

**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 2015**

To: Shrimplin Planning & Development
Austen House,
Units A-J,
Station View,
Guildford,
Surrey,
GU1 4AR

Application No: PL/24/0540
Application type: Demolition Prior Approval

Applicant: Reading Borough Council

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: 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

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

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: 22 August 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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

Application No: PL/24/0540

Application type: Demolition Prior Approval

CONDITIONS & REASONS

For the avoidance of doubt all details contained within the following documents (as amended) are approved and must be complied with in accordance with condition (viii)(aa) of Part 11.

In accordance with Class B, Part 11, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015, the approved details are as follows:

- 23113/LT20240423 Application letter Shrimplin planning & development, 23 April 2024, by email
- 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
- Site notice photos for the proposed demolition of 27 and 29 Deveron Drive RG30 4YB, Garage and storage building, Thurso Close Reading RG30 4YG

As received 25/04/2024

- TMP-J988 Issue no 1 Traffic Management Plan, J Mould, 12/04/2024
- Additional Ecology Mitigation Measures V3, ESL Ecological surveys Ltd
- Demolition MS P1 V7, J Mould, 15/07/2024
- Phase 1 Restoration plan Version 2:0, J Mould 18/06/2024
- 4 Thurso Close Site Plan – Phase 1

As received 15/07/2024

Demolition Management Plan Issue 07, J Mould 20/08/2024

As received 20/08/2024

Date: 22 August 2024



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INFORMATIVES

1. This decision solely represents the determination of the Local Planning Authority under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (as amended) Order 2015 to grant prior approval in respect of demolition. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.
2. This development under Class B is permitted subject to it being completed within a period of **5 years** starting with the prior approval date on this decision notice. In accordance with the requirements of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
3. Reference should be made to both the Demolition Management Plan and Tree Protection Areas together with the Demolition Method Statement to ensure the protection of trees on site.

Date: 22 August 2024



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Assistant Director of Planning, Transport and
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