

Officer's Report

Application Number	HGY/2023/0500
Type	Approval of details reserved by a condition
Location	Unit F Tottenham Hale Retail Park, Broad Lane, London N15 4QD
Proposal	Approval of details pursuant to condition 5 (Detail of size, species, and location of replacement trees) attached to planning permission HGY/2022/2575
Case Officer	Kwaku Bossman-Gyamera
Valid Date	20/02/2023
Applicant	Ms Claire Ferrari
Agent	Mr Ian Anderson

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Proposed outdoor seating area for new Pret a Manger Unit

3. CONSULTATION RESPONSE

LBH Arboricultural Officer: No comment

4. ANALYSIS/ASSESSMENT

Condition 5 reads:

Prior to the removal of the existing tree, details regarding the size, species, and location of two replacement trees shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted within 12 months of removal of the existing tree. If within a period of five years from the date of planting, the replacement trees are removed, uprooted or destroyed or die, other trees of the same size and species shall be planted at the same place, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory replacement of the tree(s) to be removed in accordance with Policy DM 1.

Pursuant to condition 5 the applicant has provided details of the replacement trees.

- The applicant proposed to supply and plant 2 x *Betula Utilis jacquemontii* 10-12 cm standard. Minimum 3m tall and minimum 1500cm clear stem. Both in container grown.
- Each tree to be supplied with 1 x wooden tree stake and adjustable tie.
- Tree compost and slow-release root feed to be added to each pit.
- A layer of mulch to be added around tree to cover entire root ball to a minimum depth of 100mm to help retain moisture.
- Each tree to be supplied with a 70ltr Hydration bag to allow protection from drought in the summer, this will need to be filled during dry weather to protect tree.

- The proposed planting sites to be surveyed prior to work to ensure there is sufficient depth to accommodate root ball and highlight any potential hazard below ground.

The positions of the two trees are considered acceptable and the nature, size and type of species are appropriate for the location. The measures here suitable for the survival of the trees and the proposed trees would make a valuable contribution to the visual amenity of the locality and the information submitted in support of this application is sufficient to justify its replacement.

The proposal is therefore considered acceptable to be discharged on the basis that the replacement of the tree are acceptable and reasonable in this location and as such would not have any adverse impact on the visual amenity of the retail park.

5. RECOMMENDATION

GRANT DISCHARGE CONDITION