

Date: 18 February 2025
Application: 250188



**WOKINGHAM
BOROUGH COUNCIL**

Mrs Susie Stephen
Stantec
7 Soho Square
London
W1D 3QB

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mrs Susie Stephen,

PRIOR NOTIFICATION RESPONSE

Application Number: 250188

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Proposal: Prior approval submission for demolition of 1 no. office building down to basement level plus demolition of 2 no. bungalows and ancillary buildings down to ground level.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** 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

1. Hours of work - No work relating to the demolition hereby approved, including preparation prior to demolition operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the demolition

period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

2. Demolition Management - The control measures and mitigation during demolition are to be carried out in strict accordance with 'Demolition Plan of Works Rev 006' received by the LPA on 27/01/2025.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance and the environment. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

3. Demolition Specification - The demolition hereby consented shall be carried out in strict accordance with 'Structural Demolition Specification 40237-BGL-XX-XX-SP-S-0001' received by the LPA on 27/01/2025.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance and the environment. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. Tree Protection - The demolition hereby consented shall be carried out in strict accordance with the tree protection measures shown in '12218 Tree Protection Plan 01 Part 1 of 2', '12218 Tree Protection Plan 01 Part 2 of 2' and 'Demolition Plan of Works Rev 006' received by the LPA on 27/01/2025.

Reason: In the interests of preserving and protecting valuable landscaping and trees. Relevant policy: CP1, CP3 of the Core Strategy and CC03 and TB21 of the MDD Local Plan.

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 demolition, 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.

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 \(planningportal.co.uk\)](https://www.planningportal.co.uk/forms/5-notice-of-chargeable-development.pdf) 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.

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) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth