

Subject: FW: Internal Consultation - App ref HGY/2022/2723

Sent: 02 November 2022 17:10

Subject: RE: Internal Consultation - App ref HGY/2022/2723

Dear Valerie,

Thank you for consulting us on the above planning application reference number HGY/2022/2723 for the Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate at Brunel Walk N15 5HQ

Having reviewed applicant's submitted :

- Below Ground Drainage Strategy document reference number Ref. 2821-MHT-CV-RP-00202, Issue P05 dated 9th September 2022 along with all the attached appendices as prepared by Meinhardt Consultant
- Flood Risk Assessment report reference number 2844-MHT-CV-RP-001, Issue P05 dated 9th September 2022 along with all the attached appendices as prepared by Meinhardt Consultant

We have following observations to make :

- 1) Within the submitted drainage strategy, clause 4.3.1 states that 'The development area for the new residential blocks in the southern portion of the site is 0.4564 ha of this 0.2990 ha is impermeable'. However, Table 4.1 for the existing surface water discharge rates list a contributing area of 0.2168 ha. Therefore clarification of the impermeable / contribution catchment is required.
- 2) It has also been noted that the proposed drainage calculations as shown in Appendix F shows the total contribution area of 0.148 Ha. Therefore clarification is sought.
- 3) The critical storm duration for each element of the drainage network should be determined by considering a FULL range of summer and winter storm durations from 15 minutes up to the 10080 minute (7 day) duration.
- 4) In order to assist with the maintenance of the SuDS features, it is advised to install silt trap manholes on the inputs to the storage structures.
- 5) Please supply an exceedance flood flow drawings showing proposed internal and external finished levels.

Hope the above is helpful. Please do not hesitate to contact me should you require any further information.

Best Regards,

Pankit Shah
Flood & Water Management Lead