

James Argles

From: Planning Support
Subject: FW: Planning Consultation - LB Haringey - HGY/2023/0949 - Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL

Sent: 30 May 2023 14:31

Subject: FW: Planning Consultation - LB Haringey - HGY/2023/0949 - Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL

Dear Tania,

Thank you for consulting us on the above planning application reference number HGY/2023/0949 for the erection of two semi-detached two-bedroom houses, parking and associated infrastructure at Alford Mews, 50, 52 and 54 Stanhope Road, London N6 5AL.

Following review of the applicant's submitted Flood Risk Assessment and Drainage Strategy report (Doc. Ref. ST3338/FRA-2303 Rev 0 dated March 2023 prepared by Stomor Consultant, we are generally content with the overall methodology as mentioned within the above documents, subject to 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 that :

- a) The surface water generated by this development for all the rainfall durations starting from 15 min to 10080 min (7 days not 1 day) and intensities up to and including the climate change adjusted critical 100 yr storm can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site.
- 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

Trust the above is of assistance. However, should you require further information then please do not hesitate to contact me

Best regards

Jason

Jason Small B.Eng, DIC, MSc. MCIWEM

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