

James Argles

From: Planning Support
Subject: FW: HGY/2022/4319

From: Daniel Monk
Sent: 07 February 2023 09:36
To: Christopher Smith
Subject: RE: HGY/2022/4319

Hi Chris,

Yes, this is an acceptable way forward.

Regards,

Daniel Monk
Senior Arboricultural Officer (Planning)
Haringey Council, L4, Alexandra House, Station Road N22 7TY

From: Christopher Smith
Sent: 18 January 2023 10:46
To: Daniel Monk
Subject: RE: HGY/2022/4319

Hi Daniel, the applicant has asked the following in response – please advise:

In addition to updating the Tree survey and Tree report as requested, would it be ok to submit a proposed planting schedule clearly setting out trees/ species to replace those trees to be removed and specifically to replace the 'Kanzans' to which the officer refers? We would be happy to prepare a more detailed landscaping plan under condition at a later date if required.

From: Daniel Monk
Sent: 13 December 2022 13:24
To: Christopher Smith
Subject: HGY/2022/4319

Hi Chris,

RE:
Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015
Application No: HGY/2022/4319
Proposal: Full planning application for the demolition of existing laundry building and 1970s infill building; alterations and extensions to 44 existing almshouses to create 8 x 1 bed, 12 x 2 bed and 6 x 3 bed units; alterations to existing Gatehouse to provide 1 x 2 bed unit; construction of 1 x new build 3 bed almshouse to replace 1970s infill building; construction of a new apartment building comprising 7 x studio units and 9 x 1 bed units; construction of 4 x new build 2 bed units within two new pavilions (2 units in each pavilion, 4 units in total); with landscaping; improvements to access; car parking; and ancillary development thereto.
Site Address: Edmansons Close, Bruce Grove, London, N17 6XD

I hold, from an arboricultural point of view, no initial objections, however I do have a few queries that need clarification.

The location is within the Bruce Castle Conservation Area and there are Tree Preservation Orders on site.

An arboricultural tree survey has been submitted with the proposal. This includes an arboriculture impact assessment (AIA), arboriculture method statement (AMS) and a tree protection plan (TPP).

The report has been carried out by ACD Environmental and is dated 17/02/2020.

The document has been carried out to British Standard 5837:2012 Trees in relation to design, demolition and construction- Recommendations.

I concur with much of the statements including the tree quality classification.

All category A & B trees are to be retained.

Only three low grade trees T5, T6, T7 are to be removed, and T4 and T8 are to have facilitated pruning.

We will require the following information:

- The new corner proposed two-bedroom pavilion in the north corner, near to Lordship Lane, has not been included in the tree report. There are, from Goggle view, large multi stemmed Sycamores present. We will need to know if the root protection areas will be affected. These trees will need to be added to the Tree Survey
- It is recognised that the loss of the trees will require replacements. A net canopy gain is expected. There is no master landscape plan with suitable re planting focusing on site/scale, species, diversity, interest, and good urban fitness. I am familiar with the site. A few of the over mature **Prunus** 'Kanzans' have shown decline during this year's extreme summer heat. This would be a good opportunity to re plant with ornamental cherries such as P. 'Accolade,' P. Mount Fuji, Kanzan, or P. *padus*
- Appendix three does not show the trees plotted for the first bullet point above (corner pavilion in the north). It also mentions T4 is to have specialised foundations. However, this is not confirmed definitively with the report. We will require confirmation

We will require site specific AMS for any works within the RPAs, and any tree planting will require a five-year aftercare plan to establish independence in the landscape along with re placement for losses.

Until the above queries have been satisfied, I must object to the proposal.

Regards,

Daniel Monk

Senior Arboricultural Officer (Planning)

Haringey Council, L4, Alexandra House, Station Road N22 7TY