

Date: 15 July 2025
Application: 251658



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,

Discharge of condition Consultation

Application Number: 251658

Applicant: Ms Hollie Howe

Site Address: Nigra House, Mulberry Business Park, Wokingham, RG41 2GY

Parish: Wokingham Town

Grid Reference: Easting - 480217, Northing - 167740

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.

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 251658. 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:	251658
Address:	Nigra House, Mulberry Business Park, Wokingham, RG41 2GY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent (242136) dated 21/08/2024. Condition 5 relates to Arboriculture, 11 to Lighting, 12 to Drainage, 15 to Highway Safety & Convenience, 24 to Employment Skills and 26 to Acoustics.		
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

Drainage Layout Overland Flow Routes drawing 103 P2 dated 13/06/2025 indicates that the exceedance flow generally gathers at the car parking area to the west of the building.

Given that there is some exceedance to the north, south and east of the building, it is unclear how these are captured from running offside.

Please provide cross-sectional drawings demonstrating what actually happens towards the northern, southern and eastern boundaries.

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:	17/07/2025	Signed:	Boniface Ngu
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