

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 June 2025

Application Number: 250997

Location: Travis Perkins, Woodley Green, Woodley, Wokingham, RG5 4QP

Proposal: Full application for the proposed erection of 1no. electrical substation.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings named and numbered 'Substation Plans & Elevations DRG no.042' and 'location plan' received by the local planning authority on 24/04/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - The materials to be used in the construction of the external surfaces of the substation hereby permitted shall be of a similar appearance to those used in the care home unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the operation of the substation, details shall be submitted to an approved in writing demonstrating that noise emitting from the building does not exceed 45db LAeq and does not result in levels to neighbouring habitable rooms above 30db LAeq. The details thereby agreed shall be implemented in full for the lifetime of the development.

Reason: To protect neighbouring amenity and ensure a NOEL is achieved on noise grounds. Relevant policy: Core Strategy Policies CP1, CP3 and CC06 of the MDD Local Plan.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed: *MC*

Date: 05.06.2025

REMEMBER - The earliest date for a decision on this application is: **21 May 2025**