

Date: 16 December 2025
Application: 253049



**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,

PN Class Q Agri to Resi Consultation

Application Number: 253049

Applicant: Mitch McDonagh

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Parish: Swallowfield

Grid Reference: Easting - 472865, Northing - 163477

Type of Development:

Proposal: Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings with associated works including partial demolition.

Case Officer: Benjamin Hindle

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 253049. 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 **9 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253049
Address:	Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU.		
Proposal:	Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings with associated works including partial demolition.		
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

Site location plan drawing 001 dated December 2025 indicates that the existing farm building is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed layout and elevations drawing 5389-005 dated December 2025**.

We would however anticipate seeing details of how foul drainage for the development will be managed.

Conditions & Reasons (if required)

We would however anticipate seeing details of how foul drainage for the development will be managed.

To ensure that foul drainage for the development is properly managed.

Date:	19/12/2025	Signed:	Boniface Ngu
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