

30 June 2026

FAO Chief Planning Officer
Planning Department

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Re: Brook House Molly Millars Bridge Wokingham RG41 2WY

**Discharge of conditions application for application ref. 241745
relation to Condition nos. 11 & 16**

I am pleased to enclose a discharge of conditions submission for planning permission ref. 241745 approved on 21/03/2025.

The approved application is for: 'Full application for the erection of a link extension and the erection of warehouse extension (Sui Generis Mixed Use B2/B8); erection of 3 silos; reconfiguration of entrance path; external alterations to existing buildings and associated parking.'

This submission seeks to discharge condition nos. 11 & 16 of the decision. The decision notice has been provided for clarity.

Accompanying this submission are the relevant application form, documents, and information.

CONDITION 11 (Drainage Management and Maintenance):

No building hereby approved shall be brought into use until a maintenance and management plan for the surface water drainage system has first been submitted to and approved in writing by the Local Planning Authority. The plan shall include a schedule for regular maintenance of all SuDS components, permeable surfaces, and water quality treatment devices, as well as details of who will be responsible for ongoing maintenance. The surface water drainage system shall be managed and maintained thereafter in accordance with the approved plan for the lifetime of development hereby approved.

*Reason: To prevent increased flood risk from surface water run-off.
Relevant policy: NPPF Section 10, Core Strategy policy CP1 and
Managing Development Delivery Local Plan policies CC09 and CC10.*

To discharge this condition, an Inspection, Servicing and Maintenance of Site Drainage strategy has been submitted. The document sets out a comprehensive maintenance regime for the site's drainage infrastructure, including routine inspections of surface water and sewage pumps, annual jetting and servicing of drains and pump wells, periodic CCTV drainage surveys, and ongoing management by trained personnel and specialist contractors. These measures will ensure the drainage system remains operational and effective for the lifetime of the development. As such, the submitted maintenance strategy is considered sufficient to discharge this condition.

CONDITION 16 (Bin Storage and Collection Area):

Before the development hereby approved is first brought into use, details of bin storage facilities are to be submitted to and approved in writing by the local planning authority. The bin storage facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policy CC04.

To discharge this condition, a Proposed Refuse Area Drawing has been prepared by Edgingtons Architects. The drawing shows dedicated areas for the storage of 1100L general waste and recycling bins. The facilities shall be retained for the lifetime of the development and shall be used solely for the temporary storage and collection of refuse and recyclable materials. As such, this is considered adequate to discharge this condition.

Yours Sincerely,

Emily Temple BSc (Hons) MSc MRTPI

Executive Director & Founder | ET Planning

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