

James Argles

Subject: FW: Planning Consultation - LB Haringey - HGY/2023/1606 - Land at Watts Close, London, N15 5DW

Sent: 09 August 2023 22:54

Subject: RE: Planning Consultation - LB Haringey - HGY/2023/1606 - Land at Watts Close, London, N15 5DW

Dear Tania,

Thank you for consulting us on the above planning application reference number HGY/2023/1606 for the approval of details pursuant to condition 12 (Drainage 2) attached to planning permission ref: HGY/2022/0035 dated 9/6/2022 for the demolition of 11 dwellings and community building and replace with 18 new homes for council rent. Erect 6 no. two-storey family houses (three and four bedrooms) and 12 apartments (one and two bedrooms) in 2 three-storey blocks including 2 wheelchair user dwellings at Land at Watts Close, London, N15 5DW

Having reviewed the applicant's submitted Drainage Strategy Reports (Part 1 & Part 2) document reference number 22778-RP-01 dated 30th January 2023 as prepared by Barden Chapman Civil and Structural design Consultant, we are generally content with the overall methodology as used and mentioned within the above report, 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:

- a. We request to provide the details of proposed blue roof details and locations of the blue roof on a roof plan drawings.
- b. Please note that Thames Water SW capacity is likely to be insufficient for current and future rainfall events. Therefore, the provision of NRV in MH S1.0 could provide a level of security in the event of a public sewers flood or other extraneous flood event, into the proposed pumping chamber/storage structure.

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.

The maintenance plan should demonstrate :

- a. Please state proposed pump failure warning method including response time to be adopted by third party.

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. Please do not hesitate to contact me should you require any further information.

Best Regards,

Pankit Shah
Flood & Water Management Lead