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recycling and recovery UK

Reliance Street HWRC, Application Ref: 134986/FO/2022- Discharge of Conditions

02/04/2025

Dear Sue,

I write, on behalf of SUEZ Recycling and Recovery UK Ltd, in relation to the above application and the discharge of conditions 3, 5 and 7a.

Condition 3

Condition 3 states:

'No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.'

An updated FRA and Drainage Strategy report is included within this submission which details how the drainage strategy complies with the Non-Statutory Technical Standards for Sustainable Drainage. A table is included within the report which is also detailed below:

Technical Standards Criteria	Technical Standard Requirement	Design Consideration



Flood Risk Outside the Development	<i>S1 - Where the drainage system discharges to a surface water body that can accommodate uncontrolled surface water discharges without any impact on flood risk from that surface water body (e.g. the sea or a large estuary) the peak flow control standards and volume control technical standards need not apply.</i>	The current site is primarily brownfield (as an existing HWRC) with a small area of green field. We will discharge surface water from site delivering 50% betterment on the brownfield rate via an existing sewer to Moston Brook; which will ultimately benefit from the reduction in flowrate.
Peak Flow Control	<i>S2 - For greenfield developments, the peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.</i> <i>S3 - For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.</i>	S2 and S3 will be covered through our design where we will have reduced the site runoff reducing the flowrate towards greenfield runoff delivering 50% betterment compared to the current 1 in 1 year brownfield rate in all events up to and including the 1 in 100 year event (+ cc).
Volume Control	<i>S4 - Where reasonably practicable, for greenfield development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the greenfield runoff volume for the same event.</i>	

	<i>S5 - Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.</i> <i>S6 - Where it is not reasonably practicable to constrain the volume of runoff to any drain, sewer or surface water body, the runoff volume must be discharged at a rate that does not adversely affect flood risk.</i>	We have dealt with S4 and S5 through the design where we will be delivering 50% betterment compared to the present situation (brownfield rate as demonstrated in Section 6.2.4) through our attenuation based scheme; as such, we will not adversely impact on flood risk based on our proposal to discharge to Moston Brook via the existing on site network. We will be discharging flows at a reduced rate and as outlined in our calculations, are able to deal with a 1 in 100 year (+ climate change) event without causing any flooding.
Flood Risk within the Development	<i>S7 - The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event.</i> <i>S8 - The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement); or in any utility plant susceptible to water (e.g. pumping station or electricity substation) within the development.</i>	S7-S9 are all dealt with through the drainage design with all flows being managed for events up to 1 in 100 plus 40% climate change. See Appendix F for surface water drainage calculations.

	<i>S9 - The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.</i>	All buildings are positioned on the upper split level and positioned above finished ground level so will not be impacted by potential flooding. Although not likely given that there is no flooding in any event up to 1 in 100 plus 40% climate change, exceedance routes are shown on the drawing in Appendix G.
Structural Integrity	<i>S10 - Components must be designed to ensure structural integrity of the drainage system and any adjacent structures or infrastructure under anticipated loading conditions over the design life of the development taking into account the requirement for reasonable levels of maintenance.</i> <i>S11 - The materials, including products, components, fittings or naturally occurring materials, which are specified by the designer must be of a suitable nature and quality for their intended use.</i>	S10 and S11 are enabled through our details and specification provided as part of this Drainage Strategy. All structures are specified in line with manufacturer recommendations re loadings.
Designing for Maintenance Considerations	<i>S12 - Pumping should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity.</i>	The majority of the proposed drainage will function via gravity and as such, S12 will not be applicable to those elements however, there is the requirement for a minor element of pumping towards the end of the overall system. The pump will be installed and maintained fully in line with manufacturer recommendations.

Construction	<i>S13 - The mode of construction of any communication with an existing sewer or drainage system must be such that the making of the communication would not be prejudicial to the structural integrity and functionality of the sewerage or drainage system.</i> <i>S14 - Damage to the drainage system resulting from associated construction activities must be minimised and must be rectified before the drainage system is considered to be completed.</i>	There will be a connection to existing private on site sewers. Although not adoptable, the connections will be made in line with DCG guidance. The contractor will install and test in line with the requirements of the design and any damaged elements will be repaired ahead of operational use and then subject to regular maintenance throughout its serviceable life.
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Condition 5

Condition 5 states:

'Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- The routing of construction traffic;*
- Detail the vehicular activity associated with the construction including appropriate swept path assessment;*
- Details of the location and arrangements for contractor parking;*
- The identification of the vehicular access points into the site;*
- Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;*
- For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*
- Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.'*

A report is included within this submission which details the Construction Management Plan, in line with condition 5.

Condition 7a

Condition 7a states:

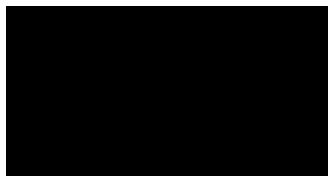
'Prior to the implementation of the two electric vehicle charging points on plan ref:

Site electric charging points 216352-CCL-XX-00-DR-C-4009 rev. P01 , finalised manufacturers specifications of the electric vehicle charging equipment to be installed shall be submitted to and approved in writing by the City Council as local planning authority.'

Documentation is included to show the specification of the electric charging post. It should be noted that 1no. post provides power to charge 2no. electric cars. The specification of the charging post is the same as the existing posts on the wider Reliance Street site located outside of the offices. A revised layout drawing is also included to show the location of the charging bays (Drawing ref: 21652-CCL-XX-00-DR-C-4009- Electric charging points)

I trust that the above and enclosed is sufficient to enable you to fully discharge conditions 3, 5 and 7a should you however require any further information please do not hesitate to contact me.

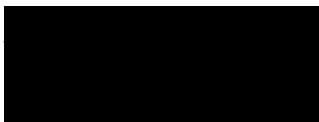
Yours Sincerely



Helen Kelly

Senior Planning Manager

Email:



Mobile