

Date: 9 October 2025
Application: 252255



**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: 252255

Applicant: Mr T Duck

Site Address: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham Town

Grid Reference: Easting - 479848, Northing - 166963

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 231351 dated 12.11.2024. Condition 3 relates to materials, 4 to ground and building levels, 6 to construction management, 9 to landscape details (large scale), 11 to protection of existing trees, 12 to landscape management plan, 13 to earth mounding and contouring, 14 to hedgerows, 15 to contamination, 17 to cycle parking, 18 to details of car and motorcycle parking, 20 to vehicle turning, 21 to construction access, 22 to access, 25 to travel plan, 26 to walking and cycling strategy, 27 to LEMP, 28 to ecological permeability, 29 to details of boundary walls and fences, 30 to noise impact assessment, 31 to odour extraction details, 32 to drainage, 35 to BREEAM compliance, 37 to communications plan, 42 to bat Licence.

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 252255. 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 **30 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252255
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 231351 dated 12.11.2024. Condition 3 relates to materials, 4 to ground and building levels, 6 to construction management, 9 to landscape details (large scale), 11 to protection of existing trees, 12 to landscape management plan, 13 to earth mounding and contouring, 14 to hedgerows, 15 to contamination, 17 to cycle parking, 18 to details of car and motorcycle parking, 20 to vehicle turning, 21 to construction access, 22 to access, 25 to travel plan, 26 to walking and cycling strategy, 27 to LEMP, 28 to ecological permeability, 29 to details of boundary walls and fences, 30 to noise impact assessment, 31 to odour extraction details, 32 to drainage, 35 to BREEAM compliance, 37 to communications plan, 42 to bat Licence.		
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 **drainage general arrangement drawing DR - C - 5000 - P4 dated 10/07/25** and have the following comments to make.

We note that runoff will be managed via an attenuation basin to the southwest of the development, with discharge controlled at 0.4l/s.

The site experiences high groundwater levels and ground investigation works indicated levels as high as 0.5m bgl.

Detention basin detail drawing DR-C-5100-P5 dated 03/09/2025 indicates that the near 1.5m deep basin will be lined with a 200mm puddle clay layer and will have a 300mm permanent water level.

Please provide the calculations demonstrating that the required attenuation volume has been provided and the micro-drainage simulation files (mdx, pfd...) for auditing.

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:	17/10/2025	Signed:	Boniface Ngu
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