
SUSTAINABLE DRAINAGE SYSTEM (SUDs) PROPOSAL

Proposed Car
Showroom, Worton
Grange, Imperial Way,
Reading
Kier Reading LLP

PCS Consulting Engineers

Proposed Car Showroom, Worton Grange, Imperial Way, Reading

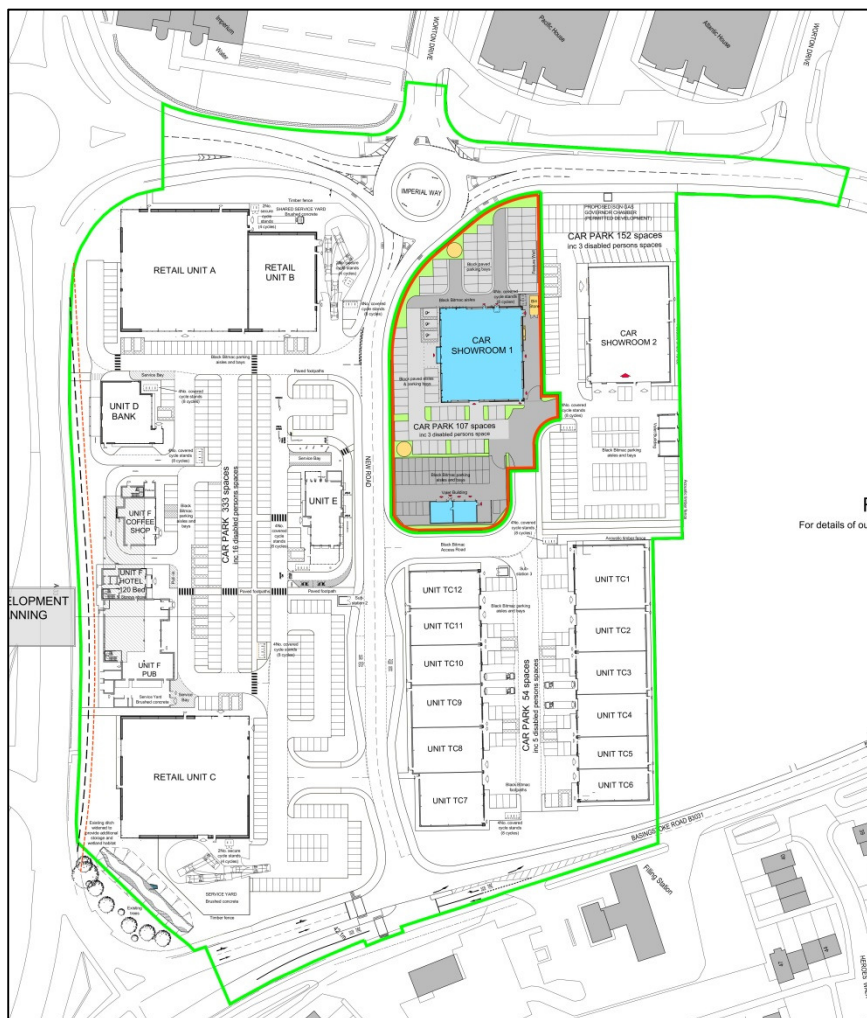
SUSTAINABLE DRAINAGE SYSTEMS PROPOSALS

This Sustainable Drainage Systems (SUDs) statement is to accompany a new planning application for a new car showroom, at the Reading Gateway site at Worton Grange.

The entire site has the benefit of an extant consent which included two car showrooms in the north-east corner of the site. Planning Consent for a car showroom in this location was granted under the hybrid mixed used Planning Approval No. 151944, dated 14 April 2016.

The new application is for a new car showroom to replace the existing Car Showroom 1 consent.

The application is approximately 0.54 hectares and is within the previously consented mixed used development at Worton Grange, on the south side of Imperial Way and to the east of the new road which is under construction and which will link Imperial Way and Basingstoke Road, B3031.



Proposed Site Plan

The Reading Gateway site includes a site wide SUDs system which serves all the plots on the site. The original car showrooms are served by a common drainage system that also serves the Trade City development immediately to the east of the spine road bisecting the Reading Gateway site.

