

Argles James

From: Planning Support
Subject: FW: HGY/2021/2151 - 109 Fortis Green N2 9HR.
Attachments: Copy of pro-forma.xlsx

Sent: 20 August 2021 07:09

Subject: HGY/2021/2151 - 109 Fortis Green N2 9HR.

Hi Roland,

The LLFA, has now reviewed planning application HGY/2021/2151 – 109 Fortis Green, full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class 3) comprising of 6 residential flats and 4 mews houses and 131m², flexible commercial space in the lower ground floor units, basement car parking and other associated works.

The site is located in flood zone 1, that has a low risk of flooding, there is limited opportunity for above ground SuDS. The applicant has followed the drainage hierarchy and has selected the most suitable SuDS, for the proposed development, these include an attenuation tank to store 33m³, of surface water before being discharged at a rate of 3.1 l/s, via a pump to the public surface water sewer subject to Thames Water, consent to connect to their network. The proposal also includes green roofs on some of the buildings, there are no details of what type of green roofs that will be used, can clarification be made if the roofs will be a deep planted substrate or a sedum mat system and included in the maintenance schedule.

A management maintenance plan has been provided that suggests a nominated company will be responsible for the SuDS, this must be for the lifetime of the development. The pumps are included in the maintenance schedule, the schedule will need to include what measures/backup will be put in place should the pumps fail.

We have attached the Haringey, pro-forma, this will need to be completed and returned to us for review.

Please let me know if you require anything else regarding this at this stage.

Kind regards

Ray Matthews
SuDS Officer

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