

APPENDIX O – LLFA CORRESPONDENCE

Jon Davey

From: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Sent: 12 February 2024 13:46
To: Jon Davey
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane [Filed 12 Feb 2024 14:14]
Categories: Filed by Mail Manager

Hi Jon,

The exceedance up to 1-2 m³ is acceptable.

This is to confirm that we are happy for the site to be discharged at 4.1 l/s for all the events up and including 1 in 100 Yr plus 40% CC

Hope this helps,

Thank you
Pankit

From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Monday, February 12, 2024 11:19 AM
To: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane

Hi Pankit

The change to a discharge rate of 4.1l/s would enable the exceedance to be reduced to circa 1 - 2m³ of flooding which would be a significant betterment against the current model.

Can we agree 4.1l/s as a discharge rate for the development?

Best Wishes

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



Leicester 62 Highcross Street LE1 4NN – Birmingham 321 Bradford Street B5 6ET

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From: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Sent: Friday, February 9, 2024 5:55 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane [Filed 09 Feb 2024 18:32]

Hi Jon,

Thank you for your prompt response.

I am sorry but the guidance has not been updated since it was written in 2016 but I believe following the revised allowances as introduced by Environment Agency in terms of both pluvial and fluvial in 2018, all the boroughs and councils within UK are using 40% cc. Therefore, it's just became a kind of acceptance criteria for all the authorities. All the applications that we are reviewing and providing our comments are using 40% cc.

We are however, in process of updating our guidance document sooner rather than later. It's just hard to find some resources so I can get some free time to update. But thank you for confirming that the discharge is proposed to be restricted up to 100 yr + 40%CC. Some of the exceedance is acceptable as far as it's not significant and staying within the site and away from all the buildings and structures.

Let me know how the model performs and we can try and see some relaxation to say around 4 to 4.1 l/s. instead of 3.7l/s as you propose recently.
Do you think will this help little ?

Hope the above is helpful. Please do not hesitate to contact me should you require any further information.

Best Regards,

Pankit Shah PG Dip, B.Eng, MCIHT
Flood & Water Management Lead

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From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Friday, February 9, 2024 12:33 PM
To: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane

Hi Pankit

Thanks for coming back to me.

Understand in relation to the relaxation, it thought this would be the case.

In terms of the climate change allowance, all the Haringey guidance I can find refers to 30% allowance with a sensitivity testing for the 40% storm event.

Is there more recent guidance than the attached?

I can confirm that the greenfield discharge is proposed to be restricted up to the 100+40%cc event, but some exceedance currently shown in the model, but once the tree pit storage and permeable paving is allowed for in the hydraulic model this exceedance will likely be removed.

Best Wishes

Jon Davey Principal Engineer
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From: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Sent: Friday, February 9, 2024 12:18 PM
To: Jon Davey <jon@farrowwalsh.co.uk>
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane

Hi Jon,

I am fine thank you and hope the same.

Thank you for your email and the information. All the sites within Haringey will require to restrict the propose discharge to the relevant Greenfield Runoff rate for all the storm events up to and including 1 in 100 year + 40% cc not 30% cc

I do understand the problem about the steep topography and connection to the existing outfall. I also appreciate the existing site is draining free to the Moselle, however, we are just looking at the propose development and considering the site as a whole. I am sorry but it would be difficult for us to provide any relaxation on the discharge rates and to allow the higher rates than the required for the site. The existing utilities running within the site is not LLFA's concerns.

Hope the above is helpful. Please do not hesitate to contact me should you require any further information.

Best Regards,

Pankit Shah PG Dip, B.Eng, MCIHT
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From: Jon Davey <jon@farrowwalsh.co.uk>
Sent: Friday, February 2, 2024 9:38 AM
To: Pankit Shah <Pankit.Shah@Haringey.gov.uk>
Subject: RE: FW2310 Former Mecca Bingo, Lordship Lane

Morning Pankit

I hope you are well.

We are currently on the final stretches before planning submission for the above site.

I wanted to touch base with you regarding the discharge rate. At present we are proposing restricting the discharge to the greenfield Q_{BAR} rate of 3.7l/s for all storm events up to the 1 in 100 +30%cc. In fact it is up to the 1 in 100+40%cc as we have undertaken the sensitivity testing and this is causing excess flooding if we don't.

However, we are finding that we need circa 600m³ of attenuation for the development. The problem here lies with the steep topography and the existing outfall connection into the culverted Moselle Brook (and connecting Thames Water sewer).

I have attached a DRAFT plan of the drainage which indicates the extent of the attenuation tanks. We do not have opportunity to lower the tanks further due to the outfall (and also potential surface of the culvert), but we also need to capture the services running through the site which include the district heating network amongst others.

The existing site (0.862ha) is free draining to the Moselle Brook watercourse at a rate of 119.8l/s (2.78 x 50mm/hr x 0.862ha). The question is would Haringey allow a relaxation of the surface water discharge in this instance to say 7.0l/s in order for us to try and reduce the attenuation and accommodate the other services running through the site. We have discounted blue roofs as the roof areas are being used for a combination of green roofs with PV panels and services currently limited the area of blue roof available. We are already proposing tree pit storage and permeable paving along with Raingardens.

I have attached DRAFT plans of the drainage along with the DRAFT district heating routing for context. Obviously there is still other services to be located, but we are struggling for cover to the tanks at present.

Happy to discuss over a teams call if you feel this would be beneficial.

Look forward to hearing from you.

Best Wishes

Jon Davey Principal Engineer
Office Telephone 0330 100 0363



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