



Technical note

From	Craddys	To	Planning Potential
Date	06.02.2026	Ref	12245w0016
Subject	Discharge of conditions 31 & 32 for Aldi, Winnersh		

The following technical note has been prepared for the purpose of discharging conditions 31 & 32 for application APP/X0360/V/24/3339712. The application is as follows:

“Full application for the proposed erection of a foodstore with associated access, parking and servicing areas, landscaping, and other associated works to include solar panels to the roof.”

Condition 31

The requirements of the condition are as follows, responses from Craddys on how each requirement has, or will be achieved, are given below each requirement.

Prior to occupation of the development, surface water drainage systems shall be provided in accordance with details that have been submitted to and approved in writing by the LPA. The submitted details for the surface water drainage system shall accord with the principles shown on drawing 12245_Ss_50_35_00_sk0019_S3_B, including:

- 1. Multiple drainage systems shall be provided to serve areas of the site that may be affected by more and less frequent fluvial flood events, such that unaffected areas can continue to drain surface water during a more frequent fluvial flood event.*

Please see Appendix (A) for proposed drainage drawings; these show two separate systems of drainage, an ‘upper’ and ‘lower system’. The upper system discharges to S07, and the lower system discharges to S25.

Please also see Appendix (B) for proposed drainage calculations, which are detailed calculations based upon the previously approved drainage technical note 12245w0014a.

The lower site system will not flood due to surface water flooding, prior to the site being inundated with fluvial flooding.

The upper site system will not flood due to surface water flooding, prior to the upper system being inundated with fluvial flooding.

The site inundation time has been simulated by setting the simulation duration to the time specified in section 2.6 and 2.7 of technical note 12245w0014a.

Please note, whilst flooding at the nodes S25 and Ex9250 are shown in the results of the Upper site system, this is because these nodes are part of the lower system and required to be included in the simulation to produce accurate results for the ‘Upper system’. Flooding at these nodes in the “Upper System” results specifically should be ignored as they are not part of the ‘Upper system’ in question.

- 2. Discharge from the drainage systems to the receiving sewer shall be limited to 4.3l/s in total. Where oil interceptors/separators are provided and located within areas of increased risk of fluvial flooding, they shall be fitted with sealed access covers.*

Please see Appendix (A) for proposed drainage drawings, these show the discharge rate between the 3no Hydrobrake vortex flow control devices and connections is limited to total 4.4L/s; S06 at 2.1L/s, S24 at 1.5L/s, S31 at 0.8L/s.

4.4L/s is the discharge rate approved on drawing 12245_Ss_50_35_00_sk0019_S3_B.

Oil interceptors/separators have sealed access covered specified, please see Appendix (A) for drainage details.





3. *The drainage systems shall have sufficient storage capacity to not increase flood risk off-site during a combined fluvial flood and rainfall event.*

Please also see Appendix (B) for proposed drainage calculations, which are detailed calculations based upon the previously approved drainage technical note 12245w0014a.

This shows that the upper and lower systems do not have any surface water flooding prior to inundation by fluvial flooding.

As above, please note that whilst flooding at the nodes S25 and Ex9250 are shown in the results of the Upper site system, this is because these nodes are part of the lower system and required to be included in the simulation to produce accurate results for the 'Upper system'. Flooding at these nodes in the "Upper System" results specifically should be ignored as they are not part of the 'Upper system' in question.

4. *Where geocellular attenuation tanks are provided within the systems, they shall include sufficient access to allow for periodic and reactive maintenance. Where access points are provided within areas of increased risk of fluvial flooding, they shall be fitted with sealed access covers.*

The proposed foul and surface water drainage systems shall be implemented and maintained for the lifetime of the development.

The attenuation tanks have sealed access covered specified, please see Appendix (A) for drainage details.

Condition 32

The requirements of the condition are as follows, responses from Craddys on how each requirement has, or will be achieved, are given below each requirement.

Prior to occupation of the development, a management and maintenance schedule for the approved surface water drainage system shall be submitted to, and approved in writing by the local planning authority. The Schedule shall, thereafter, be implemented in accordance with the approved details.

Please see Appendix (C) for Operation and Maintenance manual (O&M) for the scheme.

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APPENDIX A

Proposed Drainage Drawings





APPENDIX B

Proposed Drainage Calculations





APPENDIX C

O&M Manual

