

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

To: Mr James Garside
Austen House
Station View
Guildford
GU1 4AR

Application No: PL/24/1200
Application type: Prior notification: Demolition

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

Applicant: N/A

READING BOROUGH COUNCIL as Local Planning Authority give notice that the prior approval of the Local Planning Authority is **NOT REQUIRED** for the following proposal in accordance with the plans and supporting information submitted.

Proposal: 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.

At: 2, 4, 14, 16 and 18, Thurso Close , 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: 10 October 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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

Application No: PL/24/1200

Application type: Prior notification: Demolition

CONDITIONS & REASONS

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: 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.

- The Keen Consultants, 'Arboricultural Method Statement' Ref: 2231-KC-XX-YTREE-MethodStatement-RevB, and dated April 2024
- Drawing No: 2231-KC-XX-YTREE-TPP01RevA, prepared by Keen Consultants
- The Airsafe Surveys Ltd, 'Demolition/Refurbishment Asbestos Survey Report', Ref: AS4068, and dated 22nd June 2023
- The Airsafe Surveys Ltd, 'Demolition/Refurbishment Asbestos Survey Report', Ref: AS4289, and dated 12th December 2023
- The J.Mould, 'Traffic Management Plan', Ref: TMP-J988, and dated 11th April 2024
- The J.Mould, 'Demolition Management Plan', Ref: J988-DMP-P2 Version 2, and dated 20th August 2024
- The J.Mould, 'Demolition Method Statement – Phase 2', Ref J998-P1MS Version 2, and dated 8 August 2024
- The J.Mould, 'Phase 2 Restoration Plan' Version 3.0, and dated 18 June 2024
- Drawing No: 5 Job No. TP2429, Site Plan – Phase 2

As received 12 September 2024

- The Ecological Surveys Limited, 'Phase Two Bat Emergence Survey Report', Ref: SU 68414 73685, and dated October 2024

As received 4 October 2024

Date: 10 October 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services

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 as to whether it's Prior Approval is required 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.
4. In accordance with RBC's Ecology consultants requirements, a licence for development works affecting bats must be obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy should be submitted to the Council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is required to submit a report to the council detailing the reasons for this assessment and this report, and a revised prior approval request with such details should be made to Council for review.

Date: 10 October 2024



SDV

Assistant Director of Planning, Transport and
Public Protection Services