

Date: 22 May 2025
Application: 251205



**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,

Discharge of condition Consultation

Application Number: 251205

Applicant: Mrs Tracey Powell

Site Address: Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ

Parish: Earley

Grid Reference: Easting - 474633, Northing - 170533

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 250101 dated 17/03/2025. Condition 4 relates to submission of a Construction Method Statement and condition 5 to details of the drainage system.

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 251205. 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:	NT		
Service	WBC Drainage	App No:	251205
Address:	Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 250101 dated 17/03/2025. Condition 4 relates to submission of a Construction Method Statement and condition 5 to details of the drainage system.		
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

Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy.

Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with drawing no. TC 24084 Drawing no. 300 and 310 which shows Drainage layout and details and also calculations submitted by taylor consulting , it is now confirmed that the revised proposal meets the requirements of application for which LLFA is statutory consultee. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

It is recommended that condition no. 5 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)			
Date:	27/05/2025	Signed:	NT