY CONSENTS MAY BE REQUIRED

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