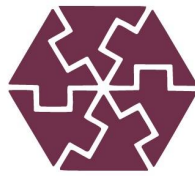


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading

BOROUGH COUNCIL

Application to determine if prior approval is required for a proposed: Demolition of Buildings
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Maursia

Surname

Oconner

Company Name

Royal Berkshire NHS Foundation Trust

Address

Address line 1

Royal Berkshire Hospital

Address line 2

London Road

Address line 3

Town/City

Reading

County

Reading

Country

Postcode

RG1 5AN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

There is a 2 storey vacant modular building that has been located adjacent to the South Block Car Park for a number of years used by the Estates team as offices.

Please state the reasons why demolition needs to take place

The hospital is looking to expand future services. This building is vacant and needs to be removed to further future development projects. The Trust is looking to undertake the demolition in advance.

We have been advised to submit this application to allow the removal of the existing Estates block by Steve Vigar of Reading County Council and confirmed with Marcie Rejwerska.

Please describe the proposed method of demolition

The building will be removed by a specialist contractor - please see accompanying Demolition Method Statement.

How and where would spoil/rubble be disposed of?

Please see accompanying Demolition Method Statement.

Please provide details of the proposed restoration of the site

The site will be cleared of the building down to the support slab. This will then be left to be used to support further development. Please see accompanying Demolition Method Statement.

When do you expect the works to commence (date must be post application submission)?

12/08/2024

When do you expect the works to be completed (date must be post application submission)?

09/09/2024

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
- ☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☒ Yes
☐ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☒ Yes
☐ No

If Yes, please show details on a plan and provide the reference number of the plan(s):

A small tree at the entrance of Addington road will need to be removed to facilitate access. This has been assessed by the project Arborculturalist. Please see attached report.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

no reference supplied in email conversation

Date (must be pre-application submission)

15/07/2024

Details of the pre-application advice received

We were advised due to the tight timescales involved in the demolition, rather than submitting a discharge of the conditions of the approval 230321 to undertake just the demolition portion of the application, it would be faster and more efficient to submit a 'prior approval for demolition' application.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

GBS Architects

Date

18/07/2024