

**Date:** 12 May 2025  
**Application:** 251105



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 251105

**Applicant:** Apacor Ltd

**Site Address:** The Sapphire Centre, Fishponds Road, Wokingham, Wokingham, RG41 2QL

**Parish:** Wokingham Town

**Grid Reference:** Easting - 480315, Northing - 167835

**Type of Development:** Minor All other developments

**Proposal:** Full application for proposed extension to the rear of the existing APACOR facility by connecting with an existing commercial building to the rear, with associated works.

**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 251105. 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

|                             |                                                                                                                                                                            |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                               | <b>App No:</b> | 251105 |
| <b>Address:</b>             | The Sapphire Centre, Fishponds Road, Wokingham, Wokingham, RG41 2QL.                                                                                                       |                |        |
| <b>Proposal:</b>            | Full application for proposed extension to the rear of the existing APACOR facility by connecting with an existing commercial building to the rear, with associated works. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                               |                |        |
| <b>Site Visit Made:</b>     | 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

The site is within flood zone 1, but in an area that experiences surface water flooding for all events.

We have reviewed **SDS Consulting flood risk assessment and drainage strategy report 6918-RP01 dated 03/04/2025**, together with its appendices and have the following comments to make:

The predominantly flat site has a gentle fall, with a London clay underlying geology.

Q<sub>1</sub> for the entire redline boundary (0.479ha) has been calculated at 1.8l/s (Appendix E) and the development proposes controlled discharge at 1.8l/s into the existing Thameswater system to the west of the site, as represented on **drainage strategy drawing C-SK01 dated April 2025** (Appendix F).

**Causeway flow calculations dated 03/04/2025** indicate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 405 allowance for climate change.

We note that drainage maintenance will be private, and the responsibility will fall with the client.

We also note from the drainage strategy drawing that some invert levels are yet to

be determined.

Based on the above, we would have no objection to the principle of the development, but we would **recommend the condition below**:

#### **Conditions & Reasons (if required)**

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at 1.8l/s for the 0.479ha site.
- 2) As connection to an existing surface water sewer is proposed, we need to see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 3) The final drainage strategy plan with confirmed actual invert levels, indicating the location and sizing of SuDS features.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 15/05/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|