

Date: 6 February 2025
Application: 250265



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,

Variation/Removal of Condition Consultation

Application Number: 250265

Applicant: Mr Daniel Waite

Site Address: Lee Spring, Latimer Road, Wokingham, RG41 2WA

Parish: Wokingham Town

Grid Reference: Easting - 480618, Northing - 168495

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 11, 16, 17 and 25 of planning consent 223691 for the proposed erection of 42 residential apartments in three blocks, including onsite parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings. Condition 11 refers to drainage, 16 to walking and cycling, 17 to electrical vehicles charging strategy, 25 to sustainability. The variation is to allow demolition to be achieved and update the sustainability strategy.

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 250265. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250265
Address:	Lee Spring, Latimer Road, Wokingham, RG41 2WA.		
Proposal:	Application to vary condition 11, 16, 17 and 25 of planning consent 223691 for the proposed erection of 42 residential apartments in three blocks, including onsite parking, shared amenity spaces, enhanced green spaces to support biodiversity and waste storage facilities. Access for neighbouring garages to be provided by 3.7m wide through-route north of the site. Following demolition of the existing buildings. Condition 11 refers to drainage, 16 to walking and cycling, 17 to electrical vehicles charging strategy, 25 to sustainability. The variation is to allow demolition to be achieved and update the sustainability strategy.		
Type of Development:	Major Dwellings (10+)		
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 are happy for the drainage condition to be varied to “**No construction shall take place**” instead of “**No development shall take place**”, to allow for demolition to take place.

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:	06/02/2025	Signed:	Boniface Ngu
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