

John Southworth Response to LLFA comments for Kenyon Lane (26.11.2024) – Planning Reference: **138437/FO/2023 (Condition 5) – 27.11.2024**

In response to the LLFA comments received in relation to the above planning approval, we comment as follows:

Decision Notice Clause	Further information required:	Response:
A finalised drainage layout showing all components, outfalls, levels and connectivity, including connectivity to the public sewer and compliance with easements where applicable.	- Evidence that the attenuation tank has appropriate easements to the house foundation is required. An email response from the project engineer will suffice. - Attenuation tank is spanned multiple rear gardens. Noted to be under boundary in some locations. Depth of cover on tank cross section is 100 mm. Evidence required that the tank will be safe guarded from damage/loading from the boundary. Drainage network appears to be under the proposed adopted highway. ACO channel also present. - We require confirmation of: - Whether the drainage under the adopted highway will be private drainage or adopted by UU. If the drainage is private, consent from the Local authority highway statutory approvals team to this arrangement is required. - Consent from the Local authority highway statutory approvals team to this arrangement is required for the proposed ACO drain in the highway. - If it is not acceptable for highway adoption, the drainage layout should be revised and resubmitted to the LLFA. Please update the drainage layout to mention the large rectangular feature between SW05 and SW08 which appears to be a storage.	The drainage design has been amended to encompass the comments provided, please see revised drawings/calculations as follows: KLM-AJP-XX-00-DR-C-0900-P08-DRAINAGE LAYOUT KLM-AJP-XX-00-DR-C-1030-P02 PLOT 5 - ATTENUATION TANK DETAIL KLM-AJP-XX-00-DR-C-1070-P03 Attenuation Tank Details KLM-AJP-XX-00-DR-C-1090-P03-HYDROBRAKE DETAILS 222-100 Kenyons Lane S.W Calculations 27.11.2024 1. a) Please see drawing reference: 'KLM-AJP-XX-00-DR-C-1030-P01 PLOT 5 - ATTENUATION TANK DETAIL' showing a Section through of the Foundations of Plot 5 and the bottom of the tank. 1. b) Please see attached drawing reference: 'KLM AJP XX 00 DR C – 1070' showing a Section through the top of the tank, 900mm of cover provided. The Highway is <u>not</u> being offered for adoption. We are proposing to offer the drainage only for adoption

	3. Please update layout to show the storage volume for all permeable driveways.	to United Utilities. The rectangular feature between SW05 and SW08 has now been removed. 3. Drainage layout updated to show storage volume of permeable driveways, please see drawing 'KLM-AJP-XX-00-DR-C-0900-P05-DRAINAGE LAYOUT'
Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building.	Acceptable subject to above clarifications being received. standard comment: The applicant must present a consistent package to discharge this condition (Including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.	Please see revised drainage calculations '222-100 Kenyons Lane S.W Calculations 25.11.2024' The suite of drawings and calculations have been updated as per the comments above and correspond directly with one another.
Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.	Please provide clarification on what the ACO drainage is intended to intercept (if it is retained in the design).	The ACO drain is intercepting the Surface Water runoff from the shared road surface between Plots 5 and 9. The road is not being offered for adoption.

Construction details of flow control and SuDS elements.	Please see above comment about depth of cover on top of tank Vs. boundary features above and confirm this is appropriate or amend design.	As per above comment, please see attached drawing reference: ' KLM AJP XX 00 DR C – 1070 ' showing a Section through of the top of the tank and 900mm of cover above. Boundary treatment is a post and panel fence, so 900mm is sufficient.
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