

Date: 30 March 2026
Application: 260756



**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,

Discharge of condition Consultation

Application Number: 260756

Applicant: Ms Hollie Howe

Site Address: Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY

Parish: Wokingham

Grid Reference: Easting - 480214, Northing - 167745

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).

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 260756. 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 **22 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260756
Address:	Nigra Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 242136 dated 6/1/2025. Condition 5 (Arboriculture), 12 (Flow Routes), 14 (Highways), 15 (Access & Visibility Splays), 16 (Parking & Cycle Storage) and, 18 (Fume Extraction, Ventilation & Filtration).		
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

We have reviewed the **drainage layout and overflow routes drawing 103 P4 dated 10/03/2025** which demonstrates that porous collector pipes wrapped round the building, collect overland flows and direct them to the West of the building where the attenuation tank is.

Details as represented on **Overland Flow Routes Sectional Details drawing 104 P3 dated 12/08/2025**.

Based on the above, we can recommend **discharge of condition 12** of application 242136.

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:	31/03/2026	Signed:	Boniface Ngu
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