

DRAINAGE STRATEGY

Supporting information in relation to Condition 14

Drainage Strategy

In relation to Discharge of Condition 14

14	-	Surface water drainage scheme	Pre-comm	Curtins	Decision notice relating to FUL received 23/9/21, ref CDN/21/0307	Condition discharged
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Figure 1 – Details of Condition. Extract from Zerum Planning Tracker.

The proposal to retain the existing pavement in the courtyard (Ref Condition 36/11) impacts on both the consented drainage strategy and the SuDs (Sustainable Urban Drainage) strategy.

The replacement external surface material was intended to be a permeable paving solution which provided both 18m3 of attenuation and was a SUD's feature as the stone in the foundation of the permeable pavement would aid with water treatment.

Three potential options were considered to resolve the loss of attenuation, as follows:

- Option 1 – Increase the outfall allowance from the development site which will remove the need to provide the lost 18m3 of attenuation with Local Authority Agreement that the SuDs feature doesn't need to be installed.
- Option 2 – An additional attenuation tank is installed to provide attenuation lost through the change to the pavement strategy with Local Authority Agreement that the SuDs feature doesn't need to be installed
- Option 3 – The area of tarmac within the courtyard is removed and replaced with a permeable paving solution thus recreating the previous strategy but in a different configuration.

Following review, it was agreed to progress with Option 2 as this is currently aligned to the requirements of Condition 14. This has been described with LPA Representatives ahead of submission. A revised drawing will be submitted for approval, a version of which is shown below. Although this condition has previously been discharged, a further re-submission and discharge will be required due to the changes outlined above.

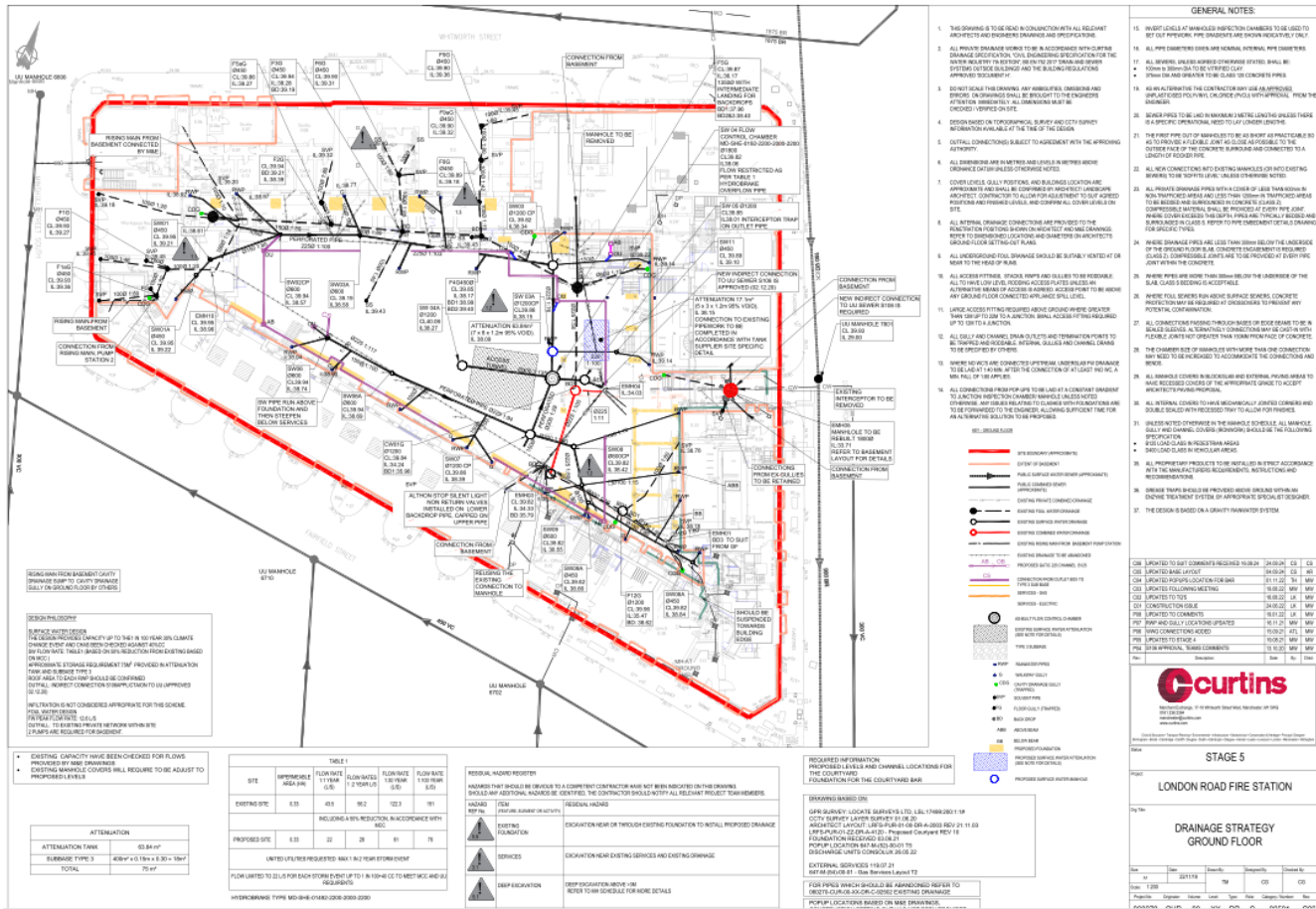


Figure 2 – Proposed courtyard layout

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