

PD DEMOLITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 28 May 2025

Application Number: 251041

Location: Faraday Building, 100 Thames Valley Park Drive, Earley, Wokingham, RG6 1PT

Proposal: Prior approval submission for demolition of 3 no. buildings and interconnecting link buildings.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. 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 land uses 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.

3. Demolition and associated works shall take place in strict accordance with the Method Statement (dated 19.03.2025) and Construction Phase Plan (dated 24.04.2025) submitted in support of the application. The approved documents shall be adhered to throughout the demolition period.

Reason: To protect the occupiers of neighbouring land uses 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.

Informatives

1. This decision solely represents the determination of the Local Planning Authority under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) 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. 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.

3. 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: *MC*

Date: 28.05.2025

REMEMBER - The earliest date for a decision on this application is: **22 May 2025**