

P24-2971

29th January 2026

Wokingham Borough Council
Development Management
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Planning

Non Material Amendment Application relating to planning permission reference 242136

Please find enclosed an application for a non- material amendment to planning permission 242136. This permission relates to the construction of a single building for employment purposes (Use Classes E(g), (iii), B2 and B8) along with a new vehicular access and associated infrastructure works at Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY.

The Proposals:

This submission makes provision for the following changes to the previously approved planning permission:

1. The provision of additional Photovoltaic panels to the roof
2. An alternative type of paneling system to the external elevations of the building
3. Changes to the type of hard surface used to form the footpath around the building.
4. Relocation of substation and consequential changes to the parking configuration.

Reason for the Amendments:

1. The inclusion of additional PV panels will provide an alternative source of energy and reduce carbon emissions.
2. Previously the use of the CA Twin Therm system was approved, however the use of the alternative Euroclad system is now proposed for the external elevations. Both systems are similar in appearance and construction properties, however there is a preference for the Euroclad system to be used at this time due to stock availability. The acoustic properties of the Euroclad paneling system are also within the limits set required by condition 26 of

the approved planning permission as demonstrated by the accompanying Hoare Lea Technical Note .

3. The provision of a concrete footpath is sought due to stock availability issues and for future maintenance purposes.
4. The relocation of the substation is due to the contractual obligations set out by the substation provider. The number of parking spaces provided on site will remain the same and demonstrated by the submitted plan.

Details Submitted To assist with understanding the proposed changes:

Provision of Euroclad Paneling System and Additional PV Panels:

- 3286 Materials Information Rev F
- 3286 T1.200E Unit 1-Elevations
- 3286 T1.201F Unit 1-3D Isometric Views
- 3286 T1.102E Unit 1-GA Roof Plan
- 3286 T1.101C Unit 1-GA First Floor Plan
- 3286 T1.100D Unit 1-GA Ground Floor Plan
- NOTE-10-15295-AM-20250630-Condition 26 - Rev 02

Relocation of Substation and Provision of Concrete Footway:

- 3286 T.400S Site Layout GA Plan
- C179-HTC-XX-XX-DR-A-00400 - CO2 - Site Layout GA Plan

N.b. these drawings show the parking arrangements for the B2 and B8 uses – please refer to the site features key.

I trust that the information submitted is sufficient for the council to register and determine this non- material amendment application, and I look forward to receiving written confirmation of this soon. In the meantime, should you require any further information, please do not hesitate to contact me.

Yours Sincerely,



Louise Winson

Principal Town Planner

Louise.winson@pegasusgroup.co.uk

4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL
T 01509 670806 E EastMidlands@pegasusgroup.co.uk
Offices throughout the UK.

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