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L 240220 EA DOC 15



Mr Chakadya,
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VIA PLANNING PORTAL

Dear Mr Chakadya

**Full Planning Permission (Ref. S/22/1819/RACH)
Discharge of Condition 15 – Drainage Strategy
Development on land at G Park, Kingsdown Road, Swindon
On behalf of GLP Limited**

Planning Portal Reference: PP-12823201

Savills is instructed as agent for GLP Limited (hereafter 'the Applicant') to submit an application to discharge Condition 15 of the Full Planning Permission which was granted in relation to land at G Park, Kingsdown Road, Swindon (the 'application site').

The description of the proposed development identified in the Full Planning Permission is as follows:

"Erection of a warehouse (Use Classes B2 / B8) including ancillary office space, vehicular access, HGV and car parking, pedestrian / cycle access, sustainable drainage, and landscaping."

The condition which GLP Limited requests is discharged reads as follows:

"Development shall not begin until a surface water drainage scheme for the site, in accordance with the approved drainage strategy 'Flood Risk Assessment & Drainage Strategy - Land at G Park, Kingsdown Road, Version 3, May 2023', has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not be limited to:

- *Evidence that the proposed flows from the site will discharge at or below greenfield runoff rates, or as close as practical for any areas that have been previously developed;*
- *Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;*
- *Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;*
- *Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;*
- *General arrangement, which should be coordinated with the landscape proposals and the masterplan;*
- *Manhole Schedules;*
- *Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;*
- *Details of how the scheme shall be maintained and managed after completion;*

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- Any drainage systems offered for adoption will be designed to Design and Construction Guidance (previously Sewers for Adoption) and/or SBC standards as part of the detailed design and relevant technical approval processes..

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal."

Included within this application is the following report:

Documents	Reference	Revision
Condition 15 (Drainage Strategy)		
Discharge of Drainage Conditions	20052-BGL-XX-XX-RP-C-00001	02

This report includes the required technical design information needed to discharge Condition 15 in relation to the drainage strategy for the site. Section 3.0 of the report explains how each of the subpoints of the condition have been addressed within the document.

- Appendix A and B of the report provide evidence that the flows from the site will not exceed a runoff rate for storms up to the 2.3-year event.
- Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality are included.
- A detailed drainage plan is found within Appendix A, with the exceedance flow routes identified in Appendix B.
- The SuDS scheme has been designed in accordance with best practice guidance, complying with the latest SuDS Manual C753
- A detailed drainage plan is found in Appendix A.
- Details of manhole schedules are explained within the calculations in Appendix B.
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change are included within Appendix B.
- Details of how the scheme shall be maintained and managed after completion are outlined in Appendix C.
- The report confirms that all on plot drainage will be private and that any drainage offered for adoption will be designed to SBC standards.

The planning application fee of £145 has already been paid by the applicant via the Planning Portal (plus the Portal service charge).

We trust that the above is sufficient to discharge the condition, but if you have any questions please contact me at the above address. We look forward to discussing the application with you in due course.

Yours faithfully

Edward Adamson
Planner

Enc.

cc. Lauren Whiteley - GLP