

Planning Services,
Tunbridge Wells Borough Council,
Town Hall,
Tunbridge Wells,
Kent,
TN1 1RS

Our Ref: KLW/22-094

17th October 2023

Submitted Via Planning Portal

Dear Sir or Madam,

**Condition Discharge Application - Details Pursuant to Condition 17 of 23/01048/FULL
Self-Storage Facility, North Farm Road, High Brooms**

Full planning permission was granted for a self-storage unit on North Farm Road on 20th July 2023 (LPA Ref: 23/01048/FULL). There are 21 conditions attached to this permission.

An application has already been submitted to discharge conditions 19 (contamination) and 21 (foundation design) and is in the process of being determined (LPA Ref: 23/01048/FULL).

On behalf our clients, CSS TW Asset Limited, we have been asked to submit a further application to discharge Condition 17, which relates to surface water drainage. The precise wording of this condition is as follows:

(17) Development (excluding demolition of the existing buildings) shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Flood Risk Assessment & Drainage Strategy report prepared by MJM Consulting Engineers (21/03/2023) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.



In order to discharge this condition, the following reports have been prepared:

A letter, dated 10th October 2023 and prepared by Guy Bradnick from I&L Consulting, summarising the surface water drainage scheme details;
A Drainage Plan prepared by I&L Consulting (Drawing Ref: 23-018-I&L D01 Revision T1);
A Drainage Maintenance Report prepared by I&L Consulting; and
Network Calculations dated 4th October 2023.

In accordance with the requirements of the condition, this detailed drainage strategy has been based on the Flood Risk Assessment and Drainage Strategy report prepared by M&J Consulting Engineers which was submitted at the time of the original application for the self-storage facility. For ease of reference, a copy of this FRA and Drainage Strategy (dated 21/03/2023) has been resubmitted with this application.

Conclusion

We trust you will find the application submission in order and we look forward to receiving confirmation of validation in due course. If you have any questions in the interim, please do not hesitate to contact me.

Yours Sincerely ,

POLLY CANNING

Associate Director
Kember Loudon Williams

Encls.

