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Re: **DISCHARGE OF PLANNING CON THE DEMOLITION OF A COMMERCIAL BUILDING CONTAINING A PANEL BEATING, A SPRAY BOOTH AND A VALETING SERVICE AND TO CONSTRUCT A RESIDENTIAL DEVELOPMENT PROVIDING 4 X TWO BEDROOM FLATS AND 2 X ONE BEDROOM FLATS INCLUDING CHANGE OF USE.(RE-SUBMISSION OF PLANNING PERMISSION 08/00729/FUL) AMENDED 06.10.17**

AT 2a Prospect Mews Reading Berkshire RG1 7YG REF 141516

Condition 11.

Sustainable drainage scheme to manage surface water within the site:

The British Geological Survey sheet for the area shows the anticipated geology to be the London Clay Formation; this may be a sandy clay as the geological maps show the sand component of the London Clay Formation to the south of the site.

It is proposed to use a Sustainable Drainage methods (SuDS) a modular geocellular unit system.

To calculate the required size of stormwater management systems Soakaways to be sized, we are using the recommendations in **BS EN 752 – 4 : 2008** National Annex NG (Drain & sewer systems outside buildings). The guidance states that the soakaway should have a capacity equal to 20mm of rainfall over the area being drained. This method assumes that the local soil conditions offer **low** permeability and therefore stormwater will need to be stored in the soakaway following high intensity storms.

It is proposed to use Marley Waterloc 250, a sustainable drainage system which is a modular geocellular unit system.

Size (1200mm x 800mm x 290mm high) and modular nature allows for maximum flexibility where space is restricted.

Four Waterloc250 cells = 1m³ making volume calculation

Straight forward

The proposed roof area, this area is 121.29 square metres.

The size of Soakaway required for this area of 121.29 sq metres of roof, would therefore need to be 2.426 cubic metres.

In the event of a 1 in 100 year storm +30% for climate change; the volume required would be 3.154 cubic metres.

We are proposing to install Soakaways made up from 2 Modular units 1.2 x 1.6 x 1.5m deep, (overall effective height 1.07mm) the sum Total 2.05 cubic metres, x 2 = (4.11 cubic metres)

06 October 2017 Amendment addition

Design considerations (to facilitate management)

Management and maintenance techniques/considerations should include the regular inspection of silt traps, manholes, pipework. Removal of sediment and debris as required.

Inspections should comply with relevant health and safety legislation. Initially inspections should be carried out monthly during the winter months for the first year after completion of the build.

The following items should be given specific priority ;

Grassed amenity area to be maintained by regular cutting. Grass no higher than 150mm. Grass verges max – 75mm. Monthly or as required.

Amenity to be kept clear of litter and away from SUDs.

First six months after completion inspect inlets and outlets monthly, remove silt from system.

Following this reduce to every six months if no problems arise.

Annually check inspection chambers and check routes are free flowing.

Keep terrace area swept clean of leaves (use leaf vacuums) and debris.

Avoid use of weed-killers and pesticides to prevent chemical pollution.

Avoid de-icing agents wherever possible.

Protect all permeable; porous and infiltration surfaces from silt, sand, mulch and other fine particles.