

Date: 3 September 2024
Application: 242060



**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: 242060

Applicant: Morgan Lovell

Site Address: Unit 310, Wharfedale Road, Winnersh, Wokingham, RG41 5TP

Parish: Winnersh

Grid Reference: Easting - 477817, Northing - 171435

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of a Liquid Nitrogen storage tank, plant enclosures, heat pumps/ chillers, process chillers, effluent waste tank and flues.

Case Officer: Adriana González

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 242060. 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:	242060
Address:	Unit 310, Wharfedale Road, Winnersh, Wokingham, RG41 5TP.		
Proposal:	Full application for the proposed installation of a Liquid Nitrogen storage tank, plant enclosures, heat pumps/ chillers, process chillers, effluent waste tank and flues.		
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

We have reviewed **BSP flood risk assessment report WRWW-BSP-XX-XX-T-W-0001-P01 dated 07/08/2024** together with its appendices and have the following comments to make:

The 0.005ha site is mostly within flood zone 1, with its SW corner being within flood zone 2.

The site gently slopes from SW (39.35mAOD) to NE (39.15mAOD) and currently made up of mostly concrete paved HGV loading area.

The site is mostly impermeable with a small permeable area to house the proposed installations, as represented by **ground floor site plan drawing P002 A dated 17/07/2024**.

We note that product 4 1 in 1000-year flood level for the area is 39.18mAOD and the tank plinth invert levels are proposed no lower than 39.20mAOD.

We also note the surface water drainage is proposed into the existing watercourse to the SW boundary of the site.

It is however not clear how runoff from the impermeable area created will be managed prior to discharge to the watercourse.

Please provide that clarification.

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:	06/09/2024	Signed:	Boniface Ngu
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