

<u>Our Project</u>	Demolition of existing buildings, refurbishment of an existing building and erection of workshop buildings (Use Class B20 with ancillary offices and welfare floorspace, parking and new access		
<u>Location</u>	Midland Distribution Centre Markfield Road Groby LE6 0FS		
<u>Planning Ref</u>	20/01284/FUL	<u>Approval Date;</u>	13th December 2023
<u>Subject</u>	Discharge of Conditions attached to the Planning Consent		

Condition 6 The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use. Planning Practice Guidance and section H of the Building Regulations 2010 detail surface water disposal hierarchy. The disposal of surface water by means of soakaways should be considered as the primary method. If this is not practical and there is no watercourse is available as an alternative other sustainable methods should also be explored. If these are found unsuitable, satisfactory evidence will need to be submitted, before a discharge to the public sewerage system is considered.

Condition 7 Development shall not begin until a scheme to provide a sustainable surface water drainage system in accordance with the Drainage Strategy Report (Revision 05) received October 2023 has been submitted to and approved by the Local Planning Authority, and the scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The drainage system shall incorporate the appropriate level of treatment trains to improve water quality before discharging into the downstream system.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Condition 8 Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to, and approved in writing by, the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems though the entire development construction phase in accordance with Policy DM7 of the Site Allocations and Development Management Policies DPD 2016 and the requirements of the NPPF.

Response to Conditions

- 1 We attach a plan showing the proposed site drainage system. This plan has been produced following consultation with Severn Trent Water Ltd and the County Council drainage authority by our Consultant Road and Sewer Consultants, at the commencement of this project. Please note the following points;

- (a) All foul water will discharge to the existing foul water drainage system. Basically, we are demolishing two buildings and replacing with one larger building. The existing foul water drainage system is adequate
- (b) The existing surface water from roof areas presently discharges into old drainage that is friable and damaged. The result has been repetitive flooding of the existing buildings. There is presently one existing petrol and oil interceptor that is in need of replacement. Having obtained Planning Consent to demolish the former Quinto Cranes Building (they have left the site) and also to demolish the existing Keltruck building (when their new building is completed) we have taken the opportunity to re-design, and thereafter to replace all on site surface water drainage.
- (c) A new petrol and oil interceptor has been installed to replace the existing in the same location prior to the existing drainage system entering the adjacent Pumping Station.
- (d) The new Keltruck building will be provided with a Rainwater Harvesting System and the harvested rainwater will be used for truck washing. The truck wash will incorporate a recycling facility thereby ensuring efficient use of rainwater.
- (e) The surface water from the external yard area to the new Keltruck building will pass through another petrol and oil interceptor and then directed into an attenuation tank. The attenuation tank has been designed by our Consultant Engineers. The outfall from the attenuation tank will pass through a hydraulic brake to control the outflow into the public drainage system on Markfield Road. All at the rate of flow as agreed with Severn Trent Water