

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
471232/173309

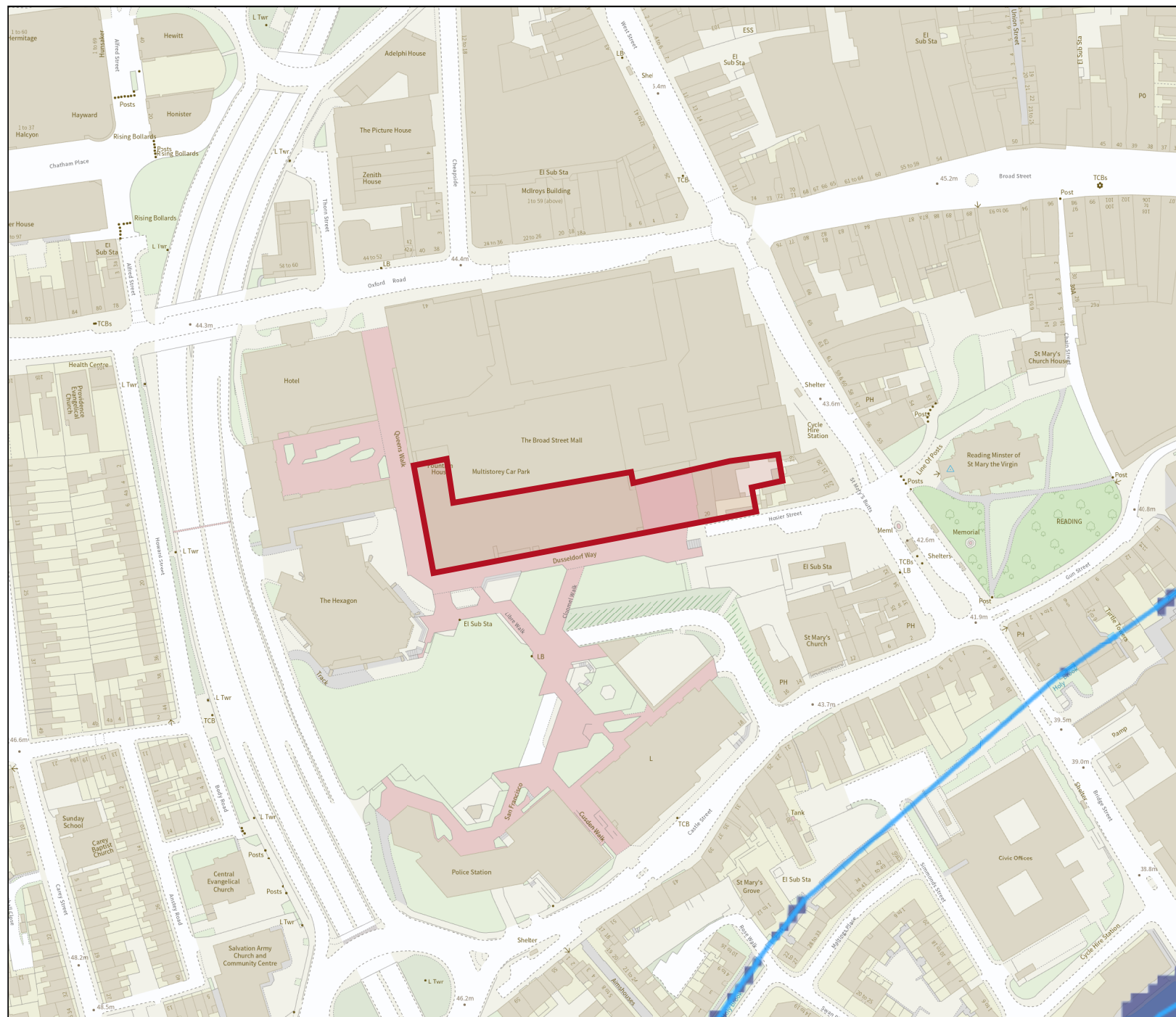
Scale
1:2500

Created
9 Oct 2023 13:06

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m

Page 2 of 2



From: BCTAdmin@thameswater.co.uk
Sent: 15 March 2019 12:52
To: Planning Administration
Subject: 3rd Party Planning Application - 182137

