

**LLFA Planning Application Review**  
**Comment Responses**

Parameter	Assessment & Reasoning	Response
3a) Runoff Destination (at site boundary)	MORE INFORMATION REQUIRED – All proposed SuDS features should be shown in the drainage drawings, including the green roofs, tree pits and rain gardens.	<p>The opportunity for tree pits and small rain gardens is subject to the development of below ground utility routes. These features will be considered as part of the landscape design as the design of below ground utility routes develops, and will be included on drawings submitted for discharge of any conditions applied.</p> <p>The drainage drawings show below ground and surface drainage features. Green roofs are part of the landscape design, and as such are shown on the landscape drawings. The landscape drawing showing green roofs is attached for information.</p>
3d) Volume Control	MORE INFORMATION REQUIRED – The applicant should provide the existing runoff volumes.	Pre development drainage has not been modelled. However, pre and post development impermeable areas are similar, and as such pre and post development discharge volumes will be similar.
3e) Flood Risk	<p>MORE INFORMATION REQUIRED – In the calculations the applicant should show the area summary. The maximum runoff rate for Hayes Bridge is 11.8 l/s, and not 11.7 l/s as stated.</p> <p>The storage volumes for the geocellular tanks differ between the calculations and the stated volumes in the report and SuDS Proforma. Some of the tank volumes are higher in the calculations. This should be clarified and amended so that the correct volumes are provided across all documents.</p>	<p>Peak run-off is 11.8 l/s, as per the calculations. This is an error in the report table. Note that 11.8 l/s is the 2 year peak greenfield run-off rate, and as such the design still meets this criteria.</p> <p>The 1990m<sup>3</sup> quoted on the pro-forma is an error. Storage required is as reflected on the drawings, the geometry of which is reflected in the model (note that irregular shaped geocellular tanks need to be converted to an equivalent rectangular unit, and as such some minor discrepancies in volume may occur). The model has been re-run with the attenuation tanks re-named as per the drawing, and the porosity of two of the tanks corrected from 100% to 95%. Volume in the storage tanks is 2339m<sup>3</sup>. Note that this volume may change as detailed design progresses, but flows will remain restricted as per the tables in the report.</p>