

Date: 20 June 2025
Application: 251385



**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: 251385

Applicant: -

Site Address: Land Adjacent to Phoenix Park Nelson's Lane Reading RG10 0RR

Parish: St. Nicholas Hurst

Grid Reference: Easting - Northing -

Type of Development: Minor All other developments

Proposal: Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (temporary development).

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 251385. 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:	251385
Address:	Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR.		
Proposal:	Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (temporary development).		
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 **Calibro Flood Risk Assessment and Drainage Strategy report 25-249-60 02 dated 05/06/2025**, together with its appendices and have the following comments to make:

The development proposes two masts, permeable area, as well as two shelters, as represented by proposed site plan drawing P1-02 v8 dated 04/06/2025 (App B).

We note that the masts will each have an area of 9m² while the shelters with open sides will have a combined roof area of 30m².

Based on the above, we would have no objection to the development but would **recommend the condition below**:

Conditions & Reasons (if required)

The development should be carried out in accordance with the **Calibro Flood Risk Assessment and Drainage Strategy report 25-249-60 02 dated 05/06/2025**.

Date:	23/06/2025	Signed:	Boniface Ngu
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