

**Date:** 30 September 2025  
**Application:** 252218



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &  
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

**Full Planning Approval Consultation**

**Application Number:** 252218

**Applicant:** Winnersh Midco S.A.R.L

**Site Address:** Building 810, Eskdale Road, Winnersh, RG41 5TS

**Parish:** Winnersh

**Grid Reference:** Easting - 477427, Northing - 171627

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed installation of 6no. EV charging upstands with associated transformer and meter enclosure.

**Case Officer:** Tariq Bailey-Biggs

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 252218. 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 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

<b>From:</b>	O.Obi EH Officer		
<b>Service</b>	WBC Health	Environmental	<b>App No:</b> 252218
<b>Address:</b>	Building 810, Eskdale Road, Winnersh, RG41 5TS.		
<b>Proposal:</b>	Full application for the proposed installation of 6no. EV charging upstands with associated transformer and meter enclosure.		
<b>Type of Development:</b>	Minor All other developments		
<b>Site Visit Made:</b>	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 reviewed the proposal for six EV charging upstands with an associated transformer and meter enclosure. The development is small-scale and located within an existing commercial area. It is not anticipated to result in any significant environmental health impacts. No objection is raised, subject to standard informatics relating to construction management, noise, and lighting design.

- Noise – The transformer and associated equipment should be installed and maintained to ensure minimal operational noise. Noise emissions should not exceed existing background levels. (Policies: CP3, CC06, NPPF 185)
- Air Quality – The installation supports sustainable transport and aligns with air quality and carbon reduction objectives. No adverse impact expected. (Policies: CP1, CP6, NPPF 152–154)
- Contaminated Land – Low risk due to minor excavation. If unexpected contamination is found, works should stop and the Local Planning Authority be notified. (Policies: CP1, CC07, NPPF 183)

- Construction Management – Installation should take place during standard working hours and minimise noise and dust. (Policies: CP3, NPPF 185)
- Lighting – Any new lighting should avoid glare or light spill beyond the site boundary. (Policies: CP3, CC03, NPPF 185c)

Environmental Health raises no objection to this application. The proposal is acceptable in terms of amenity and environmental protection, and it supports the Council's sustainable transport and air quality objectives.

#### **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.

<b>Date:</b>	15/10/24	<b>Signed:</b>	O.Obi
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