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Dear Chris

**Coed Darcy 2005/0393 – Further Details Pursuant to Condition 21 (Temporary Drainage Proposals)**

Further to our recent conversation in relation to the surface water drainage strategy at Coed Darcy, and the significant progress that has been made in relation to planning condition 22 (the strategic drainage system and surface water management for catchments 2, 3, 4 and 5), I enclose an updated strategy relating to catchment 1 which is submitted to re-discharge condition 21 of the above outline planning permission.

This includes details of the temporary measures to accommodate flows from the next phases of development (and the general approach to catchment 1 and condition 21). Condition 21 has previously been discharged under planning application reference P2011/0744 on 8 March 2012. This additional information should be considered as an addendum to the previously approved information.

To this end, Atkins has prepared a technical note (reference: 'Phase 2 Drainage PC50 and PC 21 Addendum, dated 12/6/20, v6) that explains these proposals, and has been updated so that it is in accordance with the PC22 site wide drainage strategy.

The Note describes the two stage approach discussed and agreed with the Council (as part of PC22). This sees surface water transferred to the SSR once it is ready, and the temporary measures that are proposed until the rehabilitation of the SSR is completed. The temporary measures include two ponds which will attenuate surface water flows before they are discharged into the existing Bridge House outfall. Drawing reference 5041216-ATK-GEN-NS-DR-C-4273 P03 shows the proposed temporary arrangement. The ponds shown have been designed to accommodate all of the development in the Phase 2 area. It may be that both ponds are not needed if works to the SSR are completed as expected, but if they are agreed the measures can support other applications (i.e. for housing and the primary school) that will be submitted before then.

You will see that the enclosed technical note captures the latest changes agreed to the foul drainage network as well. These were agreed earlier this year (through a request under condition 20, application reference P2019/5221). No change is proposed in this respect - the foul details are included for completeness given the requirements of PC50.

As discussed, I am aware that St Modwen also need to make a full planning application for the engineering works required to construct the pond(s) – and we aim for this to be submitted to you by the end of July.

The enclosed technical note has also been submitted as part of the final package of information relating to the Phase 2a St Modwen Homes application (reference P2018/1002) – to allow for the requirements of condition 50 to be fully satisfied.

An application fee for £95 will follow.



I trust that the information above and enclosed is clear and as expected, and we hope that it can be (re)discharged swiftly. Should you have any questions or queries relating to the submission, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read "L Williams", written in a cursive, flowing style.

**Laura Williams**  
Associate Director