Communal attenuation is provided in two locations, on either side of the spine road serving the development plots to the west and east.

With regard to the car showroom 1 plot, the attenuation and flow controls are provided on the common drainage system within the Trade City plot immediately to the south of the car showrooms. The attenuation and flow controls have been approved under planning condition for the site wide SUDs system.

The last submission was approved on 10th March for the whole site subject to the following details:

- Sustainable Urban Drainage Systems Management and Maintenance Plan
- 15-007-901 Rev E
- 15-007-902 Rev F
- 15-007-903 Rev F
- 15-007-904 Rev G
- 15-007-907
- 15-007-909
- Drawing ref: 1072687-P001-1100 Rev 4
- Email dated 18/01/2017 which confirms that the SuDS for each relevant part will be completed prior to occupation of that relevant part.

The approval for the site wide drainage system included the drainage on and serving the car showroom plots. The detailed designs submitted included, detailed designs for the drainage system including components, levels, volumes of storage and the flow control structures. Drawings 901 rev E, 902 Rev F, 903 Rev F and 904 Rev G are included within appendix A, and show the consented site wide SUDs system serving the entire development including car showroom one.

None of the common drainage systems are affected by the new application. Surface/drainage areas are not increased as a result of the proposed new application for car showroom one. The common SUDs system provided for all the plots is not affected by development proposals for car showroom one and in particular the volumes of storage required are unchanged from those already consented.

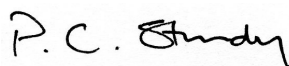
There is no change to the post development run-off from the site. The post development run-off is no greater than the existing runoff from the site for a 1 in 100 year, 6 hour rainfall event. No flooding occurs anywhere on site for a 1 in 30 year rainfall event and no flooding occurs in any building (including basement) or any utility plant susceptible to water during a 1 in 100 year rainfall event.

The proposed development connects into the site wide SUDs drainage system, where it is attenuated and the controlled prior to discharge into the existing ditch in the south west corner of the site.

Infiltration is not possible as the site is entirely underlain by impermeable London Clay.

