

PD DEMOLITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 23 July 2026

Application Number: 261503

Location: Three Mile Cross Sewage Pumping Station, Basingstoke Road, Three Mile Cross, Reading, RG7 1AX

Proposal: Prior approval submission for demolition of the existing decommissioned SPS building, including associated minor structures and foundation.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the condition outlined in B.2(ix) of Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. Hours of Work

No work relating to the demolition hereby approved, including preparation prior to demolition operations, shall take place other than in accordance with the submitted Risk Assessment and Method Statement – Report Ref: MWS-L887/01/RAMS Rev02 dated 30/05/2026 (received 25/06/2026) which states work will only take place between 08:00 to 18:00 Monday to Friday.

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. Approved Details

This permission is in respect of the submitted application reports, plans and drawings numbered/titled:

- Three Mile Cross Pumping Station - Bat Mitigation Report prepared by M Group dated April 2026 (received 25/06/2026)
- Demolition Site Plan dated 09/06/2026 (received 25/06/2026)
- Risk Assessment and Method Statement – Report Ref: MWS-L887/01/RAMS Rev02 dated 30/05/2026 (received 25/06/2026)
- Arboricultural Impact Assessment Summary and Arboricultural Method Statement Report Ref: L887-IL-XX-004-RP-EN-0009. Prepared by AECOM dated 13/01/2025 (received 25/06/2026)

The development shall be carried out in strict accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

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 its 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 development, 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: 22.07.2026

REMEMBER - The earliest date for a decision on this application is: **17 July 2026**