

Date: 5 February 2026
Application: 260286



**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: 260286

Applicant: Mr Laurence Manning

Site Address: 149 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479372, Northing - 178867

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 252259 dated 07/01/26. Condition 3 relates hard and soft landscaping; condition 4 to tree protection; condition 5 to drainage details and condition 6 to external materials.

Case Officer: Claire Moore

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 260286. 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 requested from the case officer.

Your observations are required in respect of this application by **26 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260286
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 252259 dated 07/01/26. Condition 3 relates hard and soft landscaping; condition 4 to tree protection; condition 5 to drainage details and condition 6 to external materials.		
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

LLFA received Application for submission of details to comply with the following conditions of planning consent 252259 dated 07/01/26. Condition 3 relates hard and soft landscaping; condition 4 to tree protection; condition 5 to drainage details and condition 6 to external material on 4th February 2026.

The LLFA's remit relates solely to matters concerning surface water drainage and flood risk (Condition 5). Upon review of the documents currently available, the LLFA has been unable to identify any drainage related information to Condition 5. In the absence of drainage details, the LLFA is unable to assess compliance with the requirements of Condition 5 and cannot recommend discharge of this condition.

Conditions & Reasons (if required)

Date:	11/02/2026	Signed:	NT
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