

Date: 19 August 2025
Application: 251907



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 251907

Applicant: Intersurgical Ltd

Site Address: Crane House And Unit 1 The Business Cent, Molly Millars Lane, Wokingham, RG41 2RZ

Parish: Wokingham Town

Grid Reference: Easting - 480710, Northing - 167899

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for the erection of an electricity transformer and housing enclosure, following demolition of existing smoking shelter.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 251907. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Obi Onyechi EH Officer		
Service	WBC Environmental Health	App No:	251907
Address:	Crane House And Unit 1 The Business Cent, Molly Millars Lane, Wokingham, RG41 2RZ.		
Proposal:	Full application for the erection of an electricity transformer and housing enclosure, following demolition of existing smoking shelter.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has no objection in principle, subject to the following conditions:

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Noise – Prior to installation, details of the transformer's operational noise shall be submitted, and if necessary, mitigation (e.g., acoustic housing/barriers) implemented to ensure no adverse impact on nearby sensitive receptors.

Unexpected Contamination – Should any contamination be found during demolition or construction, works must cease and the Local Planning Authority notified. A remediation strategy shall be agreed and implemented prior to continuation.

Construction Management – Demolition and installation works shall be carried out between 08:00–18:00 Mon–Fri, 08:00–13:00 Sat, with no works on Sundays or Bank Holidays. Dust and noise shall be minimised in line with best practicable means.

Lighting – Any external lighting associated with the enclosure shall be designed to prevent light spill onto neighbouring properties.

Date:	30/09/2025	Signed:	O.Onyechi
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