

**Date:** 26 November 2024  
**Application:** 242663



**WOKINGHAM  
BOROUGH COUNCIL**

Mr Max Lines  
Synth Solar  
11 Aden Grove  
London  
N16 9NP

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear Mr Max Lines,

**PRIOR NOTIFICATION RESPONSE**

**Application Number:** 242663

**Site Address:** Mizuno House, Mizuno Corporation UK, 582 Reading Road, Wokingham, RG41 5HE

**Proposal:** Prior approval submission for the proposed installation of 260 no. PV Solar Panels measuring 114kW.

Wokingham Borough Council hereby confirm that **prior approval is not required** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

**Conditions and/or Informatives**

**Informatives**

1. This decision is issued in respect of the submitted application form and application plans and documents titled:

- Site Plan and PV Panel Location, received by the Local Planning Authority on 22/10/2024.

The development shall be carried out in accordance with the above unless otherwise agreed in writing by the local planning authority, as per J.4 sub-paragraph (10).

2. The solar photovoltaic should be removed as soon as reasonably practicable when no longer needed, as per J.4 sub-paragraph (1).

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.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) ([planningportal.co.uk](http://planningportal.co.uk)) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).

### Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority ([planning.appeals@wokingham.gov.uk](mailto:planning.appeals@wokingham.gov.uk)) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before you submit the appeal.

Yours sincerely,

*MHead*

Marcia Head  
Head of Development Management - Place & Growth