

Our ref: Q220730
Email: Matt.Eyre@Quod.com
Date: 2 February 2023



Martin Cowie
LB Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

For the attention of Martin Cowie

Dear Mr Cowie,

APPLICATION FOR THE APPROVAL OF DETAILS PURSUANT TO CONDITION B3 (DRAINAGE – ATTENUATION DETAILS) AND B4 (DRAINAGE - DESIGN IMPLEMENTATION, MAINTENANCE MANAGEMENT) OF PLANNING PERMISSION HGY/2018/2223

PLOT B (FERRY ISLAND), TOTTENHAM HALE CENTRE, N17

On behalf of Midgard Ltd, please find enclosed an application for approval of details pursuant to Conditions B3 and B4 of the Tottenham Hale Centre development planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

This application seeks to discharge Conditions B3 and B4 in full. Full condition wording is provided in Annex 1 to this letter.

Accordingly, please find enclosed the following documentation which has been submitted via the Planning Portal (Ref: PP-11902507) in support of this application:

- This Covering Letter;
- Approval of details application form duly signed, dated and completed; and
- Surface Water Drainage Strategy prepared by Whitby Wood.

The application fee of £116 has been paid via the Planning Portal in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2017.

I trust that this enables you to register and validate the application but please do not hesitate to contact me should you require any further information or have any queries at this stage.

Quod | Ingeni Building 17 Broadwick Street London W1F 0DE | 020 3597 1000 | quod.com

Quod Limited. Registered England at above No. 7170188





Yours sincerely,

Matt Eyre

A handwritten signature in blue ink, appearing to read 'MEyre.', located below the printed name.

Associate



Annex 1 – Full Condition Wording

The full wording of Conditions B3 and B4 from the Tottenham Hale Centre Planning Permission (ref: HGY/2018/2223) are provided below.

“B3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot B development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot B shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

B4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot B development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.*
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.*
- iii) Floodwater exceedance routes, both on and off site.*
- iv) Timetable for implementation.*
- v) A detailed management maintenance plan for the lifetime of the Plot B development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot B development.*

The scheme shall be implemented, retained, managed and maintained within Plot B in accordance with the approved details.



REASON: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system."