

Philip Elliott

From: Jason Small
Sent: 13 March 2023 15:11
To: Philip Elliott
Cc: Planning SuD Enquiries; Pankit Shah
Subject: RE: Planning Consultation - LB Haringey - HGY/2023/0261 - Berol Quarter, Ashley Road, London N17 9LJ

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Philip

Thank you for consulting us on the above captioned planning application ref HGY/2023/0261 for full planning permission relating to the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works at Berol Quarter, Ashley Road, London N17 9LJ.

It is noted that this application is linked to HGY/2023/0241, which seeks to amend the original hybrid planning application consent issued under HGY/2017/2044 given that the Applicant no longer intends to deliver the final phases of permission ref. HGY/2017/2044 at the wider Berol Yard site and instead proposes to deliver the proposals submitted under HGY/2023/0261.

It is acknowledged that in relation to drainage and flood risk, various details have been previously provided as part of the original planning application and subsequent reserved matters applications to discharge drainage related conditions attached to HGY/2017/2044, notably HGY/2018/2165 and HGY/2019/2068. Therefore, we note that many of the principals and approaches for the management of surface water run-off from the development have been established and agreed as part of the previous consultations on planning applications submitted in relation to this site.

In terms of flood risk and drainage, Planning Application HGY/2023/0261 is supported by the report prepared by WSP, entitled 'BEROL QUARTER Flood Risk Assessment & Outline Drainage strategy' (Doc ref no. 70094918-WSP-XX-XX-RP-CV-00001), dated Dec 2022 and related drawings and documents. Further to review of the submitted details, we have made the following observations regarding the proposals, which are outlined below;

- 1) It is noted that in terms of discharge destination, the Applicant/Agent intends to discharge flows off site to the existing public surface water sewer located within Ashley Road. Whilst the LLFA and it appears TW have been previously consulted on the proposals and accepted proposed discharge rates we it is noted that Appendix C.1 of the above captioned report includes a pre planning enquiry from Thames Water, dated 21st November 2022 (TW Ref. DS6100012) to seek confirmation that sufficient capacity within the public sewer network. Section 11.4.1 of the FRA and Outline Drainage Strategy report states that 'Thames Water has responded to the Pre-Development enquiry for the Proposed Development confirming sufficient capacity at the proposed points of connection, as shown in Appendix C.1.' However, it is stated within the TW response that there is insufficient capacity within the existing system to accept the proposed discharge of 6.3l/s for all storm events up to and including 1 in 100 yr plus climate change event (+40% uplift) into the 225mm surface water sewer in Ashley Road located downstream of manhole TQ34894603. Clarification and confirmation from TW on this is considered essential given the viability of the drainage strategy is intrinsically linked to the availability of sufficient capacity to accept proposed surface water discharges from the development. If it is confirmed insufficient capacity is available, then either a) alternative proposals should be provided which restrict discharges to the accepted discharged rate that TW agree can be accepted by their public surface water system, or, b) provide confirmed scope of upgrading works required within the off-site public sewer system to accept the flows. It is anticipated that these would be implemented under a S98 Sewer Requisition under the WIA 1991

- 2) It is noted that the scheme as shown in the Drainage Layout (Drg. 70094918-WSP-XX-XX-M2-D-0501-P01) that the surface water drainage system will be reliant on a pumped outfall, due to level constraints in achieving a gravity discharge to the public system. As noted under Section 8.1.10 of the WSP report, pumping of surface water is considered to be unsustainable, however, it is accepted as being an established principle of the proposed surface water strategy which has previously been considered and agreed as part of the previous planning applications relating to this site. Whilst the use of pumped outfall is established part of the proposed drainage strategy, we note that there has been no assessment of the residual flood risks associated with any potential failure of the package pumping station, nor has any details been provided on what provisions have been made in terms of emergency storage provision in the event of breakdown. Whilst it is acknowledged that less vulnerable uses are proposed at ground floor with more vulnerable residential uses located at first floor and above, some form of assessment of the risk of failure should be provided. Further clarification in regards to the pumping station and assessment of residual flood risks are requested.
- 3) Currently the full planning application is support by outline details and calculations in the form of WinDES Source Control and 'Quick Storage' outputs, which are not considered to be acceptable for a full planning application. Full calculations are required that include all relevant SuDs features and the associated storm network that consider a full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change.
- 4) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method. At present the outputs provided within the submitted report do not clearly state which rainfall dataset has been adopted for the purposes of design.
- 5) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of where it is anticipated that flooding will occur within the proposed network (if any) and an indication of overland routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.

Following clarification of a number of the above items may result in the requirement to make some material amendment to the submitted drainage strategy, flood risk assessment, outline drainage strategy report and drainage layout drawings (size/siting of attenuation tanks, wet well, point(s) of discharge, etc.. Etc..)

Subject to the above clarifications, we would consider the proposal to be broadly acceptable to us, subject to the following planning conditions to be implemented regarding the Surface water Drainage Strategy and it's management and maintenance plan.

Surface Water Drainage condition

No development shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate:

- a) A hydraulic calculations using XP Solutions Micro-Drainage software or similar approved. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results should be provided for critical storm durations of each element of the system, and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the 1 in 2 yr rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall, and flooding only in safe areas for the 1% (1in100) plus climate change.
- b) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method.

- c) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development.
- d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason : To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

Management and Maintenance condition

Prior to occupation of the development hereby approved, a detailed management maintenance plan for the lifetime of the 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 development. The Management Maintenance Schedule shall be constructed in accordance with the approved details and thereafter retained.

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

Hope the above is helpful. However, should you require any further detail or clarification then please do not hesitate to contact me.

Best Regards,

Jason

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From: Haringey Planning Services <planning@haringey.gov.uk>
Sent: 02 February 2023 16:38
To: Planning SuD Enquiries <PlanningSuDEnquiries@haringey.gov.uk>
Subject: Planning Consultation - LB Haringey - HGY/2023/0261 - Berol Quarter, Ashley Road, London N17 9LJ



Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2015

Application No: HGY/2023/0261

Proposal: Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works. Also see linked Case Reference: HGY/2023/0241 This linked application is a Section 73 application for minor material amendments to the permitted scheme at Berol Yard, Ashley Road, London, N17 9LJ (planning permission ref: HGY/2017/2044). This application seeks to delete and amend existing conditions and add a condition to ensure that phases 3, 4, and 5 will be severed from HGY/2017/2044 upon implementation of any new planning permission being granted in respect of these phases.

Site Address: Berol Quarter, Ashley Road, London N17 9LJ

An application has been received in respect of the proposed development described above. Please provide your response by 23/02/2023

This is a link where you can view the documentation and provide comments online [Click Here](#)

Please note that comments in respect of applications will be made available for public view and reproduction, including via the Haringey website.

If you are a Ward Councillor or a Consultee with an account, please login [here](#)

Haringey Development Management Team

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