

Development Management,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham

2nd September 2026

Our Ref: 24/5695C

Dear Sir/Madam,

Aldi Stores Limited

Application to discharge Condition Nos. 27, 28, 31 and 32 of Planning Permission 230099
Aldi Foodstore, Gazelle Close, Winnersh, RG41 5HH

On behalf of the Applicant, Aldi Stores Limited, please find enclosed an application to discharge Condition Nos. 27, 28, 31 and 32 of Planning Permission 230099 in relation to the approved Aldi foodstore at Gazelle Close, Winnersh, RG41 5HH.

Planning Permission 230099 relates to the following:

Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.

This discharge of conditions application has been submitted via the Planning Portal (Ref: PP-15197744) and contains the completed application form and requisite fee of £400.00 that has been paid via the Planning Portal.

Condition 27 – Flood Warning and Evacuation Plan

Condition 15 relates to the provision of a flood warning and evacuation plan and the wording of this condition is as follows:

'Prior to the occupation of the building hereby permitted, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan should include:

- *A site-specific flood alarm system*
- *Agreement of appropriate trigger levels for the alarm and evacuation procedures*
- *A procedure for the removal of on-site vehicles and non-fixed objects from the flood zone*
- *A safe evacuation route and evacuation procedure*
- *A procedure for the closure and re-opening of the site*
- *Staff Training*

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This document may have been prepared with the support of AI tools, including Microsoft Copilot, which can assist with research and initial drafting. Where AI tools have been used, all content has been reviewed, edited, and validated by our professional team. The findings, recommendations, and conclusions reflect our expert judgement based on the information available at the time of writing. This report forms one component of the wider decision-making process and is intended to be read in conjunction with any other relevant professional advice. Any AI-generated measurements or spatial outputs are approximate; critical information has been independently verified where required.

The approved Flood Warning and Evacuation Plan shall be reviewed every year and shall be implemented in accordance with the approved detail.

Reason: To ensure the development is flood resilient and remains safe during flooding events'

The following information has been submitted in support of this condition:

- Condition 27/28 Technical Note
- Flood Evacuation Plan; and
- Flood Response Plan.

It is considered that the submitted information is suitable in discharging this condition as it contains the relevant details of how the store will prepare for potential flooding and how it will respond to and reopen after a flooding event. These documents address all the requirements set out within the Condition wording.

Condition 28 – Flood Mitigation Maintenance Plan

Condition 28 relates to the provision of a flood mitigation maintenance plan. The Wording of this Condition is as follows:

'Prior to the occupation of the building hereby permitted, a Flood Mitigation Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority. This Plan should include:

- *Details of the under-building void maintenance;*
- *The post flood event site remediation procedure (Including the surface water drainage system).*

The details thereby agreed shall be implemented and retained for the lifetime of the development.

Reason: To ensure the development is flood resilient and remains safe during flooding events'

The following documents have been submitted in order to discharge this Condition:

- Condition 27/28 Technical Note; and
- Flood Mitigation Maintenance Plan.

It is considered that this document contains all the required details set out within the wording of the condition, including maintenance and remediation following a flooding event. This includes details of the assessed flood risk as well as the mitigation measures to be put in place, how these will be maintained and the actions to be taken following a flooding event.

Condition 31 – Surface Water Drainage Details

Condition 31 requires details of surface water drainage and the wording of this condition is as follows:

Prior to occupation of the development, surface water drainage systems shall be provided in accordance with details that have been submitted to and approved in writing by the LPA. The submitted details for the surface water drainage system shall accord with the principles shown on drawing 12245_Ss_50_35_00_sk0019_S3_B, including:

1. *Multiple drainage systems shall be provided to serve areas of the site that may be affected by more and less frequent fluvial flood events, such that unaffected areas can continue to drain surface water during a more frequent fluvial flood event.*
2. *Discharge from the drainage systems to the receiving sewer shall be limited to 4.3l/s in total. Where oil interceptors/separators are provided and located within areas of increased risk of fluvial flooding, they shall be fitted with sealed access covers.*
3. *The drainage systems shall have sufficient storage capacity to not increase flood risk off-site during a combined fluvial flood and rainfall event.*
4. *Where geocellular attenuation tanks are provided within the systems, they shall include sufficient access to allow for periodic and reactive maintenance. Where access points are provided within areas of increased risk of fluvial flooding, they shall be fitted with sealed access covers.*

The proposed foul and surface water drainage systems shall be implemented and maintained for the lifetime of the development.

Reason: To ensure appropriate utility connections.

The following documents have been submitted to discharge this Condition:

- Condition 31/32 Technical Note.
- Appendix A – Drawings:
 - Proposed Drainage General Arrangement (Dwg No: 75-E1624-CDY-XX-XX-D-C-0050-C02).
 - Proposed Drainage Details Sheet 1 (Dwg No: 75-E1624-CDY-XX-XX-D-C-0060-C01).
 - Proposed Drainage Details Sheet 2 (Dwg No: 75-E1624-CDY-XX-XX-D-C-0061-C01).
 - Proposed Drainage Details Sheet 3 (Dwg No: 75-E1624-CDY-XX-XX-D-C-0062-C01).
 - Proposed Drainage Details Sheet 4 (Dwg No: 75-E1624-CDY-XX-XX-D-C-0063-C01).
 - Proposed Levels and Contours Mid Storage Option (Dwg No: 75-E1624-CDY-XX-XX-DR-C-6011-A4-C01); and
 - Proposed Drainage Schedules (Dwg No: 12245-CDY-XX-XX-DR-C-0055_C01).
- Appendix B - Drainage Calculations:
 - Upper System Results; and
 - Lower System Results.

It is considered that the above documents contain all the information required to discharge Condition 31. The technical note sets out how the condition will be met, and the Appendices contain the relevant technical information to support this, including drawings and calculations that demonstrate the required information.

Condition 32 – Surface Water Drainage Maintenance

Condition 32 relates to the provision of details regarding surface water drainage maintenance. The wording of this condition is as follows:

Prior to occupation of the development, a management and maintenance schedule for the approved surface water drainage system shall be submitted to, and approved in writing by the local planning authority. The Schedule shall, thereafter, be implemented in accordance with the approved details.

Reason: To ensure appropriate utility connections

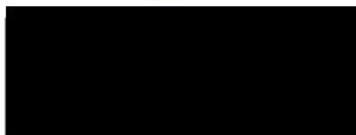
The following documents have been submitted in order to discharge this Condition:

- Condition 31/32 Technical Note; and
- Appendix C: Drainage Operation and Maintenance Manual.

These documents are considered to contain all the required information to allow for the discharge of this condition as the Operation and Maintenance Schedule sets out the maintenance steps that will be taken, including inspections and cleaning of the drainage elements.

It is considered that the above and enclosed are suitable to allow for the validation and determination of this application, however, please do not hesitate to contact me should you have any queries or require any further information.

Yours sincerely,



Elizabeth Godfrey

Assistant Planner

Planning Potential

Bristol

Enc.