

Date: 23 January 2025
Application: 243248



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: 243248

Applicant: Mr L Massarella

Site Address: Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479246, Northing - 174316

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 231168 dated 26/07/2023. Condition 3 relates to external materials; 4 to ground and building levels; 5 to a construction method statement; 6 to electric vehicle charging; 7 to drainage details; 8 to protection of trees; 9 to landscaping; 10 to excavation works; 11 to archaeological works; 12 to a ground gas risk assessment, and 18 to boundary walls and fences.

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 243248. 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:	243248
Address:	Alma Cottage, Lodge Road, Hurst, Wokingham, RG10 0EH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 231168 dated 26/07/2023. Condition 3 relates to external materials; 4 to ground and building levels; 5 to a construction method statement; 6 to electric vehicle charging; 7 to drainage details; 8 to protection of trees; 9 to landscaping; 10 to excavation works; 11 to archaeological works; 12 to a ground gas risk assessment, and 18 to boundary walls and fences.		
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 Application for submission of details to comply with the following conditions of planning consent 231168 dated 26/07/2023. Condition 3 relates to external materials; 4 to ground and building levels; 5 to a construction method statement; 6 to electric vehicle charging; 7 to drainage details; 8 to protection of trees; 9 to landscaping; 10 to excavation works; 11 to archaeological works; 12 to a ground gas risk assessment, and 18 to boundary walls and fences on 23rd January 2025.

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. 004 / 04 (02) 700

which shows location of SuDS 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. 7 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)			
Date:	24/01/2025	Signed:	NT