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Reading Borough Council
Council Offices
Civic Centre
Reading
Berks
RG1 7TD

Our DTS Ref: 55130
Your Ref: 182137

15 March 2019

Dear Sir/Madam

Re: BROAD STREET MALL, BROAD STREET , READING, RG1 7QE

Waste Comments

Thames Water would advise that with regard to Foul Water sewage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

Thames Water would advise that with regard to surface water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water will contact the developer in an attempt to agree a position on water networks but given the the time Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Supplementary Comments

The comments are based on the assumption that foul flows will be connected to the public sewer by gravity (not pumped) and that the existing impermeable area will not increase because of this development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

[Tel:020](tel:02035779998) 3577 9998

Email: devcon.team@thameswater.co.uk

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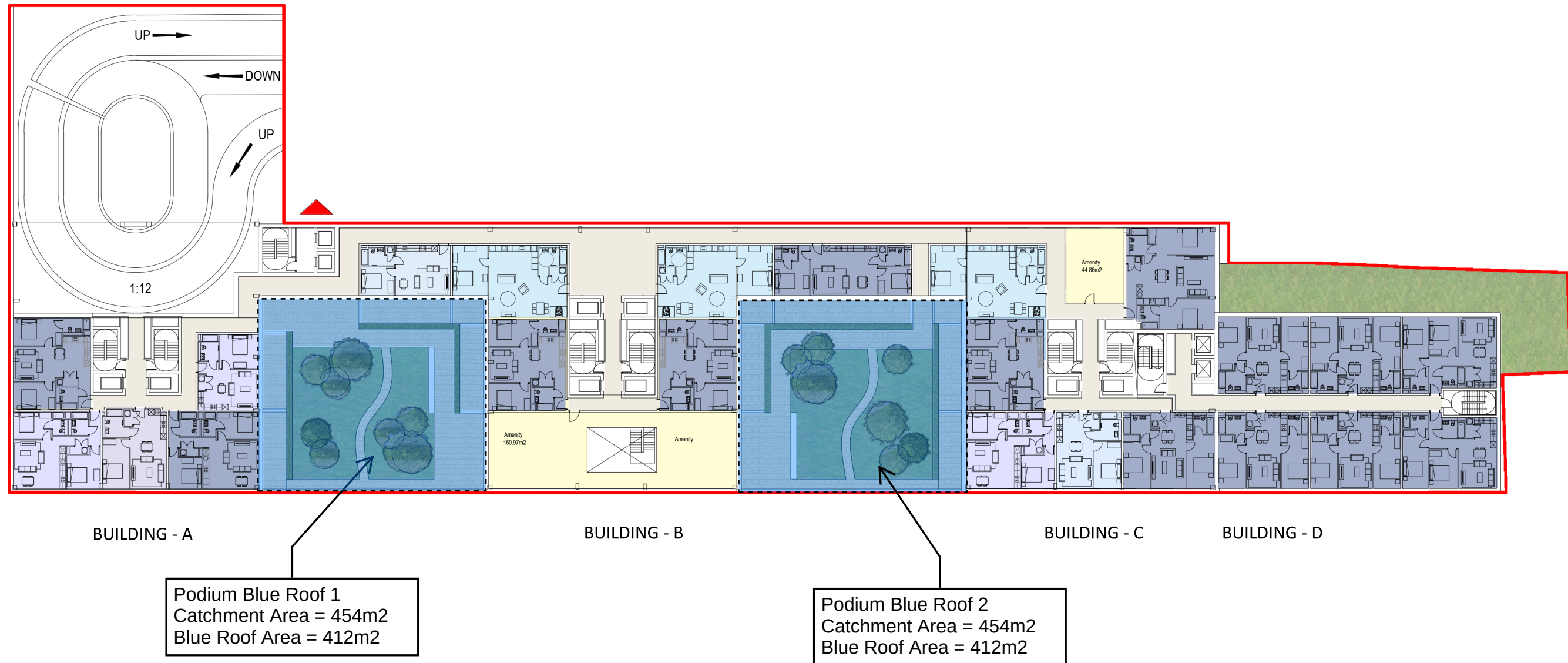
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Appendix F – Meinhardt Drawings

