

Date: 19 August 2025
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 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:	Boniface Ngu Flood Risk & Drainage		
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 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

We have reviewed **Infrastruct Flood Risk Assessment (FRA) report 6314-MILL-ICS-XX-RP-C-07.001 dated 23/04/2025** with its appendices and have the following comments to make:

The existing building is withing flood zone 1 and in an area that experiences low risk surface water flooding.

The proposed transformer covering an area of about 20m² (section 3.3 of report) will be located within and area covered by permeable paving, as represented by **Figure 3.1.5** of the above FRA report.

Based on the above, we would have **no objection** to the principle of this development, **as represented in the above FRA** and in particular **section 3.3** and **Figure 6.1**.

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:	21/08/2025	Signed:	Boniface Ngu
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