

Date: 17 December 2025
Application: 252185



**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,

Variation/Removal of Condition Consultation

Application Number: 252185

Applicant: N/A

Site Address: Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY

Parish: Wargrave

Grid Reference: Easting - 479017, Northing - 178404

Type of Development: Major All other developments

Proposal: Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252185.

The new details are as follows: **Amended documentation was received on 17th December 2025 addressing the following:**

- **The submission of a Noise Impact Assessment.**
- **Revised Elevational and Roof Plans to include acoustic screening.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **12 January 2026**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Kieran Neumann
Service	WBC Drainage	App No:	252185
Address:	Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY.		
Type of Development:	Major All other developments		
Proposal:	Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways.		
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

The variation relates to noise impact assessment and roof plans to include acoustic screening.

The above are not drainage related and we would have **no objection** to them.

We however not that drainage **conditions 9, 10, 11 & 12 remain applicable.**

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:	22/12/2025	Signed:	Boniface Ngu
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