

Burlington Road Core Docs

Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Wed 11/4/2020 7:43 PM

To: Matthew Davidson <Matthew.Davidson@merton.gov.uk>

Hi Matthew,

Can the email thread below be uploaded to webpage as: Email from LB Merton Flood Risk Management Engineer dated 23rd October 2019

Thanks

Tim

From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Sent: 24 October 2019 08:59

To: Jonathan Murch <jonmurch@daviesmurch.co.uk>

Subject: FW: Tesco site - 19/P2387

FYI – LBM Flood Risk comments. No objections, conditions recommended

From: Tom Sly <Tom.Sly@merton.gov.uk>

Sent: 23 October 2019 16:06

To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Cc: Paul McGarry <Paul.McGarry@merton.gov.uk>

Subject: RE: Tesco site - 19/P2387

Hi Tim,

As discussed, I have reviewed the FRA and SWDS for this site and have the following comments on local flood risk and surface water. I note that the Environment Agency have not yet responded on fluvial flood risk matters (only contaminated land matters) but you have re-consulted them in this regard.

A review of the EA flood map for planning has demonstrated that the site is located in both Flood Zone 2 (Medium Risk) and Flood Zone 3 (High Risk). Merton's Level 2 SFRA – Appendix C identifies the proposed development site to be as Site 46 and 47. Within the SFRA for Site 47, it identifies the site to be located within a Critical Drainage Area (CDA). The site is in Group7_002 which is an area with identified localised flooding issues.

The FRA sets out the following mitigation measures, which must be incorporated:

- Non-return valves on any new sewer connections to prevent back-flow;
- All residential accommodation to be located at first floor level (podium level) or above. It should be noted that two two-bedroom duplex units are proposed at ground floor, however the location of these units is outside the 1:100 + 35% Climate Change flood extent; additionally the minimum finished floor level of these units is to be set no lower than 14.65mAOD, which is 300mm above the 1 in 100 + 35% flood level.
- Minimum Finished floor levels of the ground floor units to be set no lower than 14.65mAOD (300mm above the 1 in 100 + 35% flood level);
- Flood volume mitigation as per section 8 of this report to avoid displacement offsite (floodplain compensation in the 1in100yr+35% event).
- Implementation of SuDs to ensure no increase in surface water runoff.

- Site owners and residents to sign up to EA Flood Warning/Alert Service and have an onsite flood warning and evacuation plan.

Through pre-planning, LB Merton strongly emphasised the need to improve the river corridor associated with the Pyl Brook and to ensure that the development is set back appropriately from the top of bank of the Pyl Brook. This advice does not appear to have been fully integrated into the scheme and there is minimal enhancements proposed to the river corridor and shading to this area remains an issue. Residential Core A (including the two duplex units at ground floor and the Block A cycles area) is located well within 8m of the Pyl Brook. EA Flood Risk Activity permits would be required for any works within 8m.

A supporting Surface Water Drainage Strategy has been produced as separate document to the FRA (Ambiental document ref 4003_SWDS).

The existing site is largely hardstanding area. All proposed on-site drainage must be designed to accommodate a 1 in 100 year rainfall event including the appropriate allowance for climate change as set out within the NPPF at 40%. Through pre-planning, Merton's LLFA requested that new surface water drainage from the proposed development is routed to the Pyl Brook to reduce the impact on the underperforming offsite sewer network.

The podium levels of the new development are proposed to include green roofs. The restricting flow rate of 3X Greenfield runoff rate is proposed for this development. This outflow is currently shown to be routed to the Pyl Brook in accordance with LB Merton requirements. The specified rate will be limited to no more than 18.3l/s for the 1 in 100 year plus 40% climate change scenario.

Permeable paving is proposed for all new external hardstanding areas (within the redline boundary excluding bin store area to avoid the risk of contamination).

All onsite SuDS and drainage systems will be privately maintained. A long-term maintenance regime must be agreed.

The drainage strategy does not define a final option for the scheme, but may be two options considered feasible to accommodate the required storage:

Option 1: Underground Geocellular Tank

- Based on the hardstanding roof area provided, a minimum storage of 590m³ would be necessary when considered in tandem with a green roof to each podium. The proposed tank location would be subject to detailed design but has been shown that this could be located under the north block in a 28.5x28.5mx0.8m deep crate. The final location of the tank should be confirmed at detailed design stage to be secured via planning condition. Flows will be limited to no more than 18.3l/s for the 1 in 100 year +40% Climate Change event.

Option 2: Blue/Green Roof Storage

- If underground Geocellular Tank is not feasible (option 1 above), an alternative method could be Blue/Green Roof Storage. From the calculations undertaken the minimum depth of 193mm depth Blue/Green roof will be required to manage runoff off of the main block in the podium areas in the south block and 182mm on the podium of the north block. Additionally, for the ground level areas an additional 137.9m³ of below ground geocellular storage would be required.

