

Date: 17 September 2024
Application: 242364



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 242364

Applicant: Mr Gaurav Gupta

Site Address: 105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA

Parish: Invalid code

Grid Reference: Easting - 477034, Northing - 172428

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 240833 dated 19/08/2024. Condition 4 relates to a Construction Environmental Management Plan (CEMP); 5 to hard and soft landscaping; 6 to drainage details; 7 to biodiversity enhancements and 8 to a lighting scheme.

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 242364. 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:	242364
Address:	105 Colemans Moor Road, Woodley, Wokingham, RG5 4DA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 240833 dated 19/08/2024. Condition 4 relates to a Construction Environmental Management Plan (CEMP); 5 to hard and soft landscaping; 6 to drainage details; 7 to biodiversity enhancements and 8 to a lighting scheme.		
Type of Development:			
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 **JMS surface water drainage and SuDS strategy report EX22/050/06 A dated 05/09/2024**, together with its appendices and have the following comments to make:

Ground investigation carried out in August 2021 to 2m depth, for 3 trial pits, revealed that no groundwater was encountered but infiltration was not achievable.

The development as such proposes attenuation via permeable paving subbase, with a capacity of 21.165m³, as represented by **private drainage layout drawing 200 P2 dated 02/09/2024** (Appendix F), with discharge controlled at 1l/s, into an existing Thameswater surface water sewer on Colemans Moor Road.

Micro-drainage calculations dated 04/09/2024 (Appendix G) indicates that 20.3m³ is required to cater for the 1 in 100-year flood event with a 45% allowance for climate change.

We note that maintenance is going to be in accordance with section 3.3 of the above-mentioned report.

We would have no objection to the proposed drainage strategy but as connection to an existing surface water sewer is proposed, **we would require confirmation from the utility provider** that the system has got capacity and the connection is acceptable, for us to discharge condition 6.

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:	17/09/2024	Signed:	Boniface Ngu
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