

Date: 24 June 2026
Application: 261480



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 261480

Applicant: Mr Kevin McManus

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

Parish: Woodley

Grid Reference: Easting - 476528, Northing - 172046

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 252177 dated 11/05/2026. Condition 3. External Materials. 6. Groundwater. Mandatory Biodiversity Gain Condition.

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 261480. 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 **15 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261480
Address:	7a The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 252177 dated 11/05/2026. Condition 3. External Materials. 6. Groundwater. Mandatory Biodiversity Gain Condition.		
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

Environmental Health has reviewed the Ground Investigation Report (P25-281gi_v3) prepared by Paddock Geo Engineering submitted in support of the discharge of Condition 6 (Groundwater). The investigation included intrusive site investigation and subsequent groundwater monitoring. Groundwater was identified within monitoring borehole WS101 at depths ranging between approximately 0.81m and 2.85m below ground level, with recorded fluctuations attributed to rainfall and seasonal variation.

The report concludes that while localised groundwater ingress into excavations may occur during construction, particularly following periods of prolonged rainfall, this can be managed through appropriate temporary drainage and/or dewatering measures. Groundwater conditions have been assessed and considered within the foundation and construction recommendations.

Environmental Health is satisfied that the requirements of Condition 6 have been satisfactorily addressed. No objection is raised to the discharge of the condition, provided that the recommendations and mitigation measures set out within the submitted Ground Investigation Report are implemented during the construction phase.

Conditions & Reasons (if required)			
n/a			
Date:	08.07.2026	Signed:	<i>K.Pates</i>