

Our ref: Q230777/jb
Your ref: PP-14986894
Email: James.beynon@quod.com
Date: 4 June 2026



Housing, Regeneration and Planning
Haringey Council
River Park House
225 High Road
N22 8HQ

By Planning Portal, ref. PP-14986894.

Dear Philip,

Approval of Details: Condition 12 of Planning Permission HGY/2024/0692

On behalf of our client, *High Road West (Tottenham) Ltd*, please find enclosed an application to discharge Condition 12 pursuant to permission HGY/2024/0692 at 807 High Road, Tottenham, London.

Condition 12 states:

“12. Prior to commencement of the development (other than demolition, below ground and building core works) an updated Flood Risk Assessment & Drainage Strategy shall be submitted to the Local Planning Authority for approval, the strategy shall include:-

i) Calculations including a Network Diagram confirming 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;

ii) For the calculations above, more up to date FEH rainfall datasets shall be utilised as opposed to the use of the FSR rainfall method;

iii) Details of the management and maintenance plan for the installed drainage system in perpetuity as per the above;

iv) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge; and

v) Any overland flows as generated by the scheme shall be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development shall be provided.

The scheme shall only be implemented, retained, managed, and maintained in accordance with the approved details.”



Enclosed within this application is the following information:

- Approval of Details Application Form.
- This Cover Letter.
- The original Flood Risk Assessment approved under HGY/2024/0692.
- An Addendum Flood Risk Assessment to be read alongside the above (reference 6056_01, prepared by Walsh).

This requisite planning application fee of £309 has been paid via the Planning Portal.

We trust that the submitted documents are satisfactory and look forward to receiving confirmation of validation at your earliest convenience.

Yours sincerely

James Beynon
Director

enc.