

2077 - 73298/APP/2021/2746 - Details pursuant to the discharge of Condition 5 (Sustainable Water Management)

Peter George <pdg@gosolve.co.uk>

Fri 10/8/2021 7:12 AM

To: Ed Laughton <elaughton@hillingdon.gov.uk>; Jazz Lall <planning@thepropertyplanner.co.uk>

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Dear Ed,

Please find below our response to the comments:

- *The approved drainage strategy specified permeable paving in all parking spaces, however the latest information has reduced this and there will now be impermeable parking bays. This is not acceptable and increased the amount of attenuation storage required.*
- *The permeable paving shown has been designed to cater for the areas of car parking and access road to the rear of the building based on a 100year storm plus 40% this discharges to the ground see calculations attached. Additional permeable paving can be added but this would only deal with the rain falling directly on it as it is at the high point of the rear area.*
- *The approved drainage strategy states that "Rain gardens are also proposed in private amenity spaces." There is no evidence in the submitted information about the design of rain gardens.*
- *The potential for Rain gardens was assessed during design development and found to be impracticable, it is considered the other SuDS provide adequate alternatives.*
- *Regarding maintenance – the document states that maintenance will be the "responsibility of the property landlords". This has not clarified whether a Private Management Company will be set up to maintain the drainage infrastructure alongside the other maintenance activities.*
- *Jazz Lall will provide details of the Maintenance Company.*
- *Attenuation was originally to be provided in and below the subbase of the permeable paving, however the latest plan shows a separate deep attenuation tank*
- *The attenuation tank has been designed to take the roof water and access road and has been designed to cater for a 100 year storm plus 40% and a maximum discharge of 5.5 l/s as indicated in the original drainage strategy see calculations .*
- *The volumes of storage required and their depth have been based on the allowable discharge rate to the sewer the ground permeability and the depth of the existing surface water sewer.*

Do not hesitate to contact me if you have any queries.

Regards

Peter George

Director