

Date: 16 October 2024
Application: 242533



**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,

Full Planning Approval Consultation

Application Number: 242533

Applicant: Mr Crawford Temple

Site Address: Unit 1, 125 Reading Road, Wokingham, RG41 1HD

Parish: Invalid code

Grid Reference: Easting - 479832, Northing - 169504

Type of Development: Minor Retail distribution and servicing (1-999)

Proposal: Full application for the erection of two storey front extension to provide additional retail floor space.

Case Officer: Tariq Bailey-Biggs

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 242533. 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:	242533
Address:	Unit 1, 125 Reading Road, Wokingham, RG41 1HD.		
Proposal:	Full application for the erection of two storey front extension to provide additional retail floor space.		
Type of Development:	Minor Retail distribution and servicing (1-999)		
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 majority of Unit 1 is within flood zone 1 and just NE corner of the building (Rear) is within flood zone 2.

We have reviewed **Lanmor Consulting flood risk assessment report 241869/FRA/AG/KBL/01 dated 01/10/2024** and have the following comments to make:

Proposed site plan drawing 24-P091-01 dated Sept 2024 shows that the extension is to the front of the building.

The site currently 100% impermeable and the development proposes attenuation via a 400mm subbase below the permeable paving, with discharge controlled at 0.8l/s via an orifice, into a Thameswater sewer.

Thameswater letter 77967 dated 17/10/2024 confirms that they have no objection to the connection.

Micro-drainage calculations dated 01/10/2024 indicate that 11.4m³ is required to attenuate runoff from the development for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

Proposed drainage strategy drawing 241869/DS/01 (Appendix B) represents the proposal but does not indicate the size of the permeable paving area to demonstrate that the 11.4m³ required can be catered for.

Please provide a revised drawing, with this information.

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:	17/10/2024	Signed:	Boniface Ngu
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