

Our Ref: 22094-SWD-CO-03 C01

18 December 2023

Regeneration and Planning
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Dear Sir/Madam,

TRIBECA PLOT B AND PLOT C
FURTHER CLARIFICATION OF ISSUES RAISED BY LLFA

I refer to further comments received on the 28th of November 2023 from the London Borough of Camden following a review of the extra information submitted for discharge of Planning Condition 23 of Planning Permission 2021/2671/P. Specifically, the reviewer lists five points which require further clarification:

...please can the applicant submit information which:

1. *Demonstrates that the Micro Drainage calculations have been updated to include the stone perimeters hydraulically connected to the blue roof for Plots C2 and C3.*

Please find attached an updated drawing 22094-SWD-DP-01-P06 which reflects the latest amendment to the roof layout of all buildings, and this corresponds to the Microdrainage analysis results for each of the 6 modelled networks. The updated Microdrainage analysis accounts for the stone perimeters which are hydraulically connected to the blue roofs for all buildings.

...please can the applicant submit information which:

2. *Shows that the contributing areas used within the Micro Drainage calculations match those in the Sitewide Stormwater Drainage Strategy drawing*

Please find attached drawing 22094-SWD-DP-04-P01 which is a drawing which illustrates the contributing areas for the Microdrainage analysis. The areas in this drawing are colour-coded to match the Microdrainage analysis above. Note, the Microdrainage analysis is split into 6 separate networks and the colours in the file name of the PDF correspond to the colours on this drawing. The contributing areas have been exported directly from the Microdrainage drawnet model. The only areas which are not accounted for in the simulation are the flower beds which retain any water which lands on these areas to reduce irrigation requirements. Adding up the flowerbed areas and the contributing areas of the six networks matches the total site area.

...please can the applicant submit information which:

3. States the specific maintenance owner, and provides a maintenance strategy showing the tasks and frequencies for each component of the drainage system

Please find attached document 22094-SWD-RP-01-C01 which is the SuDS management and maintenance strategy for the site. As stated previously, the site owners who will be responsible for all maintenance have a very long name which is:

ST PANCRAS WAY TRUSTEE 1 LIMITED AND ST PANCRAS WAY TRUSTEE 2 LIMITED ACTING IN THEIR CAPACITY AS TRUSTEES OF THE UNIT TRUST KNOWN AS ST PANCRAS WAY BLOCK C UNIT TRUST

and the system will be maintained on their behalf by the appointed agents which are:

Savils (UK) Ltd

...please can the applicant submit information which:

4. Provides an exceedance event overland flow route diagram

Please find attached drawing 22094-SWD-DP-03-C01 which illustrates the overland routes that stormwater will flow in an exceedance event.

...please can the applicant submit information which:

5. Demonstrates details of final discharge approvals with Thames Water, as per the condition wording

We have tried to get formal confirmation from Thames Water in this regard, but to no avail. The attached proposals are compliant with the planning conditions and substantially reduce the rate and volume of flow into the sewer by favouring the outfall to the canal. This is in contrast to the predeveloped state for which all stormwater and foul water discharged directly to the Thames Water combined sewer. As such we see no reason why Thames Water could reasonably object to the submitted proposals. A formal S106 application for communication with the public sewer (Water Industry Act) will be made by the appointed contractor early in the new year for each of the two new connections (Plot B and Plot C). Upon determination of these submissions they will be forwarded as proof that the connection has been approved.

Note, from past experience, Thames Water do not like to receive S106 more than 12 weeks prior to construction of the outfall, but we are forced to make this application in order to get this condition discharged.

I trust that our responses to the 5 points raised provide the clarification needed for this condition to be discharged. If any further clarification is required I would suggest that a meeting would be the most efficient way to address anything further.

Yours sincerely,



Tony Clothier

PhD, BSc Eng (Civil)
C.WEM, CEnv, CEng

Director