

Our Ref: CP-0024  
02 February 2024

Thomas Fernandez  
Royal Borough of Greenwich  
Woolwich Centre,  
5th Floor  
35 Wellington Street  
Woolwich  
SE18 6HQ

Dear Mr Fernandez,

**81-88 Beresford Street, Woolwich, London SE18 6BG – Application for discharge of Conditions 32 (Surface Drainage) and 44 (Drainage) of Planning Permission 21/4216/F dated 04 August 2022**

**Planning Portal Ref: PP-12777614**

Please find enclosed on behalf of the applicant, B Woolwich Limited, an application for the discharge of Conditions 32 and 44 of planning permission 21/4216/FUL. This application has been submitted online via the Planning Portal and the appropriate fee of £145 has been paid to the Council.

The application is accompanied by the following documentation:

- Surface Water Drainage Technical Note (including appendices) - prepared by Civilistix - dated 15 January 2024; and
- Pre-planning letter from Thames Water confirming capacity - dated 01 February 2024

**Planning Background**

Planning permission was granted on 04 August 2022 (ref: 21/4216/F) for the following development:

*"Demolition and redevelopment of the former Woolwich Catholic Club site for a new building comprising purpose built student accommodation and associated amenity space (Sui Generis) and flexible community use (Use Class F1/F2) at part ground floor level, together with ancillary plant and servicing; and associated enabling Works. The development may impact on the setting of the nearby Grade I, Grade II\* and Grade II listed buildings. In addition, the development may also impact on the setting of the nearby Royal Arsenal Conservation Area and Woolwich Conservation Area."*

Conditions 32 of the planning permission requires discharge prior to above ground works while condition 44 requires discharge prior to commencement of development (excluding demolition and site clearance). However, it is considered necessary and appropriate to discharge these conditions together due to inter-related drainage considerations.

### **Assessment**

Condition 32 of planning permission 21/4216/FUL states the following:

*"Prior to above ground works confirmation shall be provided and approved by the Local Planning Authority (in consultation with Thames Water) that surface water flows can be accommodated and that either:*

*1. Surface water capacity exists off site to serve the development*

*Or*

*2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.*

*Or*

*1. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.*

*The development shall only be carried out in accordance with the approved details.*

### **Reason 32**

*Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/pre-planning](http://thameswater.co.uk/pre-planning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval."*

Condition 44 of planning permission 21/4216/FUL also states the following:

*"Prior to commencement of the development (with the exception of demolition and site clearance), full details of the drainage and flood attenuation strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the LLFA. The details shall seek to address the following matters:*

- Measures to demonstrate that the post-development peak run-off rates will be at greenfield levels.*
- Supporting calculations to demonstrate the hydraulic performance of the proposed*



*system to manage surface water on the site up to and including the 1 in 100 year plus 40% climate change rainfall event.*

- *An updated drainage layout plan detailing the post development peak runoff flow rate and required attenuation volume in accordance with the supporting calculations to demonstrate the hydraulic performance of the system.*
- *Evidence that properties are safeguarded from flooding in the event that the proposed drainage system fails or is exceeded.*
- *Proposed attenuation location, dimensions and connection to the public sewer.*

*The development shall be carried out in all respects in accordance with the approved details.*

*Reason 44*

*To mitigate against the consequences and probability of flooding and to ensure compliance with Policy SI 13 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).*

A technical note on the proposed surface water drainage strategy for the scheme has been prepared by Civilistix to address the requirements of both of the above conditions. This note includes a number of appendices that include technical drawings and other relevant information.

The enclosed surface water drainage information has recently been assessed by Thames Water as part of a pre-planning enquiry from the Applicant. The attached letter from Thames Water confirms that they have no objections to the proposals, subject to obtaining written approval from the lead local flood authority.

We trust that the enclosed information is sufficient for the local authority to discharge Conditions 32 and 44 and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact me on 0203 893 2111.

Yours sincerely,

Philip Dunphy  
On behalf of Causeway Planning