

Date: 20 August 2025
Application: 251827



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251827

Applicant: Bernard Gallagher

Site Address: University Of Reading Library, Shinfield Road, Reading, RG6 6EB

Parish: Earley

Grid Reference: Easting - 473510, Northing - 171769

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.

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 251827. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251827
Address:	University Of Reading Library, Shinfield Road, Reading, RG6 6EB.		
Proposal:	Full application for the proposed installation of a new substation, standby generator and associated below ground cabling to serve the Library and Park House, plus removal of end of service life substations to Library and Park House.		
Type of Development:	Minor All other developments		
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 site is within flood zone 1 and the development proposes to install a new substation and a switch room to replace the existing substations serving the Library and Park House.

When the new substation is constructed, power supplies will be switched over and the two existing substations to be shut down and decommissioned.

The new transformers and switch gear will be housed in a purpose-built brick building with a flat mono pitch roof.

We note that the two existing substations will be shut down and decommissioned but the new substation and generator, as represented by **hard and soft landscaping drawing 18201 A dated 11/06/2025**, indicates that the impermeable footprint of the development will increase.

We note from the **application form** that runoff from the development will be managed via a pond/lake.

As drainage details have not been provided, 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) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) 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 Greenfield rates, or preferably better.
- 5) Simulation files (mdx, pfd, sws or iddx) for auditing.
- 6) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 7) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 8) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Also note that connection to ordinary watercourses require ordinary watercourse consent via floodriskdc@wokingham.gov.uk

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.

Date:	21/08/2025	Signed:	Boniface Ngu
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