



**ROK Planning Ltd**  
51-52 St. John's Square  
London  
EC1V 4JL

**Our Ref:** AE/SC/R00525

**PP Ref:** PP-12436011

London Borough of Hillingdon,  
2E/10 Civic Centre  
High Street,  
Uxbridge,  
UB8 1UW

**Submitted Electronically via Planning Portal**

23<sup>rd</sup> February 2024

Dear Sir / Madam,

**SHURGARD HOUSE, WESTMOUNT CENTRE, UXBRIDGE ROAD, HAYES, UB4 0HD  
REBUTTAL LETTER PURSUANT REONSE RECEIVED REGARDING CONDITIONS 6  
(SUSTAINABLE WATER MANAGEMENT) APPLICATION (49467/APP/2023/3258) IN RESPECT OF  
HOST PLANNING PERMISSION 49467/APP/2022/2801.**

The enclosed updated Drainage Strategy and Drainage Layout reflect the revised post-development surface water flow rates for the new development. This has been restricted to a discharge rate of 2.0l/s as specifically requested by the LLFA. In order to achieve this an additional 70m<sup>3</sup> of attenuation, in the form of geocellular crates, are proposed. These will be located adjected to the proposed extension footprint in order to limit disruption to the existing site and not impact the existing surface water drainage and underground services.

All surface water run-off storm events up to and including the 100-year plus 40% climate change generated by the new development and the restriction of flows will be retained within the oversized pipes, attenuation tank and overall site. It is worth noting that the proposed reduction to the discharge rate does not impact the flooded volume in the 1in100 year +40% climate change event.

It is considered that the supporting documents demonstrate the acceptability of the proposal with specific regard to the requirements of Condition 6. As such, it is requested that this condition is approved.

If you should have any questions in the meantime, please do not hesitate to contact myself or Sam Conalty ([sam.conalty@rokplanning.co.uk](mailto:sam.conalty@rokplanning.co.uk)) at this office.



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Yours faithfully,

A handwritten signature in black ink, appearing to read "Alun Evans". It is written in a cursive style with a vertical line on the left and a horizontal line extending to the right.

**Alun Evans**  
Director  
ROK Planning  
T: 07739199711  
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