

PD DEMOLITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 24 February 2025

Application Number: 250188

Location: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Proposal: Prior approval submission for demolition of 1 no. office building down to basement level plus demolition of 2 no. bungalows and ancillary buildings down to ground level.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Hours of work - No work relating to the demolition hereby approved, including preparation prior to demolition operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the demolition

period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

2. Demolition Management - The control measures and mitigation during demolition are to be carried out in strict accordance with 'Demolition Plan of Works Rev 006' recieved by the LPA on 27/01/2025.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance and the environment. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. Demolition Specification - The demolition hereby consented shall be carried out in strict accordance with 'Structural Demolition Specification 40237-BGL-XX-XX-SP-S-0001' recieved by the LPA on 27/01/2025.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance and the environment. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. Tree Protection - The demolition hereby consented shall be carried out in strict accordance with the tree protection measures shown in '12218 Tree Protection Plan 01 Part 1 of 2', '12218 Tree Protection Plan 01 Part 2 of 2' and 'Demolition Plan of Works Rev 006' recieved by the LPA on 27/01/2025.

Reason: In the interests of preserving and protecting valuable landscaping and trees. Relevant policy: CP1, CP3 of the Core Strategy and CC03 and TB21 of the MDD Local Plan.

Informatives

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the demolition, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Recommendation and conditions/reasons agreed:



Date: 18.02.2025

REMEMBER - The earliest date for a decision on this application is: **18 February 2025**