

Date: 8 May 2025
Application: 250959



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 250959

Applicant: - - -

Site Address: Former Prince Bros Service Station, Old Bath Road, Reading, RG10 9QJ

Parish: Invalid code

Grid Reference: Easting - 478168, Northing - 176036

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for demolition of two existing buildings and a garage and the change of use from service station to a fuel oil storage and distribution facility including the recladding of the existing building, installation of 8 no. fuel oil storage tanks, refurbishment of hardstanding, car parking and associated works.

Case Officer: Marcus Watts

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 250959. 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:	250959
Address:	Former Prince Bros Service Station, Old Bath Road, Reading, RG10 9QJ.		
Proposal:	Full application for demolition of two existing buildings and a garage and the change of use from service station to a fuel oil storage and distribution facility including the recladding of the existing building, installation of 8 no. fuel oil storage tanks, refurbishment of hardstanding, car parking and associated works.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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 **Odyssey flood risk assessment & drainage strategy report 24-210 dated February 2025**, together with its appendices and have the following comments to make:

The 0.49ha site is located within flood zones 1, 2 & 3 and falls from east (36.31m AOD) to west (35.65m AOD), with a tiny corner in the SE of the site that is within flood zone 3.

Product 6 data from the Environment Agency reveals that the 1%AEP plus 20% flood outline is 35.32m AOD while the 0.1%AEP flood level is 35.74m AOD.

The above data, the site is outside the 5% AEP and 1% AEP plus 20% CC flood outline.

We note that there will be no land raising.

Q_{Bar} has been calculated at 1.6l/s and **Causeway flow calculations dated 21/01/2025** demonstrate that there will be no flooding for events up to an including the 1 in 100-year flood event with a 40% allowance for climate change, with

attenuation required for 440.2716m³ required.

Preliminary drainage strategy drawing 24-210-011 dated February 2025 (Appendix A) indicates that 440.8m³ of attenuation will be provided with discharge controlled at 1.6l/s.

We note that foul drainage will be managed via a package treatment plant, with discharge proposed to the watercourse, as represented in **Appendix A**.

SuDS will be in accordance with **Appendix G** and maintenance responsibility will be that of the owner.

NB:

Connection to an ordinary watercourse requires ordinary watercourse consent from the LLFA, via floodriskdc@wokingham.gov.uk

Detail on ordinary watercourse consent can be found on our website, via <https://www.wokingham.gov.uk/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

Based on the above, we would have no objection to the principle of the development, but we would **recommend the condition below**:

Conditions & Reasons (if required)

The development shall be carried out in accordance with **Odyssey flood risk assessment & drainage strategy report 24-210 dated February 2025**, together with its appendices, with discharge limited at 1.6l/s.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	19/05/2025	Signed:	Boniface Ngu
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