

17 September 2024

Project: 333101463/A3/SS/PN

F.A.O Chris Howard
Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

VIA PLANNING PORTAL (REF: PP-13413213)

Dear Chris,

**SHINFIELD PARK, SHINFIELD, READING, RG2 9FW
SUBMISSION OF DETAILS PURSUANT TO CONDITION 1 OF PERMISSION 213196**

We have been instructed by our client Wrenbridge (FRELD Reading) LLP to submit details pursuant to Condition 1 of planning permission Ref: 213196 at Shinfield Park, Shinfield, Reading, RG2 9FW ('the Site').

Background

Temporary planning permission (Ref: F/2006/6836) was originally granted on 05 April 2006 for the '*proposed erection of a building to provide additional office accommodation*' on land previously used as a car park. The temporary permission has been subject to several extensions including in 2008 (Ref: F/2008/1861), 2011 (Ref: VAR/2011/2182) and most recently in 2022 (Ref: 213196).

Condition 1 attached to the current permission (Ref: 213196) requires the development to be discontinued and the land restored to its former condition on or before the 19 January 2025 in accordance with a scheme of work that shall have first been submitted to and approved in writing by the Local Planning Authority.

It is relevant to note that the Site is subject to wider redevelopment proposals (at pre-application stage). Against this context, the intention would be to remove the temporary building prior to the 19 January 2025 deadline but to leave the hardstanding area (former car park) as a cleared site ready for redevelopment pending planning permission.

Condition 1

As noted above, Condition 1 requires the temporary building to be removed on or before 19 January 2025 and for the land to be restored in accordance with a scheme of work that shall have first been submitted to and approved in writing by the Local Planning Authority.

In accordance with Condition 1, a Method Statement for the demolition of the building has been prepared by Collins Demolition Ltd. This provides details as to the proposed approach to removing the building. It also confirms that '*once the temporary building has been cleared down to the existing hard standing area any upstands (i.e. block work or concrete pad stones) shall be removed to remove all remaining hazards from the*

working area. The resulting hardstanding area will be left in a clean and tidy state, free from debris and hazards for future use'.

Submission

For ease of reference, this submission comprises the following documents:

- Application Form, duly completed;
- Covering Letter (this document);
- Mechanical Demolition of a Temporary Building Structure, prepared by Collins Demolition Ltd.

A payment of £145, being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has been made via the Planning Portal (Ref: PP-13413213).

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,



STANTEC UK LIMITED

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