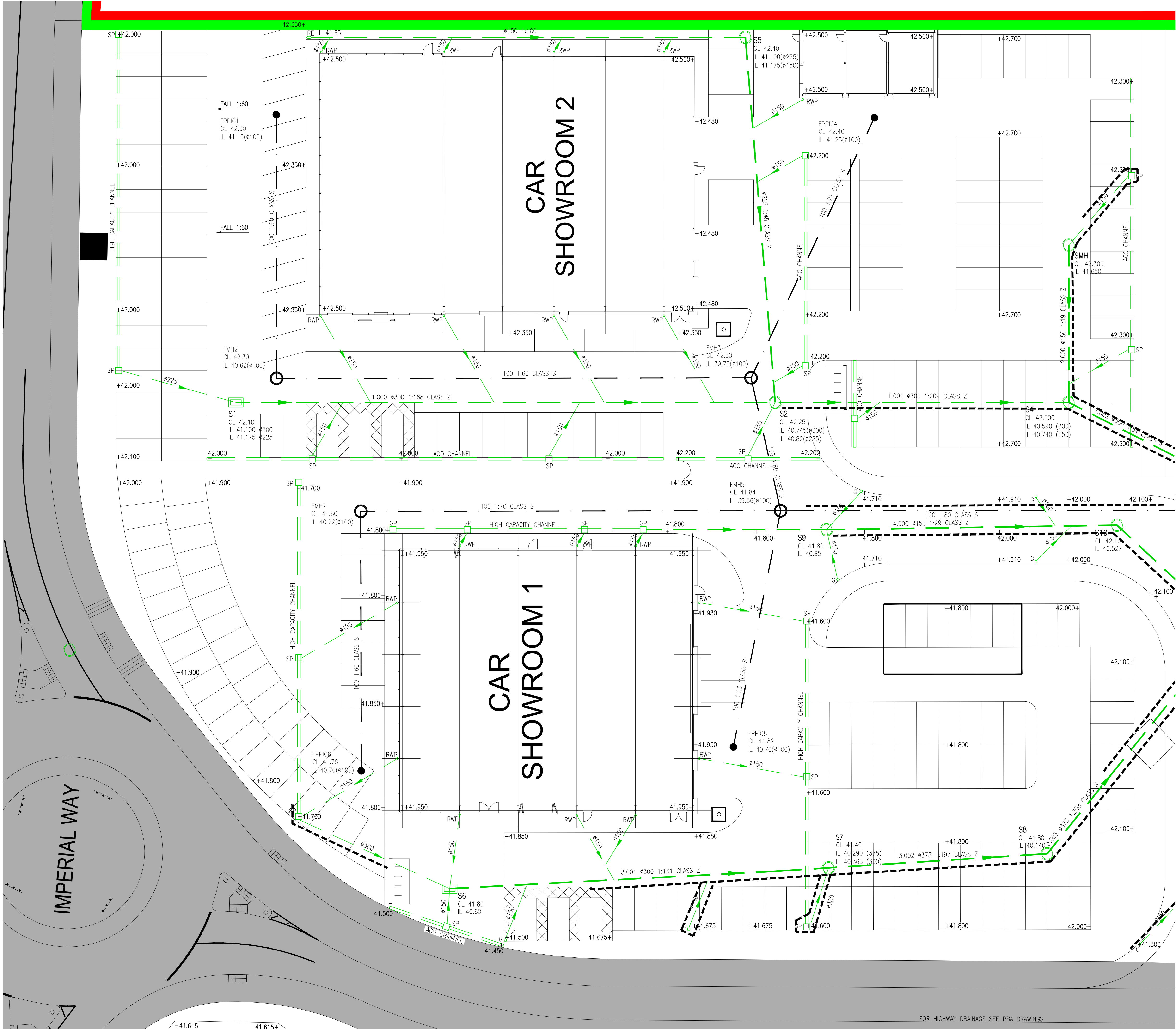
In summary the consented SUDs being provided across the Reading Gateway plot remains un-affected in any way by the new car showroom one application. Minor changes will be

Prepared by:



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Director

Appendix A - Drawings 901 rev E, 902 Rev F, 903 Rev F and 904 Rev G



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15-007/901 Sheet 1 of 4	15-007/902 Sheet 2 of 4
15-007/903 Sheet 3 of 4	15-007/904 Sheet 4 of 4

SHEET LAYOUT

42.40

42.000

DESIGNER'S RISK ASSESSMENT
DEEP EXCAVATIONS FOR DRAINAGE CIRCA
3 TO 4M. CONFINED SPACE WORKING TO
MAIN SEWER CONNECTIONS

SHADED AREA INDICATES ADOPTED HIGHWAYS, WITH
HIGHWAY DRAINAGE WHICH DO NOT FORM PART OF
THE SUBMISSION IN RESPECT OF PLANNING
CONDITION 59

1.003 Ø525 1:292 CLASS S

100 1:27 CLASS S

SURFACE WATER

FOUL WATER

TREE ROOT BARRIER

E	16.12.16	UPDATED ARCHITECTS' LAYOUT ADDED	PCS
D	24.11.16	AMENDED TO SUIT REVISED TREE PLANTING. BEWLEY FOUL INDICATED.	PCS
C	06.09.16	ADDED TREE LOCATIONS	PCS
B	19.08.16	UPDATED TO SUIT NEW ARCHITECT'S LAYOUT	PCS
A	13.07.16	GENERALLY REVISED. CHANNELS ADDED LEVELS ADDED. FOUL ADDED	PCS
rev.	date	description	chk.

