

Date: 31 March 2026
Application: 251907



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

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

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 switch and housing enclosure following demolition of the existing smoking shelter, plus changes in ground levels and associated landscaping.

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 requested from the case officer.

Your observations are required in respect of this application by **21 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	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 switch and housing enclosure following demolition of the existing smoking shelter, plus changes in ground levels and associated landscaping.		
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

LLFA received Full application for the erection of an electricity switch and housing enclosure following demolition of the existing smoking shelter, plus changes in ground levels and associated landscaping on 31st March 2026.

The FRA Ref: 6314-MILL-ICS-XX-RP-C-07.001-P05 is generally acceptable for a development of this scale and nature in Flood Zone 2. The flood compensation assessment (4.291 m³ net gain) is noted positively and the proposed transformer level of 50.30 m AOD provides adequate freeboard above the design flood event. Climate change and EA objection points appear to have been addressed in this revision.

The LLFA raises no objection subject to the following condition being attached to any grant of permission:

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that post-development surface water runoff rates will not exceed brownfield runoff rates. It shall include details for managing runoff from the raised transformer platform and any regraded landscaping areas and shall incorporate SuDS principles. The strategy must also clearly set out the proposed method of surface water disposal. The development shall be implemented and thereafter maintained in full accordance with the approved details.

Although we have given a view as LLFA, commented on this application but please note that the Environment Agency is the main approval body for Flood zone 2 and 3 and comments made by LLFA are for advisory purposes nature only.

It is the responsibility of applicant to get approval from Environment Agency for fluvial flooding.

Conditions & Reasons (if required)			
Date:	01/04/2026	Signed:	NT