

## Item 14

### HW/FUL/23/00108 – Staple Tye Depot, Perry Road, Harlow

#### Updates to Officer's Report and Recommendations

##### Condition 10 – SuDS Scheme

It is recommended that condition 10 be amended as follows:

- 10 Prior to the commencement of the development to which this permission relates (excluding groundworks, site clearance and demolition), a surface water drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include:
- (a) The results of infiltration testing carried out in accordance with BRE 365 and the relevant sections of the CIRIA SuDS Manual;
  - (b) Discharge rates of no greater than 2 L/s for all storm events up to and including the 1 in 100 year **plus 40%** allowance for climate change;
  - (c) Evidence of agreement to discharge rates from the relevant statutory undertaker;
  - (d) Sufficient storage to ensure no off-site flooding during the 1 in 100 year storm event **plus 40%** allowance for climate change;
  - (e) Evidence that all storage features could half empty within 24 hours following the 1 in 30 year critical storm event plus 40% allowance for climate change or evidence that the drainage scheme could accommodate the 1 in 10 year plus 40% event within 24 hours of the 1 in 30 year plus 40% event;
  - (f) Final modelling and calculations for all areas of the scheme;
  - (g) The appropriate level of treatment for all run-off leaving the site in accordance with the Simple Index Approach in the CIRIA SuDS Manual;
  - (h) Detailed engineering drawings of each component of the scheme;
  - (i) A final drainage plan which shows exceedance routes, conveyance routes, finished floor levels, ground levels, the location and size of any drainage features, and the network links and nodes as used in the modelling; and
  - (j) A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

The approved drainage scheme shall then be implemented prior to beneficial occupation of the development and permanently retained thereafter.

REASON: In the interests of mitigating flood risk and to accord with policy PL11 of the Harlow Local Development Plan 2020.

Reason for amendment:

Typographical error.