

Officer's Report

Application Number HGY/2022/4477
Type Approval of details reserved by a condition
Location Strategic Development Partnership (SDP) Sites, Welbourne, North Island, Ferry Island, Ashley Road East and Ashley Road West, Station Road, London, N17
Proposal Approval of details pursuant to Condition A7 (Biodiversity Plan) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.
Case Officer Martin Cowie
Valid Date 19/12/2022
Applicant Please refer to Company Name
Agent Sophie Butler

RECOMMENDATION

Approve

Proposal - Approval of details pursuant to Condition A7 (Biodiversity Plan) in relation to Plot A (North Island site) of the Tottenham Hale Centre planning permission (LPA ref: HGY/2018/2223) dated 27 March 2019.

APPROVED DEVELOPMENT

Demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation will provide up to 104,053m of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

Approved – 27.03.2019. Planning Ref: HGY/2018/2223.

CONSULTATION RESPONSE

LBH Nature Conservation:

The Biodiversity Enhancement Plan does show the bat, bird and bug boxes to meet the condition, but there is nothing on the statement below about lighting. Should there be a separate Lighting Strategy? (email dated 20.02.2023).

LBH Carbon Management:

No comment.

ANALYSIS/ASSESSMENT

Condition A7 reads:

Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot A, details of a Biodiversity Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

i. Details on the number, and location of the bird brick boxes (or other) – including orientation and links to habitats that would be needed to support the identified bird species;

- ii. Details on the bird brick box (or other) design and for what bird species would they serve;*
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;*
- iv. The number, and location of the bat brick boxes; and*
- v. The number, and location of the insect hotels.*

The development within Plot A shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot A. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

Pursuant to condition A7 the applicant has provided an updated Biodiversity Plan following comments received from the LBH Nature Conservation Officer.

The following ecological mitigation measures will be provided at the North Island site:

- Trees/hedges/shrubs
- Wildlife friendly planting
- 3 x bat boxes - summer and winter roost boxes mounted at minimum 5 m height
- 4 x bird boxes - Sparrow Terrace and Swift nest boxes
- 7 x bug boxes - Clay and Reed boxes
- Log and rubble pile refugia
- Green roofs

The lighting has been sensitively considered by the applicant having regard to local environmental issues. The measures will be implemented to reduce any negative impacts on local ecology. All locations of bat boxes have been placed away from proposed lighting to reduce the effect on roosting populations. Lighting has been designed to reduce light spill and will be directed downward to reduce the impact on foraging bats.

The updated Biodiversity plan has been reviewed by LBH Planning and Nature Conservation officers and is considered acceptable for the purposes of discharging the condition.

RECOMMENDATION

GRANT DISCHARGE CONDITION