LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 03/08/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/2014 **Ward:** Tottenham Green

Date received: 20/06/2016

Drawing number of plans: Flood Risk Management Plan (June 2016; ref. HLEF42099/001R)

Address: Unit 2 Fountayne Business Centre Broad Lane N15 4EQ

Proposal: Approval of details pursuant to condition 6 (Flood Risk Management Plan) attached to planning permission HGY/2016/0425

Applicant: MrC Watts For Haringey Council

Officer contact: Adam Flynn

2. APPROVED DEVELOPMENT

HGY/2016/0425 – 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 – Granted 15/03/2015

3. CONSULTATION RESPONSE

Head of Organisational Resilience:
The plan attached is acceptable. I make the following recommendations for improvement:

- The plan should assign responsibility for triggering evacuation actions clearly to one or more responsible members of staff (the college manager and other senior members of staff).
- The plan could contain a decision-making process for determining if the college will not open due to flood risk or inclement weather expected, and identify means of communicating this to students and staff.

(Officer Response: These improvements are recommended to be included as an informative, as the plan is acceptable as it stands)

Environment Agency:
We did not request this condition and therefore have no comments to make.

4. ANALYSIS/ASSESSMENT

Condition 6 reads:

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.

Pursuant to condition 6 the applicant has provided a Flood Risk Management Plan.

The details submitted are acceptable in terms of satisfying this condition, and details of the plan are comprehensive with relation to the flood risk on the site.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Applicant's drawing No.(s) Flood Risk Management Plan (June 2016; ref. HLEF42099/001R)

For the following reason:

The details relating to condition 6 attached to planning reference HGY/2016/0425 and as set out in the accompanying plans are satisfactory for the purpose of discharging this condition.

The following alterations are recommended for inclusion in the plan to make it more robust:

i) The plan should assign responsibility for triggering evacuation actions clearly to one or more responsible members of staff (the college manager and other senior members of staff).

ii) The plan could contain a decision-making process for determining if the college will not open due to flood risk or inclement weather expected, and identify means of communicating this to students and staff.