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20 June 2016

Dear Sir / Madam,

DISCHARGE OF PRE-COMMENCMENT CONDITION 6 (FLOOD RISK MANAGEMENT PLAN) OF PLANNING PERMISSION REF: HGY/2016/0425

Cushman & Wakefield hereby submits on behalf of Haringey Council an application to discharge pre-commencement Condition 6 – Flood Risk Management Plan - of planning permission ref. *HGY/2016/0425* in relation to Unit 2 Fountayne Business Centre, Broad Lane, Tottenham, N15 4EQ. The application is submitted in support of Ada, the National College for Digital Skills.

Haringey Council granted conditional Planning Permission at Planning Sub-Committee on 14th March 2016 for the following:

Temporary change of use until 31st December 2019 from office (Class B1) to education use (Class D1) together with the development of a new primary entrance, a new second (mezzanine) floor for education use (Class D1) and 5 no. new roof lights.

This application seeks to discharge pre-commencement Condition 6 of the above planning permission; please refer to the application form enclosed herewith. The information submitted to support the discharge of this condition is summarised below.

Condition 6 – Flood Risk Management Plan

Condition 6 states:

Prior to the occupation of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Planning Authority. The FRMP shall include details of how the design will incorporate elements of resilience to prevent water ingress, protection of key building services (electricity and heating), safe evacuation methods, assembly point, arrangements to relocate guests without recourse to local authority support and an agreed monitoring programme. Thereafter the FRMP shall be implemented.

Reason: To ensure that adequate evacuation arrangements are in place at times of flood in the interests of public safety.

In order to discharge this condition, a Flood Risk Management Plan has been prepared by RPS and accompanies this application submission. The main points include:

- The subject site falls within the flood warning area known as 'The Lower River Lee at Enfield, including Edmonton and Tottenham'.
- The College is to be registered with the Environment Agency's Flood Warnings Direct service. A set evacuation route is proposed leading to an area at a low risk of flooding.

- A Flood Kit is recommended for the College to ensure essential items are readily accessible in the event that occupants need to seek refuge on the upper floors of the building for the duration of a flood event.
- No flood resilience and resistance techniques are required at the site.
- The FRMP forms part of staff training procedures; staff should review the plan as part of their standard induction, with periodic practice evacuations.

Please note that the required application fee (£97) will follow separately.

I trust that this submission meets with your requirements and I look forward to receiving notification of the formal validation of the application without delay.

Yours faithfully,

Chris Watts

Senior Consultant, Development Consultancy

Enc.