If you are minded to recommend approval, please ensure that the following conditions are included on any decision notice:

Condition: No development approved by this permission shall be commenced until a detailed scheme for the provision of surface and foul water drainage has been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. The

drainage scheme will dispose of surface water by means of a sustainable drainage system (SuDS) at the agreed runoff rate (no more than x3 greenfield which is equivalent to 18.3l/s for the 1 in 100yr+40%CC), in accordance with drainage hierarchy contained within the London Plan Policy (5.12, 5.13 and SPG) and the advice contained within the National SuDS Standards.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Condition: Prior to the commencement of development, the detailed design and specification for the permeable paving and green roofs shall be submitted to and approved in writing by the Local Planning Authority. The design shall be carried out as approved, retained and maintained by the applicant in perpetuity thereafter.

Reason: To reduce the risk of surface and foul water flooding to the proposed development and future users, and ensure surface water and foul flood risk does not increase offsite in accordance with Merton's policies CS16, DMF2 and the London Plan policy 5.13.

Informative:

No surface water runoff should discharge onto the public highway including the public footway or highway. When it is proposed to connect to a public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required (contact no. 0845 850 2777).

No waste material, including concrete, mortar, grout, plaster, fats, oils and chemicals shall be washed down on the highway or disposed of into the highway drainage system.

The prior approval of the Environment Agency must be agreed in writing via a Flood Risk Activity Permit for any works within 8m from the top of bank from the Pyl Brook, which is a designated main river.



Tom Sly

Flood Risk Management Engineer
020 8545 3899
tom.sly@merton.gov.uk



From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Sent: 11 October 2019 11:01

To: Tom Sly <Tom.Sly@merton.gov.uk>

Subject: RE: Tesco site - 19/P2387

[https://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000107000/1000107188/19P2387_Co
mments%20Environment%20Agency_09.08.2019.pdf](https://planning.merton.gov.uk/MVM.DMS/Planning%20Application/1000107000/1000107188/19P2387_Co%20mments%20Environment%20Agency_09.08.2019.pdf)

From: Tom Sly <Tom.Sly@merton.gov.uk>

Sent: 11 October 2019 10:54

To: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>

Subject: RE: Tesco site - 19/P2387

Hi Tim,

Please can you forward the EA's response?

Thank you, Tom

From: Tim Lipscomb <Tim.Lipscomb@merton.gov.uk>
Sent: 10 October 2019 15:48
To: Paul McGarry <Paul.McGarry@merton.gov.uk>; Neil Milligan <Neil.Milligan@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>; James McGinlay <James.McGinlay@merton.gov.uk>
Cc: Sarath Attanayake <Sarath.Attanayake@merton.gov.uk>; Tom Sly <Tom.Sly@merton.gov.uk>; Jason Andrews <Jason.Andrews@merton.gov.uk>; Miar Crutchley <Miar.Crutchley@merton.gov.uk>; Martin Smith <Martin.Smith@merton.gov.uk>
Subject: FW: Tesco site - 19/P2387
Importance: High

Hello all,

This application has been in for 13 weeks now the majority of internal consultees have not yet provided a comment. All of the external consultees have responded some weeks ago.

Climate Change Officers and Green and Social Infrastructure in Policy have commented, which is useful – thank you.

I am awaiting the following outstanding responses from consultees (see below). We have in discussions with the agent and we need to have the consultation responses otherwise we cannot effectively negotiate.

- Highways
- Transport Planning
- Flooding/Site Drainage
- Planning Policy – Housing Provision
- Planning Policy – Affordable Housing
- Environmental Health – Air Quality
- Environmental Health – Contaminated Land

Please could you indicate when I can expect a response?

Many thanks
Tim

From: Tim Lipscomb
Sent: 22 August 2019 15:56
To: Paul McGarry <Paul.McGarry@merton.gov.uk>
Cc: Neil Milligan <Neil.Milligan@merton.gov.uk>; Jonathan Lewis <Jonathan.Lewis@merton.gov.uk>
Subject: Tesco site - 19/P2387

Hi Paul,

I really need some formal input on this from the policy team.

The proposal is not in an area where we would usually support such tall buildings – not in a town centre, low PTAL, not in close proximity to other tall buildings etc.

However, I am aware that there are other issues involved here, such as the need for housing given the targets of the emerging London Plan.

I am aware that there have been conversations with the applicant in reaching the point of a formal application but I am not clear how we have got so far down the line that we have a formal planning application – presumably policy must have been making favourable noises in order for the proposal to get this far?

Therefore, can policy provide a formal response to the application indicating why we would be considering this area for high rise buildings at all?

Please do not hesitate to contact me to discuss if that would help.

Best regards
Tim

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