



Officer Report

Application Number:	HGY/2023/1744
Application Type:	Approval of details reserved by a condition
Address:	Council Depot, Ashley Road, Tottenham, London, N17 9DP
Proposal:	Approval of details pursuant to condition 27 (Drainage) attached to planning permission HG/2022/0752 for the erection of 272 homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace and associated works
Case Officer:	Adam Silverwood
Valid Date:	03/07/2023
Applicant:	Adam McAviney
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2022/0752 – Full planning application for the erection of 272 homes including 50% socially rented homes extending 4-13 storeys, 174sqm of flexible Use Class E floorspace along with a new vehicular access to the site, car parking and two pedestrian north south routes. The proposal also includes both private and public hard and soft landscaping throughout the site – As approved on: 31st August 2022.

2. ANALYSIS/ASSESSMENT

Condition 27 reads:

'No development above ground level 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 should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicate the location of all proposed drainage elements demonstrating that the surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min 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.'

Reason: To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.'

Pursuant to condition 27, details have been submitted in respect of a surface water drainage strategy. The details submitted are considered acceptable and in line with the intentions of the condition.

This application has been supported by documentation provided by 'Civic Engineers (Job no.1832-01) that has been considered by Haringey's Floodwater Management Team who consider the submitted details acceptable to warrant successful discharge of this application.

3. RECOMMENDATION

GRANT DISCHARGE OF CONDITION 27

It is considered that sufficient information has been submitted in support of this application to discharge condition 27.