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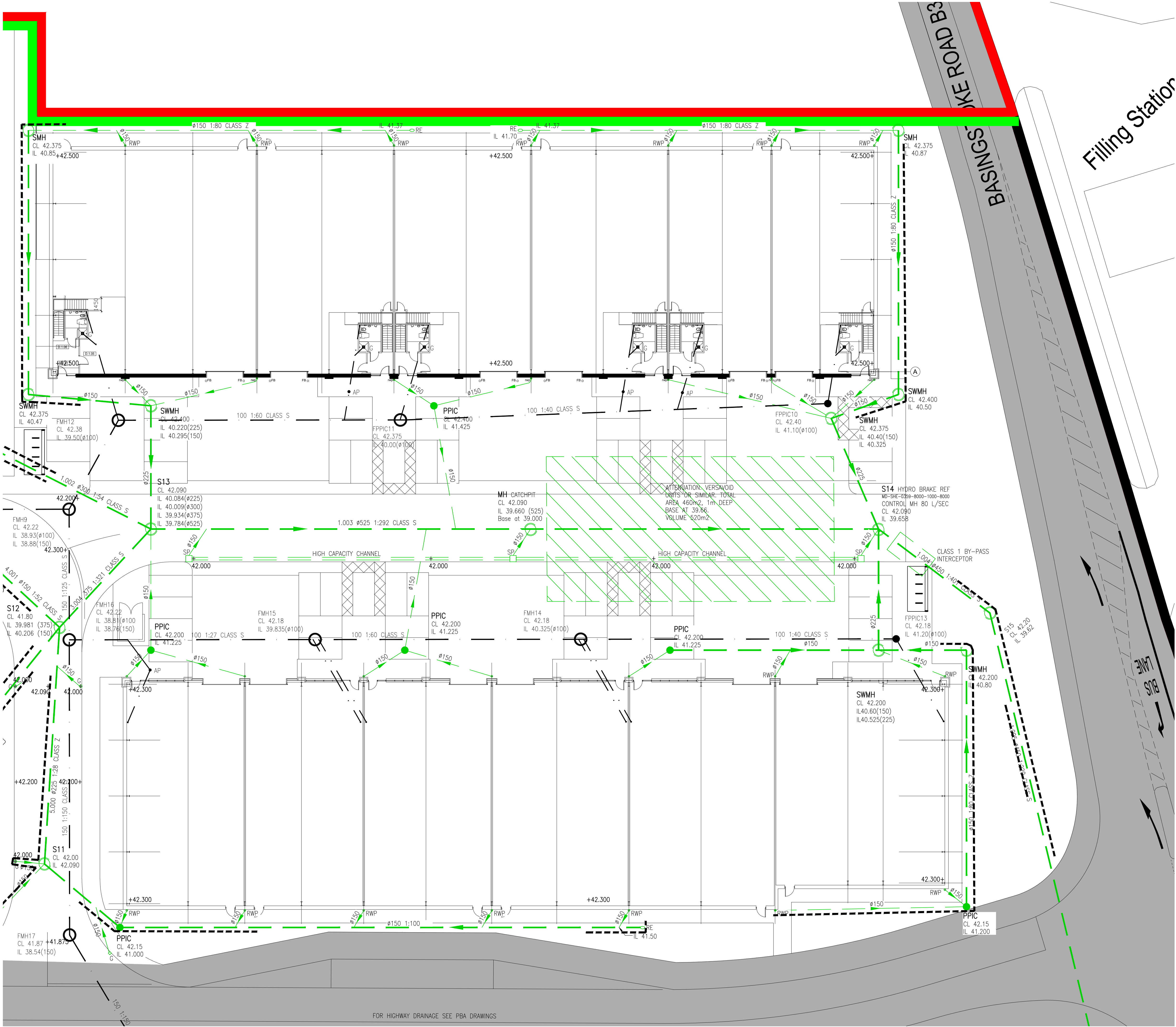
client:
KIER PROPERTY

job title:
READING GATEWAY

drawing title:
DRAINAGE AND LEVELS
SHEET 1 OF 4

scale:	date:	drawn by:	checked by:
1:200	MAY 2016	AM	PCS
job number:	drawing number:	revision:	
15-007	901	E	

FOR HIGHWAY DRAINAGE SEE PBA DRAWINGS



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SHEET LAYOUT



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client:
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job title:
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drawing title:
DRAINAGE AND LEVELS
SHEET 2 OF 4

scale:	date:	drawn by:	checked by:
1:200	MAY 2016	AM	PCS
job number:	drawing number:	revision:	
15-007	902	F	

