

PD DEMOLITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 April 2025

Application Number: 250791

Location: 1100 Series, Winnersh Triangle Business Park, Eskdale Road, Winnersh, RG41 5TS

Proposal: Prior approval submission for demolition of 5 no. buildings at Stage 1 to 3 (1100 Series).

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Approved Plans

This prior approval is in respect of the submitted application plans and drawings numbered:

Location Plan 17922-1-THPW-00-XX-DR-A-100 Rev B

Proposed Site Plan 17922-1-THPW-00-XX-DR-A-102 Rev B

received by the Local Planning Authority on 24 March 2020. The development shall be carried out in 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.

2. Demolition Statement

The demolition shall be carried out in accordance with Demolition Method Statement Winnersh Site 1100 Rev 2 received by the Local Planning Authority on 28 March 2025.

Reason: To safeguard the environment, public safety and the amenity of the surrounding area, in accordance with SC Policies CP1, CP3 and CP6, and MDD LP Policy CC07.

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 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.

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.

3. 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.

4. The applicant should ensure that all demolition waste (including any controlled waste) is appropriately disposed of using a licensed waste carrier and no burning of waste is undertaken.



Recommendation and conditions/reasons agreed:

Date: 22/04/2025

REMEMBER - The earliest date for a decision on this application is: **21 April 2025**