

Officer Report

Application Number:	HGY/2023/2813
Application Type:	Approval of details reserved by a condition
Address:	175 Willoughby Lane, London N17 0RX
Proposal:	Approval of details reserved by a condition 11 (Drainage) attached to planning permission ref. HGY/2022/0664 granted on 24th February 2022 for the demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works
Case Officer:	Sarah Madondo
Valid Date:	19/10/2023
Applicant:	-
Agent:	Mr Jamie Loxley

RECOMMENDATION

Approve

Site & Surroundings

The site is a two storey building located on the corner of Dysons Road to the East and Brantwood Road to the south. The site is bounded by the Redcorn waste disposal operation to the west and other commercial and industrial units to the south on the other side of Brantwood Road. The area to the north of the site along Dysons Road and Middleham Road is residential in nature, primarily comprising 2 storey houses. A public right of way runs east to west along the north of the plot between the commercial plots and the houses of Middleham Road. The site is designated as a Strategic Industrial Location and within Flood Zone 2. The surrounding area is characterised by industrial and commercial uses. The site also lies within the Tottenham Area Action Plan area and is within an Archaeological Priority Area. The site is not located in any conservation area nor is listed building.

APPROVED DEVELOPMENT

HGY/2022/0664 – Demolition of existing buildings on the site and redevelopment of the land to the west of Willoughby Lane / Dysons Road for the erection of modern employment premises to provide flexible employment space across use classes E (light industrial), B2 and B8 (with ancillary offices), car parking, service yard areas, landscaping and associated works.

ANALYSIS/ASSESSMENT

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 yrs. 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 in accordance with policies DM26 and DM27 of the DPD (2017).

Pursuant to condition 11, the applicant submitted 2) A copy of Flood Risk Assessment and Drainage Strategy document report reference number 63282-01 Revision E dated 21st October 2022, prepared by PRP Environmental Consultant which has been reviewed by drainage officer who advises that details submitted are sufficient for the purposes of discharging this condition. Therefore, the details submitted are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 11. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.