

Date: 6 February 2026
Application: 252177



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252177

Applicant: Mr Kevin McManus

Site Address: 7A The Ridgeway, Woodley, Wokingham, RG5 3QD

Parish:

Grid Reference: Easting - 476530, Northing - 172031

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.

Case Officer: Cameron Young

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 252177. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ray Drabble Flood Risk & Drainage		
Service	WBC Drainage	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.		
Type of Development:	Minor Dwellings (1-9)		
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

Comments made in response to revised simulations to calculate attenuation storage using FEH data that show an attenuation storage requirement of 8,800cum.

Consulting engineers Infrastruct Ltd. have confirmed that this will be lined with an impermeable geotextile membrane.

It has been confirmed that groundwater monitoring is in progress and the results of this will be shared with the LLFA, once available and will be used to inform any modifications to the engineering design, as appropriate.

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.

1. Applicant to provide time-series over winter groundwater monitoring results once available together with an engineering assessment of the robustness of the existing Drainage Strategy 6508 001 Rev PO3 dated 12/01/26 in the light of this data.

Reason: to demonstrate no increase in flood risk.

Date:	14/10/2025	Signed:	Ray Drabble
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