

Our Ref: 2969/160613/RH/RBC
13 June 2016

Attn: Mr J Markwell
Principal Planning Officer
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Dear Jonathan

GAS WORKS ROAD; REF: 160378

I refer to your email to Michael Robinson (e3 Design) on 10 June 2016 regarding the above site.

With reference to providing sustainable drainage components, the comments received from the Council's Transport Department state, "*within the FRA there is a section on SuDs and detailing what could be done. As SuDs is now a material consideration this needs to be submitted and designed at application stage. The drainage considerations need to be considered at the planning stage. As with means of access, the detailed design of the access arrangements need to be submitted at the Planning Stage and this now applies to drainage*".

It is our view that the detailed drainage design at the site could be dealt with through the use of an appropriately worded condition. Although the application is for full planning, the layout for this site is already largely fixed by the existing buildings; the drainage design should therefore not prejudice deliverability of the proposed layout. As the surface water drainage scheme will, by necessity, be designed around the existing layout (with the exception of the small extension to the northern building), there is no reason that this cannot be addressed under a pre-commencement condition.

As outlined in Section 6.5 of the FRA, only 7.5 m³ of storage volume would be required on site to store runoff for the 1 in 100 annual probability rainfall event with an allowance for climate change. The green spaces proposed at the site indicate that ample land will be available for the inclusion of additional SuDS elements to further enhance the drainage scheme. Examples of some SuDS components which could be incorporated into the layout are shown in **Figure 1** overleaf. This demonstrates that the proposed layout will not unduly restrict the use of SuDS at the site.

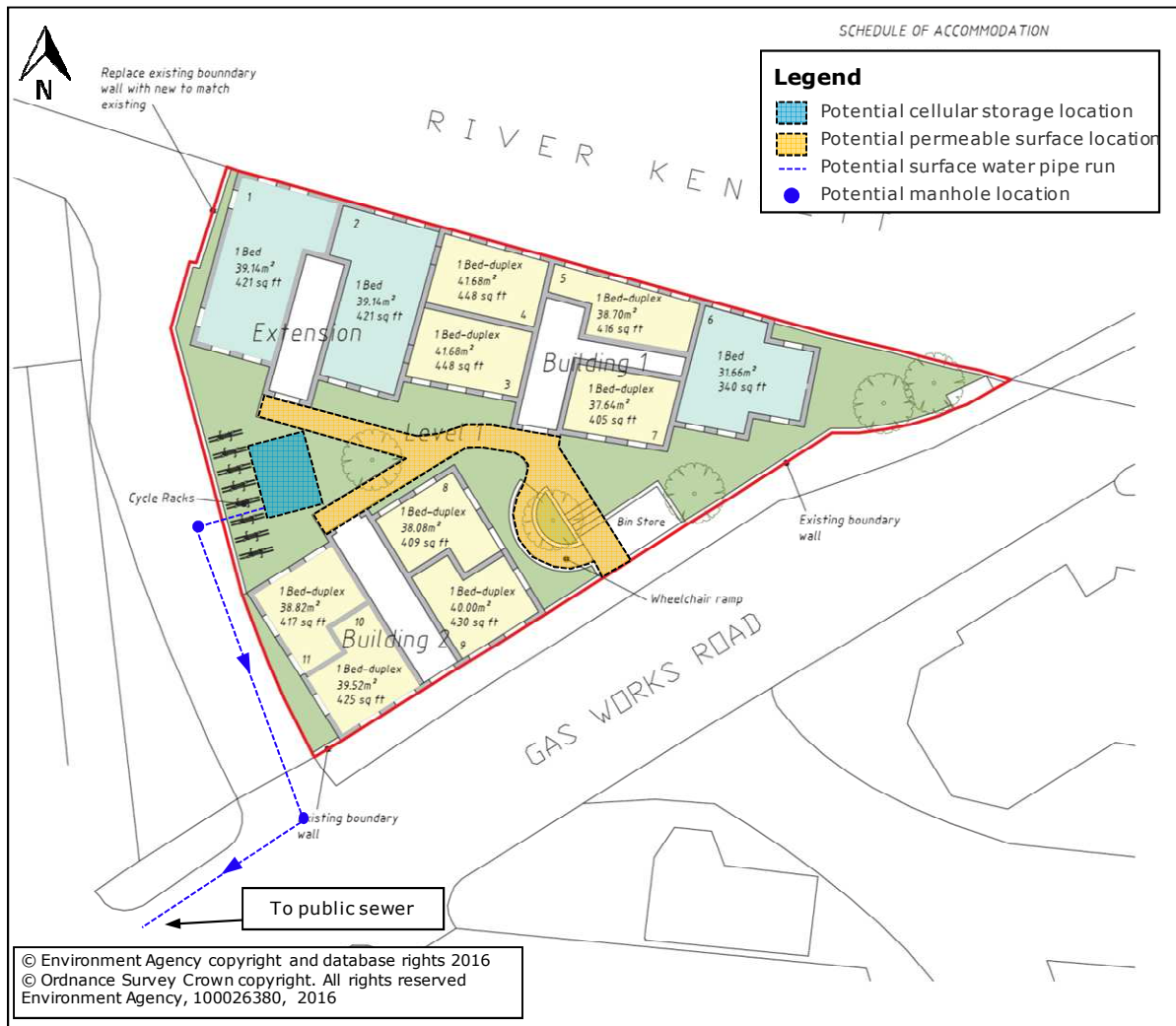


Figure 1: Potential SuDS Components

Based on the above, a suitable surface water drainage system can be delivered at the site and this may be dealt with through an appropriate condition.

Yours sincerely

Rhys Hughes

Rhys Hughes
Project Manager