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Discharge of condition 14 - Covering letter fv



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Dear Sir/ Madam,

**39207/APP/2020/2188 - DISCHARGE OF CONDITION 14
GSK, STOCKLEY PARK, IRON BRIDGE ROAD, WEST DRAYTON**

On behalf of our client, Prologis UK, we are applying to discharge condition 14 of the above planning permission. This relate to the submission of drainage details for the site. The description of the development for the approved application was as follows:

"Redevelopment of the site to provide two industrial units providing industrial floorspace (Use Class B1c/B2/B8) and ancillary offices together with associated parking, access arrangements, landscaping and infrastructure" (LPA ref. 39207/APP/2020/2188).

This discharge of conditions application is accompanied by the following documents:

- GB000694-RPS-01-XX-RP-D-0300 Drainage Design Philosophy

Condition 14

Condition 14 of the approved permission sets out the following:

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on a scheme shall clearly demonstrate the following:

a) Suds features:

i. A site investigation must be provided to establish the infiltration potential and level of groundwater on the site to determine appropriate SuDs methods (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
ii. Evaluation of all sustainable urban drainage options in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, Living Walls and Roofs and on site vegetation should be integrated in any drainage design Any proposal should use of methods to minimise the use of potable water through water collection, reuse and recycling by:
- incorporating water saving measures and equipment.
- providing details of water collection facilities to capture excess rainwater and or
- providing details of how rain and grey water will be recycled and reused in the development.
iii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off





rates at a variety of return periods including 1 in 1, 1 in 30, 1 in 100, and 1 in 100 year plus Climate change,
iv. *Safe access and egress must be demonstrated - any above ground storage and or overland flooding or flows paths should be mapped, (please include depths and velocities and hazards) above the 100, plus climate change.*

v. *During Construction i. How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.*

vi. *Long Term Management and Maintenance of the drainage system including clear plans showing the responsibility of different parties should be provided, such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services. Where it is a PMC the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.*

The submitted Drainage Design Philosophy sets out the full details of the construction management plan required by condition 14.

I trust that the enclosed documents provide sufficient information to permit the discharge of the above condition. Should you require any further information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that appears to read "Nick Green".

Nick Green

Encl. As above