

Date: 9 April 2025
Application: 250617



**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: 250617

Applicant: Winnersh Midco S.A.R.L

Site Address: Building 1040, Eskdale Road, Winnersh Triangle, Winnersh, RG41 5TS

Parish: Winnersh

Grid Reference: Easting - 477416, Northing - 171703

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 4 no. EV charging upstands with associated transformer, meter enclosure and cable laying.

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 250617. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250617
Address:	Building 1040, Eskdale Road, Winnersh Triangle, Winnersh, RG41 5TS.		
Proposal:	Full application for the proposed installation of 4 no. EV charging upstands with associated transformer, meter enclosure and cable laying.		
Type of Development:	Minor All other developments		
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

We have reviewed **Motions flood risk assessment for plot 1040 dated 02/04/2025**, together with its appendices and have the following comments to make:

The site is within flood zone 2 and the development proposes to reconfigure the existing 10 car parking spaces to install four electric vehicle charging stations and provide a total of eight active electric vehicle charging spaces. The electric vehicle charging stations will be accompanied by a new transformer and distribution board to the south of the site.

Section 4.7 of the above report identifies the flood levels to range between 0.38 and 0.43m and proposes locating the transformer and distributor board above the flood level.

Based on the above, we would have **no objection** to the principle of the development, as represented in Appendix A of the above FRA.

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.

Date:	11/04/2025	Signed:	Boniface Ngu
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