

4 August 2026

FAO Chief Planning Officer
Planning Department

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Re: Crane House and Unit 1, The Business Cent, Molly Millars Lane, Wokingham, RG41 2RZ

Discharge of conditions application for application ref. 251907 relation to Condition no. 4.

I am pleased to enclose a discharge of conditions submission for planning permission ref. 251907 approved on 15/05/2026. This submission seeks to discharge condition no. 4 of the decision. The decision notice has been provided for clarity.

Accompanying this submission are the relevant application form, documents, and information.

CONDITION 4: *No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate that post-development surface water runoff rates will not exceed brownfield runoff rates. It shall include details for managing runoff from the raised transformer platform and any regraded landscaping areas and shall incorporate SuDS principles. The strategy must also clearly set out the proposed method of surface water disposal. The development shall be implemented and thereafter maintained in full accordance with the approved details.*

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

A water drainage strategy accompanies this application which demonstrates how the post-development surface water runoff rates will not exceed brownfield runoff rates. Details are included regarding the management of runoff and incorporation of SuDS principles. The method of surface water disposal is also included.

The development will be implemented in alignment with the details accompanying this application.

It is considered that the documents provided include all the relevant information required to discharge Condition 4.

Yours Sincerely,



Emily Temple BSc (Hons) MSc MRTPI

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