

From: Julia Greene <Julia.Greene@networkrail.co.uk>
Sent: 08 April 2024 15:56
To: Harrison, Liz
Cc: Georgia Booth
Subject: RE: Boorley Gardens discharge of conditions consultations - DC/21/91472, DC/23/94483 and DC/23/95471

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Apologies Liz,

This was drafted to go before Easter, but between illness and leave I missed sending it.

As discussed our understanding that that each condition is draining to the same SUDS feature and as such our comments on the conditions are duplicated. However, it is really only the condition under which the pond and the adjacent road section is to be constructed that we are concerned with as this would be the condition we would need to enforce if it is not constructed appropriately.

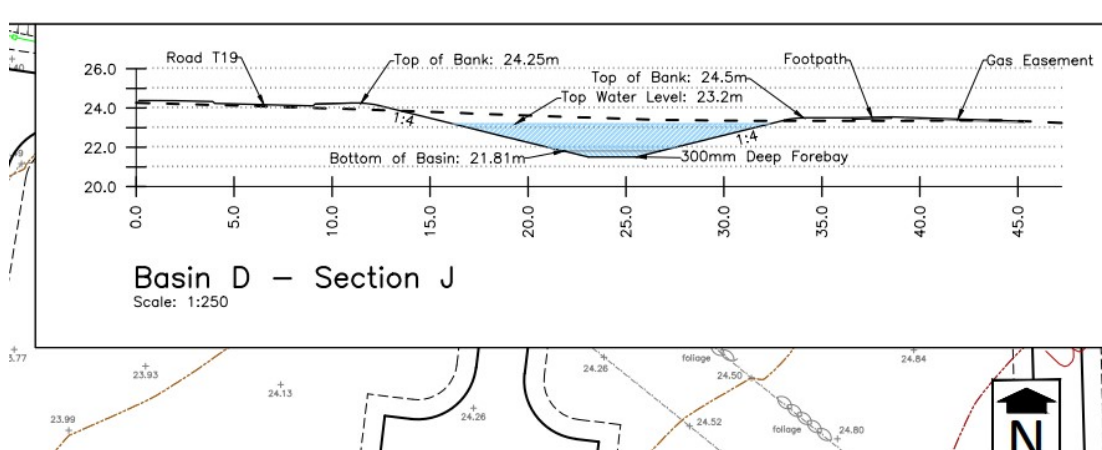
DC/21/91472 - Condition 11 (Drainage) for Boorley Gardens Phase 2 (whole phase)

PFA Dwg M434/57 Surface Water Detention Basin D

PFA Phase 3 Reserved Matters Application Drainage Statement (dated in footnote November 23)

PFA Consulting FEH results for 15 and 30 minute storms

Key to NR at this stage, is the exceedance routing and the pond design. An extract from the drawing for Basin D is provided below showing the top of bank adjacent to the railway as 24.5mAOD, this appears to be incorrect and the lowest ground levels at the bank on this side are around 23.5mAOD. As all exceedance routing for the phase is shown to be to the pond and then to the railway, it is critical that that the amount of capacity in the pond above the modelled top water level of 23.2mAOD is demonstrated, and levels built up (with appropriate construction methodology) if necessary. The submitted 15 and 30minute results under show approximately 65m³ of flooding occurring at the manhole adjacent to the pond. Please can the designer confirm that the top water level and bank levels on the section below are correct? If so there would appear to be sufficient volume in the pond but the discrepancy on the drawings needs to be rectified as 65m³ is too great to be contained within the highway kerbs.



- DC/23/94483 - Condition 11 (Drainage) for Boorley Gardens Phases 3B, 3C & 3D only

Comments as above regarding the submitted pond details.

- DC/23/95471 - Condition 11 (Drainage) for Boorley Gardens part of Phase 3E and part of Phase 3F

Comments as above regarding the submitted pond details.

I am happy to meet to discuss with the Applicant as necessary.

Kind Regards

Julia

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