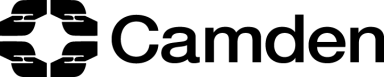
**Lead Local Flood Authority – London Borough of Camden**

Statutory Consultee for all Major Developments (SuDS)

|  |  |
| --- | --- |
| Scheme Address | 317 Finchley Road |
| Planning Reference | 2018/2050/P |
| Application type | Condition |
| Size of site (as stated on application form) |  |
| Date | 20/11/18 |
| Recommendation: | Further information required |

Statutory Consultee for all Major developments >1ha

**Condition 18**: *Prior to commencement of any works other than demolition and site clearance, details of a sustainable urban drainage system shall be submitted to and approved in writing by the local planning authority. Such system shall be based on a 1:100 year event with 30% provision for climate change demonstrating 50% attenuation of all runoff, demonstrating greenfield levels of runoff. The system shall be implemented as part of the development and thereafter retained and maintained.*

**Documents reviewed**: Webb Yates (2016) Drainage Strategy Report J2680 317 Finchley Road, London. Ref J680-Doc-02 Revision XI

1. Comment: The applicant has provided a summary table indicating that the drainage system would discharge at a maximum rate of 5 l/s in all events up to a 1 in 100 plus 30% climate change event. It is noted that this does not achieve the minimum 50% betterment in the 1 in 1 or 1 in 30 year events. The applicant should review their discharge rates in line with more recent innovations showing discharge can be reduced as low as 2 l/s in an engineered system without blockage.



Geocellular storage of 20m3 is proposed to manage the volume for the 1 in 100 + 30% climate change event. The applicant has not uploaded the supporting calculations to back up the summary tables in the report.

*Recommendation: Applicant should review proposed discharge rates to achieve as close to greenfield as feasible. Applicant must provide the supporting microdrainage calculations to support their runoff and volume proposals*

1. Comment: The applicant mentions ‘roof terrace container gardens’ however it is unclear whether opportunities have been maximised to incorporate water interception and or reuse through this design. There is brief discussion on the possibility of installing a rainwater tank but this has not been progressed. Overall the submitted document does not appear to have been updated in line with detailed design. We would expect greater detail on the drainage system to be available if the applicant is looking to commence work after discharging this condition.

*Recommendation: Applicant should provide detailed drawings of final drainage proposals including plans of the roof gardens and how water interception features and /or water reuse have been incorporated into the detailed design.*

**LLFA Recommendation:         Further information required/condition not discharged**.

As outlined above, further items are required before Condition 18 can be considered dischargeable.