

# Oriel

## Response to additional technical queries on the Flood Risk Assessment and Drainage Strategy

May 2021



**Oriel**  
Creating the centre for  
advancing eye health



Moorfields  
Eye Hospital  
NHS Foundation Trust



Moorfields  
Eye Charity



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## Oriel – Response to additional technical queries on the Flood Risk Assessment and Drainage Strategy – 7<sup>th</sup> May 2021

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### 1. Introduction

Moorfields Eye Hospital NHS Foundation Trust, on behalf of Oriel<sup>1</sup> (the ‘Applicant’), submitted a planning application on 16<sup>th</sup> October 2020 (Application Ref. 2020/4825/P) to the London Borough of Camden (LBC) for a new facility that would allow the existing Moorfields Eye Hospital at City Road (Moorfields at City Road) and University College London (UCL) Institute of Ophthalmology (IoO) services at Bath Street to relocate into a single building at the existing St. Pancras Hospital site (hereafter referred to as the ‘Proposed Development’).

The Proposed Development will be located at part of the existing St. Pancras Hospital site (hereafter referred to as the ‘Site’). The Proposed Development comprises a single building, between seven and ten storeys in height (including Ground Level and Lower Ground Level, as well as plant at Roof Level), as well as provision of public realm at ground level, blue badge parking, and a vehicular drop off point on St Pancras Way.

A Flood Risk Assessment and Drainage Strategy (FRADS) was prepared for the Proposed Development (Document Ref. ORL-INF-XX-XX-RP-PL-240-Flood Risk Assessment and Drainage Strategy) and submitted with the planning application in October 2020.

As the Lead Local Flood Authority (LLFA) for the Site, LBC reviewed the FRADS and requested information and/or clarity on a number of matters. These are summarised in a briefing note dated 31<sup>st</sup> January 2021. AECOM, as the authors of the FRADS, provided a response to the comments raised by the LLFA, on behalf of the Applicant, which was issued to LBC on 25<sup>th</sup> February 2021.

Additional technical queries were raised by the LLFA, which were received by the Applicant on 26<sup>th</sup> March 2021. A technical note was prepared to respond to these additional technical queries and submitted 30<sup>th</sup> March 2021.

Further technical queries were raised by the LLFA on the 22<sup>nd</sup> April 2021 and this document provides a response to these queries. For ease of reading the additional technical queries are replicated below and responses are provided in italics.

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<sup>1</sup> Oriel is a joint venture between Moorfields Eye Hospital NHS Foundation Trust, University College London Institute of Ophthalmology and Moorfields Eye Charity.

## 2. Applicant's Response to Further Technical Queries

To address the above, please can the applicant submit information which:

**1. Provide confirmation regarding the 'Development Boundary' area and provide runoff rate and attenuation volume calculations that use this area.**

*The FRADS has been updated (Revision 1.0 dated May 2021) and is submitted alongside this response document, along with the revised runoff rate and attenuation volume calculations used to calculate the Development Boundary.*

**2. State the maintenance owner.**

*The Site Operator will be responsible for maintenance of drainage within the development boundary, shown in the FRADS (Document Ref. ORL-INF-XX-XX-RP-PL-240-Flood Risk Assessment and Drainage Strategy\_Revision 1.0) and in the technical noted issued on the 30th March 2021.*

**3. Make proposals for provision of off-site Sustainable Drainage System (SuDS)**

*Confirmation was received from the Case Officer at LBC that this query is in relation to the three replacement street trees located in the public footway in the south-west corner of the Site. However, it was commented the design would need to be sensitively detailed to avoid the need for any upstands that could cause a trip hazard.*

*Further review of the location by Whites Arkitekter (the landscape architect appointed on the project) and AECOM consider that at this location, there is the potential to provide off-site SuDS. Bicycle parking could act as a barrier and reduce the potential for tripping; the bicycle parking is already marked with cobble stones to warn visually impaired. However, with the proposed trees and bicycle parking, the space at this location is highly constrained and as such SuDS may not be feasible.*

*A suitably worded S106 planning obligation or planning condition to review the feasibility of providing off-site SuDS where the tree pits are proposed in the south-west corner of the Site is acceptable.*