

Date: 16 August 2024
Application: 242049



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,

Variation/Removal of Condition Consultation

Application Number: 242049

Applicant: Mrs R Ruscoe

Site Address: Travis Perkins Site, Woodley Green, Woodley, Wokingham, RG5 4QP

Parish: Woodley

Grid Reference: Easting - 476851, Northing - 173468

Type of Development: Major All other developments

Proposal: Application to vary condition 2 of planning consent 233168 for the proposed erection of a building to form a residential care home (Use Class C2) with access, parking, landscaping and associated works, following demolition of all existing buildings on the site. Condition 2 refers to the approved details and the variation is to reposition and amend the frontage of the building to accommodate manhole access.

Case Officer: Stefan Fludger

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 242049. 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:	242049
Address:	Travis Perkins Site, Woodley Green, Woodley, Wokingham, RG5 4QP.		
Proposal:	Application to vary condition 2 of planning consent 233168 for the proposed erection of a building to form a residential care home (Use Class C2) with access, parking, landscaping and associated works, following demolition of all existing buildings on the site. Condition 2 refers to the approved details and the variation is to reposition and amend the frontage of the building to accommodate manhole access.		
Type of Development:	Major 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 would have **no objection** to the variation of condition 2 as represented by proposed ground floor plan drawing 031 dated 06/08/2024 (replacing ground floor plan drawing 001 dated 19/01/2023).

Drainage conditions however remain in place.

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:	16/08/2024	Signed:	Boniface Ngu
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