12 May 2025

Our Ref: 2998 - St Gabriels
Your Ref: 135278/FO/2022

Dear Sir/Madam,

RE: St Gabriels – Discharge of Drainage Condition 13

We have been commissioned by our client (McLaren) to discharge **Planning Condition 13** associated with the Planning Permission reference 135278/FO/2022.

This specific pre-commencement condition states:

Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

<u>The below comment remains outstanding, the purpose of this report is to provide the outstanding information in order to satisfy the planning condition.</u>

1) A feasibility assessment and engineering details of the Green / Blue Roof. – Please note that green roofs are no longer part of the scheme. Therefore, the requirement for a site-specific feasibility assessment to demonstrate structural suitability is no longer applicable. This element of the planning condition is considered satisfied.

<u>Meinhardt response to comments dated 01.05.24:</u>

As noted above, green roofs are no longer included in the scheme. The structural assessment previously provided for green roof loading is therefore superseded and no longer relevant to the current proposal.

<u>Additional Note on Attenuation Capacity:</u>

The attenuation volume originally provided by the green roof SuDS features has been fully accommodated within the revised drainage strategy. This has been achieved through the provision of additional attenuation tank volume at ground level, ensuring continued compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (2015).

Yours sincerely

[redacted]

Mumo Musyimi
Civil Engineer

Meinhardt (UK) Ltd, 10 Aldersgate Street, London, EC1A 4HJ
TEL: 020 3817 4388