

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

To: Reading Borough Council  
C/O Shrimplin Planning & Development  
Austen House  
Units A-J Station View  
Guildford  
Surrey  
GU1 4AR

Application No: 240540/DEM  
Application type: Demolition Prior Approval  
**Applicant: Reading Borough Council**

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority **IS REQUIRED** for the following development in accordance with the plans and supporting information submitted in connection with this application.

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

**For the demolition of buildings:**  
27 and 29 Deveron Drive RG30 4YB,  
Garage and storage building, Thurso Close Reading RG30 4YG

**At: 2,4,14,16,18 Thurso Close, Tilehurst, Reading, RG30 4YG**

Application received by the Local Planning Authority on 25/04/2024.

Date: 22 May 2024



*SDV*  
Assistant Director of Planning, Transport and  
Public Protection

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

#### Transport

##### **To be submitted:**

Details of the location on site for storage of plant and materials arising from the demolition. Details demonstrating that demolition vehicles can enter the site in forward gear and be able to turn on site in combination with on site parking and site welfare facilities. Details to include swept path analysis.

Details of security hoarding around the site. The site entrance is located within close proximity of the entrance to the community centre and this access is used for the turning of refuse and delivery vehicles. The gate/hoarding line must therefore be positioned to ensure that this operation can be continued throughout the demolition process. Details to include swept path analysis.

A scheme for recycling waste resulting from the construction works.

#### Ecology

##### **To be submitted:**

Additional details are required in respect of works in relation to Bats. The ecology report (February 2024) states that surveys of Buildings 1 and 2 need further bat surveys.

The Demolition document shows the Building 3 & 4 to be demolished, but section 3.4 of the Demolition Method Statement details how Building 1 will be demolished.

Clarification of which buildings are not to be demolished is required - clearly labelled as excluded and inconsistencies removed. Further bat surveys as detailed in the ecology report (Feb 2024) are required to be submitted prior to approval for demolition of Buildings 1 and 2 being granted.

An update to the Ecology Mitigation statement is required, to state what 'will' be done rather than what 'should' be done. The demolition method statement must cross-reference the ecology mitigation statement to ensure ecological mitigation is embedded in the demolition work.

#### Environmental Protection

##### **To be submitted:**

Details of pest control are required to be submitted - specifically identifying the need for and method of capping of any exposed drain connections to prevent rat ingress.

Date: 22 May 2024

  
SDV

Assistant Director of Planning, Transport and  
Public Protection

### Restoration of the site

#### **To be submitted:**

Additional information is required as to the appearance of the site post-demolition to include new hard and soft landscaping details of landscaping and boundary treatments are required to ensure that the site will be acceptable visually post demolition.

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

#### **Informatives:**

1. The developer is advised to apply for consent under Section 61 of the Control of Pollution Act 1974 in respect of noise control measures for the project. For further information please contact [environmental.protection@reading.gov.uk](mailto:environmental.protection@reading.gov.uk)
2. The local planning authority has worked positively and proactively with the applicant to issue this notification within the prescribed timescale.
3. Details/Plans currently submitted with this application are as follows:
  - Application Form
  - 23113/LT20240423 Application letter Shrimplin planning & development, 23 April 2024, by email
  - TP2429 Site Plan Version 1.0 - phase 1, J Mould, 08/04/2024
  - J998 V3 Demolition Method Statement, 17/04/2024
  - J988DMP Issue 01, Demolition management plan, J Mould, 17/04/2024
  - AS4289-2 Demolition / Refurbishment Asbestos survey report, Garage building, Airsafe Surveys Ltd, survey conducted 22 February 2024, 26/02/2024
  - AS4289 Demolition / Refurbishment Asbestos survey report, Phase 2 Airsafe Surveys Ltd, survey conducted 22 & 23 November 2023, 12/12/2023
  - 2231-KC-XX-YTREE-MethodStatement-RevB, Arboricultural Method statement, Keen Consultants, April 2024
  - 2231-KC-XX-YTREE-TPP01RevA Tree Protection plan
  - PRNA\_Thurso-Close\_Reading-Borough-Council\_February\_2024 Preliminary roost and nest assessment
  - Additional mitigation measures other than those included within the associated PRNA report - PRNA\_Thurso-Close\_Reading-Borough-Council\_February\_2024 Ecological Surveys Ltd, undated
  - Site notice photos for the proposed demolition of 27 and 29 Deveron Drive RG30 4YB, Garage and storage building, Thurso Close Reading RG30 4YG
  - Traffic management plan information

Date: 22 May 2024

  
SDV

Assistant Director of Planning, Transport and  
Public Protection

- TMP-J988 Issue 1, Traffic management plan, J Mould, 11/04/2024
- Phase 1 restoration plan

As received 25/04/2024

**OTHER STATUTORY CONSENTS MAY BE REQUIRED**

Date: 22 May 2024



SDV

Assistant Director of Planning, Transport and  
Public Protection