Blue Roof Mark Up - Level 1

BY: GB

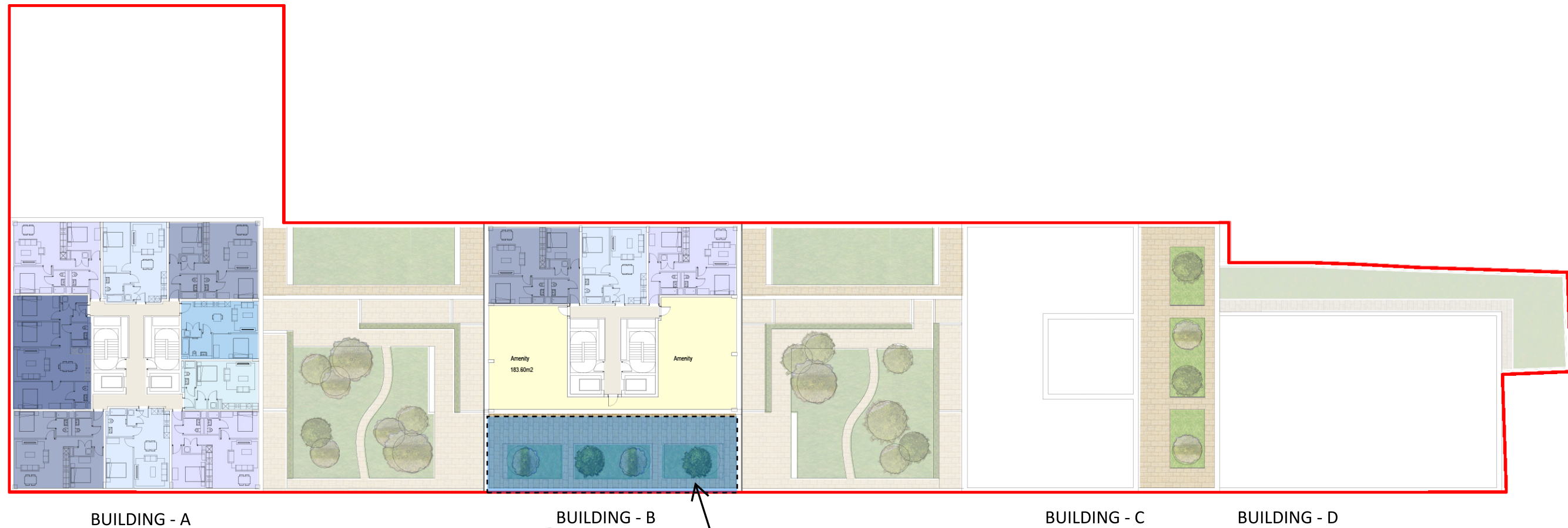
DATE:09/11/22



Blue Roof Mark Up - Level 21

BY: GB

DATE:08/11/22

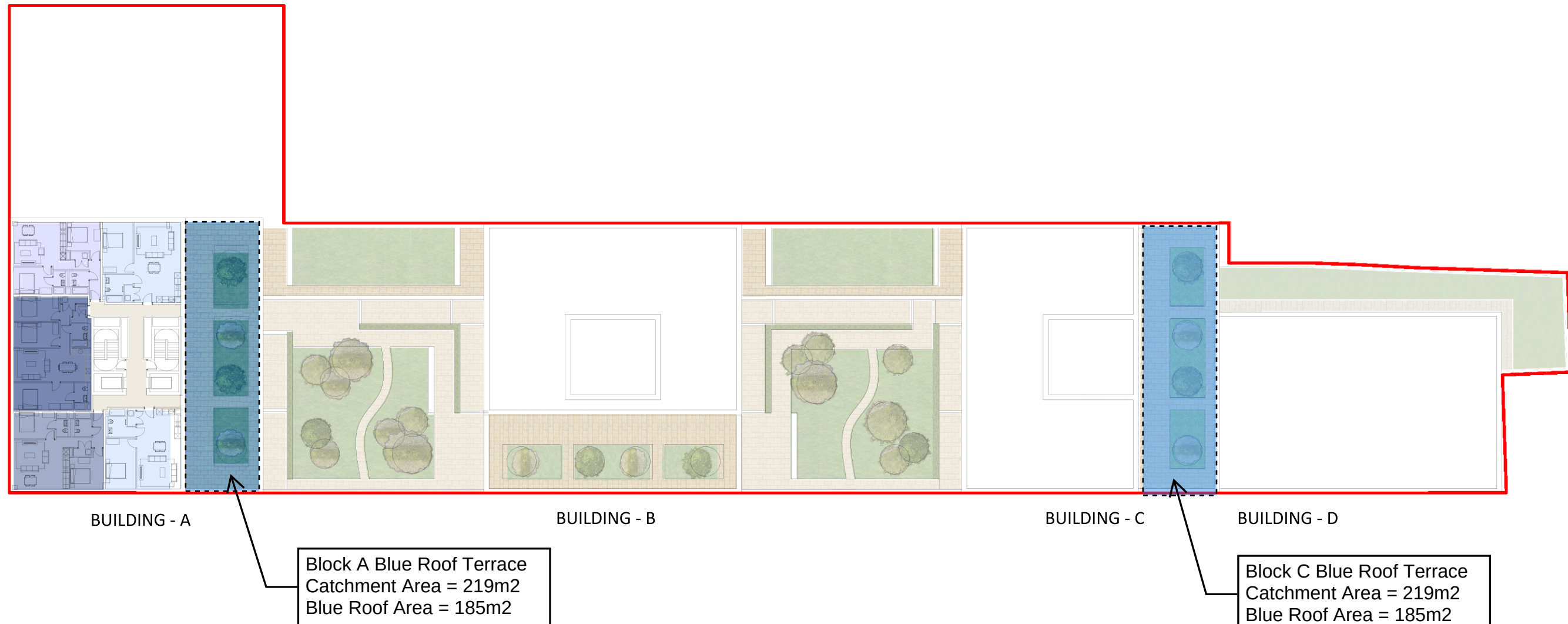


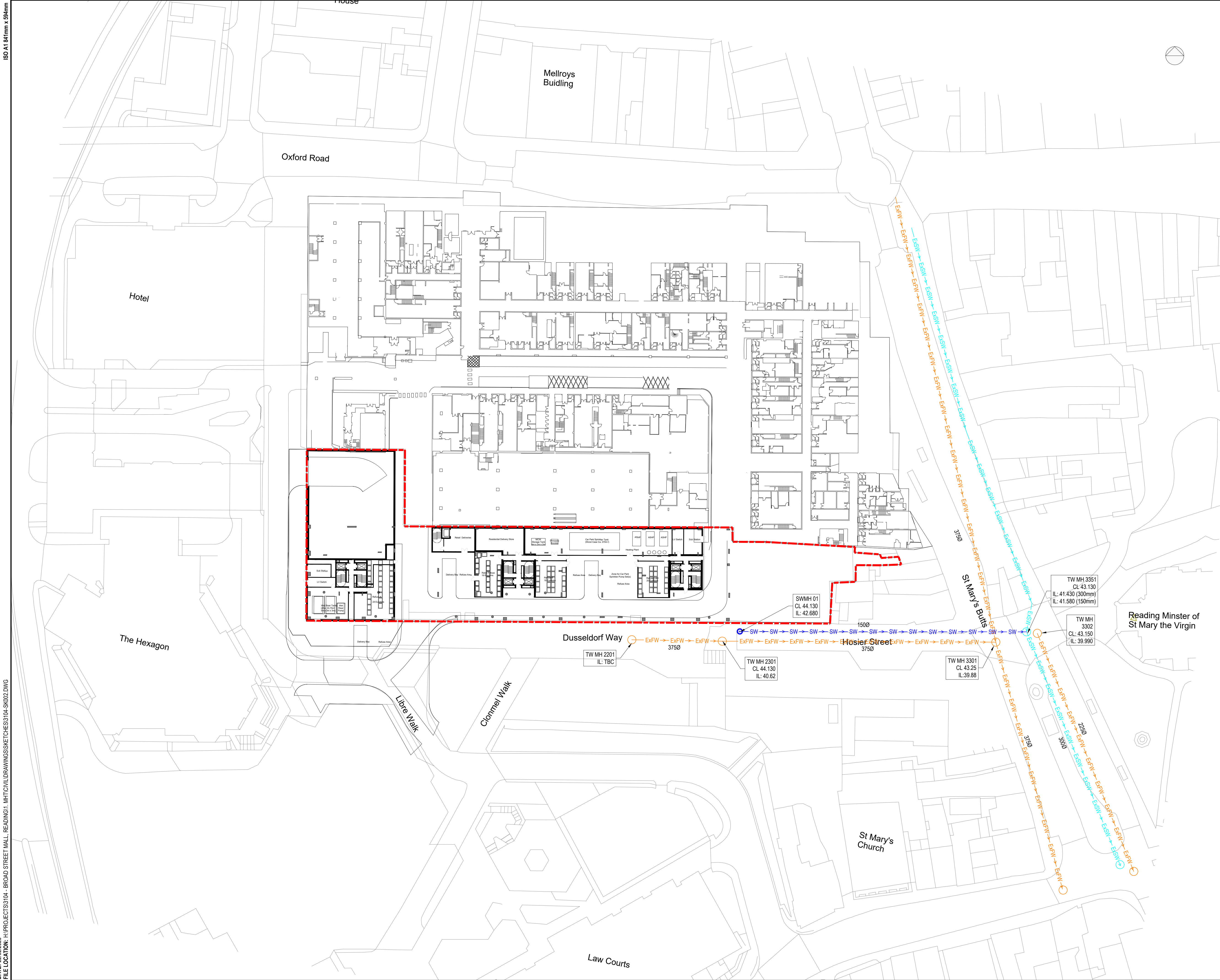
Terrace Blue Roof 1
Catchment Area = 220m²
Blue Roof Area = 186m²

Blue Roof Mark Up - Level 25-28

BY: GB

DATE:09/11/22





ISSUED FOR INFORMATION

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR INFORMATION	GB	27.02.23

- NOTES:
- DO NOT SCALE FROM THIS DRAWING
 - ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
 - THIS DRAWING IS FOR INFORMATION ONLY.

KEY:

---	SITE BOUNDARY
SW → SW	PROPOSED SURFACE WATER SEWER
FW → FW	PROPOSED FOUL WATER SEWER
ExSW → ExSW	EXISTING THAMES WATER SURFACE WATER SEWER
ExFW → ExFW	EXISTING THAMES WATER FOUL SEWER

CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS

MEINHARDT
10 Aldersgate Street, London EC1A 4JU
Telephone: +44 (0)20 7831 7969
www.meinhardt.co.uk

