

Date: 15 July 2025
Application: 251664



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251664

Applicant: Mr and Mr Muhammad and Muhamad Faisal and Shoaib

Site Address: Unit 18 Anglo Industrial Park Fishponds Road Wokingham RG41 2JT

Parish: Wokingham Town

Grid Reference: Easting - , Northing -

Type of Development: Other Change of Use

Proposal: Full application for change of use from B1 and B8 (Class E(g)(i) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.

Case Officer: Rowan Reynolds

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 251664. 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:	NT		
Service	WBC Drainage	App No:	251664
Address:	Unit 18 Anglo Industrial Park Fishponds Road Wokingham RG41 2JT.		
Proposal:	Full application for change of use from B1 and B8 (Class E(g)(i)) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.		
Type of Development:	Other Change of Use		
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

LLFA received Full application for change of use from B1 and B8 (Class E(g)(i)) to B2 (car repair workshop), including installation of an MoT automatic two-post lift on 15th July 2025.

Having reviewed the submitted application, the LLFA offers the following comments:

- The proposed change of use does not appear to involve any external groundworks or alterations to the existing drainage infrastructure. The change from Class E(g)(i)/B8 to B2 introduces potential for different pollution risks, particularly related to the use of oils, lubricants, and other hazardous substances associated with vehicle repair activities.
- The applicant should ensure that any waste storage, vehicle washing, or fluid handling activities are carried out in designated areas with appropriate pollution prevention measures .
- We would expect confirmation that no surface water from workshop areas will be discharged directly to the public drainage network without adequate treatment. If any external changes to hardstanding or drainage are proposed in the future, a drainage strategy should be submitted to demonstrate that surface water runoff is appropriately managed in line with SuDS principles and local policies.

No objection to the proposed change of use in principle, subject to pollution prevention measures being in place for activities associated with the vehicle repair use.

Conditions & Reasons (if required)			
Date:	17/07/2025	Signed:	NT