

Date: 22 November 2024
Application: 242936



**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: 242936

Applicant: Mr Jon Furneaux

Site Address: Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165182

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details.

Case Officer: Andrew Chugg

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 242936. 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:	NT		
Service	WBC Drainage	App No:	242936
Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details.		
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

Discharge of Condition

LLFA received this application for submission of details to comply with the following conditions of planning consent 223592 dated 09/06/2022. Condition 5 relates to a Construction Environmental Management Plan (CEMP), 8 to biodiversity mitigation and enhancements, 9 to a Landscape and Ecology Management Plan (LEMP) and 13 to drainage details on 22nd November 2024 .

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy. Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with drawing no. 629.006 final discharge point and 629.007 shows drainage layout which is updated according to updated working drawing drainage construction drawing no.629.009 and 629.010 shows drainage construction details which shows drainage details it is now confirmed that the revised proposal meets the requirements of application for which LLFA is statutory consultee.

All SuDS features to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

It is recommended that condition no. 13 related to surface water drainage may now be discharged.

Date:	28/11/2024	Signed:	NT
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