PROJECT
BROAD STREET READING

CLIENT
MCLAREN LIVING

TITLE
PROPOSED SURFACE WATER DRAINAGE STRATEGY

DISCIPLINE			SCALE
CIVIL			1:500
DRAWN	DESIGNED	CHECKED	APPROVED
GB	GB	GB	GB
DRAWING No			ISSUE
3104-SK003			10



ISSUED FOR
INFORMATION

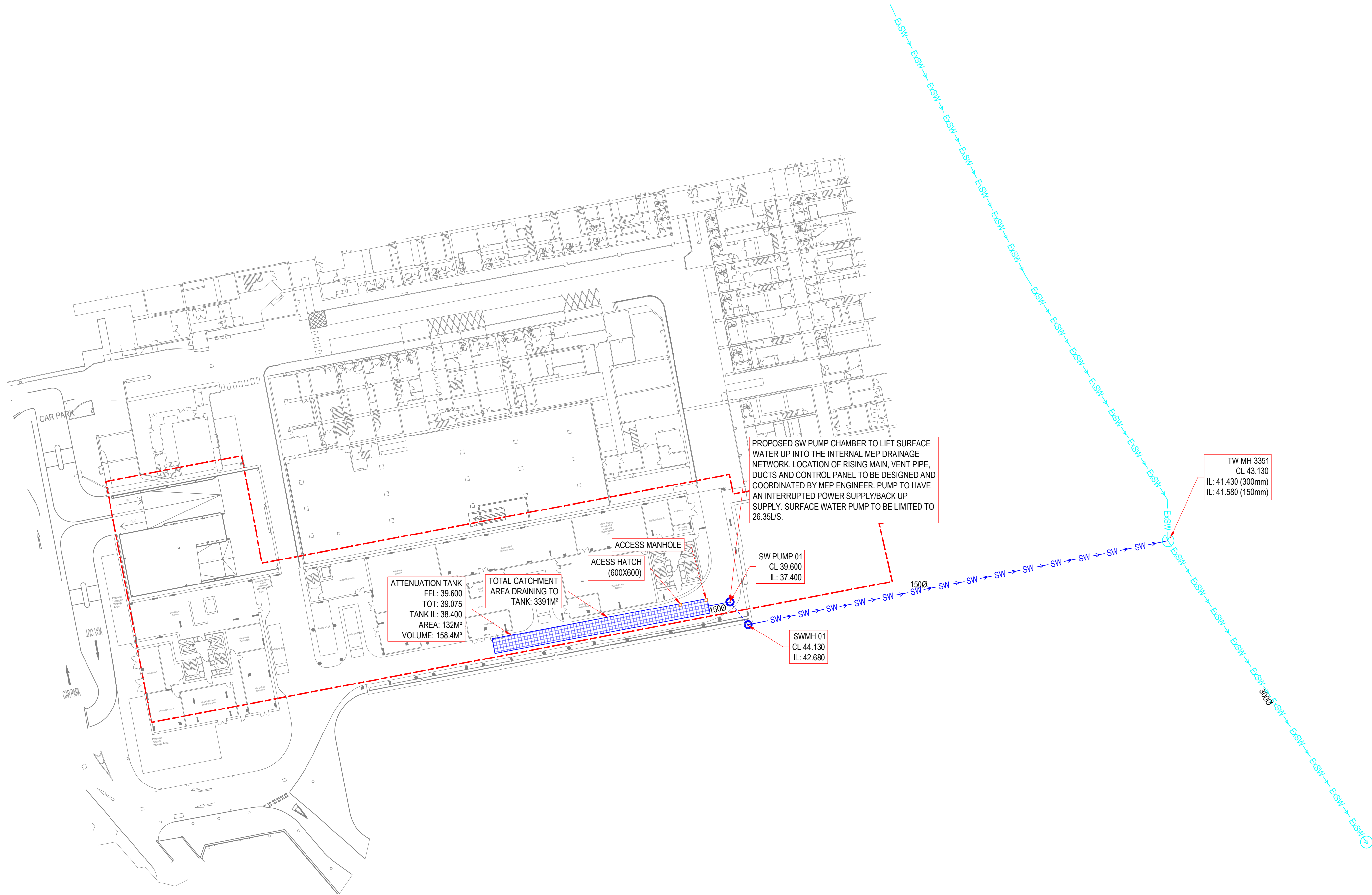
[illegible]

NOTES:

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KEY:

	SITE BOUNDARY
	PROPOSED SURFACE WATER SEWER
	PROPOSED FOUL WATER SEWER
	EXISTING THAMES WATER SURFACE WATER SEWER
	EXISTING THAMES WATER FOUL SEWER



CDM RESIDUAL CIVIL / STRUCTURAL DESIGN RISKS



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Telephone: +44 (0)20 7831 7969
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PROJECT
BROAD STREET READING

CLIENT
MCLAREN LIVING

TITLE
PROPOSED SURFACE WATER DRAINAGE
STRATEGY
BASEMENT LEVEL

DISCIPLINE CIVIL			SCALE 1:500
DRAWN SA	DESIGNED SA	CHECKED GB	APPROVED GB
DRAWING No 3104-MHT-XX-XX-DR-C-SK004			ISSUE 101