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Application for prior approval for demolition and notification of permitted development works to be undertaken at Three Mile Cross Sewage Pumping Station, Basingstoke Road.

Dear Sir/Madam,

Please find enclosed a prior notification application for demolition of a redundant building at Thames Waters Three Mile Cross Sewage Pumping Station. The application is required as the volume of the building exceeds 50m³.

In support of the application a copy of the risk assessment and method statement, Arboricultural Impact Assessment and Bat Survey report have been provided. Following the demolition of the building the area will be covered with soil and seeded.

In addition to the demolition works the subject to the prior approval application, Thames Water will also be undertaking works at the site to install new below ground gravity sewers in connection with upgrades to the sewer network.

1. Location, Site and Surroundings

Three Mile Cross SPS is located on Basingstoke Road in Three Mile Cross to the south of Reading. The site is bounded to the north and south by residential gardens. The pumping station is no longer in operation but live sewers still pass through the site. There are a number of trees within and surrounding the site and a disused pumping station building lies towards the eastern boundary of the site. The location of the site is shown in figure 1 below.



2. Proposed works

The proposed works involve the demolition of the disused SPS building for which this prior approval application has been submitted.

Following the demolition of the building new below ground gravity sewers will be installed and the existing storm tank will be repurposed as a storage tank to provide additional capacity within the sewer network. The proposed works are shown in figure 2 below.

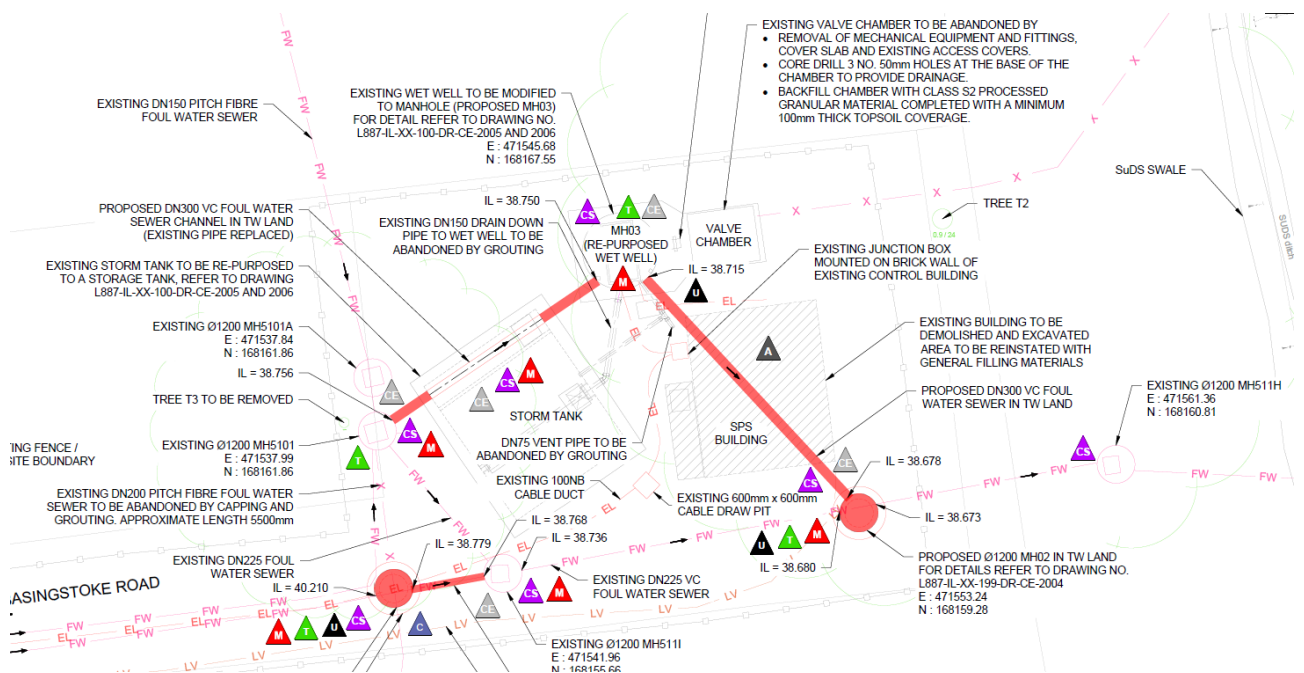


Figure 2: Proposed works

3. Planning Status

The demolition of the existing building constitutes permitted development under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (the GPDO). In accordance with Condition B.2(b)(i) this application for prior approval has been submitted to the Local Planning Authority.

The works to install new sewers and repurpose the storm tank on the site to increase the capacity of the sewer network are all below ground works and as such constitute permitted development under Schedule 2, Part 13, Class B(a) of the GPDO which permits "*development not above ground level required in connection with the provision, improvement, maintenance or repair of a sewer, outfall pipe, sludge main or associated apparatus.*".

4. Conclusion

The proposed upgrades constitute permitted development and as such no planning application is required for the works. The Council are requested to give prior approval for the demolition of the building to enable the upgrades to progress.

I trust that the above and enclosed information is of use. However, should you require any further information please do not hesitate to contact me.

Yours faithfully,

Chris Colloff MRTPI
Thames Water Property Town Planner