

Officer's Report

Application Number	HGY/2022/3840
Type	Approval of details reserved by a condition
Location	Land Opposite 1-24, Remington Road, Tottenham, London, N15 6SS
Proposal	Approval of details pursuant to condition 7(a) (Biodiversity) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer	Tania Skelli
Valid Date	27/10/2022
Applicant	Delta Architects (Agent)
Agent	Mr Colin Butcher

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

HGY/2021/2882 Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.

3. CONSULTATION RESPONSE

LBH Nature Conservation – Support

4. ANALYSIS/ASSESSMENT

Condition 7 reads:

Biodiversity

(a) Prior to the commencement of above grounds works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Pursuant to condition 7 the applicant has provided An Ecological Enhancement Strategy (EES) by Tom Haley Ecology.

The submitted strategy identifies various opportunities for ecological enhancement, all of which would appear appropriate for the location and should lead to an increase in local biodiversity. They include bat, bird (sparrow) and invertebrate boxes installed at various locations within the development. Consideration should also be given to include swift nesting boxes too. Also proposed are a hedgehog hibernation box, hedgehog friendly fencing and grassland planting. Consideration must be given to the bat and bird boxes being inbuilt into the fabric of the buildings in the locations specified by the Ecologist. The invertebrate boxes and hedgehog hibernation box must be installed as recommended in the EES.

As recommended in the EES, a Sensitive Lighting Strategy must be implemented to minimise light spill from the scheme on to retained semi-mature and mature trees within and adjacent to the site, which provide potential bat roosting, foraging and commuting habitat. Especially along the green corridor to the north of the site, which is designated a SINCE. The Sensitive Lighting Strategy will benefit bats and other nocturnal and crepuscular species.

The proposed soft landscaping and new tree planting has been planned to include a high percentage of native species and other ornamental species, to increase habitats and food sources for a variety of wildlife.

Prior to occupation of development a site walkover must be undertaken to confirm placement of enhancements and protective measures. Photographic evidence of all enhancements must be submitted in accordance with condition 7b.

The following conditions are outstanding:

5 (Overheating), 7b (Biodiversity), 13 (Drainage), 15 (SBD), 18 and 19 (Landscaping), 21 (EVCP), 23 (Part M4(2)).

Conditions 3 (elevations), 4 (energy), 6 (living roofs), 11 (DEMP/CEMP/CLP), 16 (Cycle), 22 (Delivery and Servicing Plan)) are currently under consideration.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION

Informatives:

- The following conditions are outstanding:

5 (Overheating), 7b (Biodiversity), 13 (Drainage), 15 (SBD), 18 and 19 (Landscaping), 21 (EVCP), 23 (Part M4(2)).

Conditions 3 (elevations), 4 (energy), 6 (living roofs), 11 (DEMP/CEMP/CLP), 16 (Cycle), 22 (Delivery and Servicing Plan)) are currently under consideration.