

We recommend that the following information is provided before approval of the application. To address this, the applicant should submit the information which:

Justifies why green infrastructure has not been incorporated into the drainage strategy which is required as part of the London Plan drainage hierarchy.

222m² of sedum or green roofing has been proposed on the flat roof areas of the proposed hotel. This can be seen in the revised FRA & SuDS Report, and outlined within C3783-03 within Appendix A.

Includes the rainwater harvesting tanks with their connections of the Detailed SuDS & Surface Water Layout Plan.

As all rainwater pipes are to be internal, a large below ground harvesting tank has been proposed towards the front entrance. This can be seen in the revised FRA & SuDS Report, and within C3783-03 within Appendix A.

Supplies the greenfield runoff rates for the altered site area of 413m² with the supporting calculations which should demonstrate that the proposed runoff rate does not exceed greenfield runoff rates.

As per the plans provided within Appendix A of the revised FRA & SuDS Report, the altered site area has been increased to 1006m² due to the repaving of the existing access roads and pavings. Revised Qbar calculations have been provided within Appendix B of the FRA & SuDS Report, showing a Qbar(Urban) rate of 1.7 l/s. This has been used in the proposed drainage strategy.

Former Regal Cinema, 233 High Street, Uxbridge, UB8 1LD

Nimbus Engineering Consultants Ltd

LLFA Comments & Responses

May 2026

Provides proposed calculations which use the latest rainfall data (FEH22), and the full altered site area (413m²).

This can be seen in the revised FRA & SuDS Report in the hydraulic modelling reports within Appendix B.