

Officer Report

Application Number: HGY/2023/1325
Application Type: Approval of details reserved by a condition
Address: Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Proposal: Approval of details pursuant to condition 21(a) (EMP/DCEMP) attached to planning permission ref: HGY/2021/2727 dated 10/10/2022 for the demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Case Officer: Josh Parker
Valid Date: 18/05/2023
Applicant: Delta Architects (Agent)
Agent: Mrs. Benitez

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Original application REF: HGY/2021/2727

Demolition of existing building and redevelopment of site to provide 41 new homes (Use Class C3) within 3 buildings ranging from 3 to 6 storeys in height, with associated vehicular access from Woodside Avenue, wheelchair parking, landscaping, refuse/recycling and cycle storage facilities. New stepped access to Parkland Walk from Woodside Avenue.
Approved 10/10/2022.

3. CONDITION PROPOSED TO BE DISCHARGED

This application is for the discharge of Condition 21a.

Condition 21 (PRE-COMMENCEMENT):

(a) Prior to the commencement of development, the recommendations of the approved Preliminary Ecological Appraisal (PEA, p17-19) shall be complied with, and details submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

- i. Demolition, Construction and Environmental Management Plan (as per para 5.2 of the PEA) for the Council's written approval, in consultation with the City of London, prior to the commencement of works on site (including demolition);
- ii. Sensitive Lighting Strategy (as per para 5.3 of the PEA);
- iii. Further bat surveys (as per paras 5.4-5.6 of the PEA) and consideration of and mitigation for any changes to bat commuting routes;
- iiii. Seasonal clearance of vegetation outside of the bird nesting season (March to August inclusive) (as per para 5.7 of the PEA);
- v. Ensure conservation of hedgehogs during clearance of vegetation (as per paras 5.10-5.11 of the PEA);
- vi. Ecological Management Plan that provides habitats for priority species within the scheme landscaping (as per paras 5.12-5.13 of the PEA), including a demonstration of biodiversity net gain and justification for the location and type of enhancement measures by a qualified ecologist, for the Council's written approval prior to the commencement of works on site.

The development must be completed in accordance with the approved details.

(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).

4. CONSULTATION:

LBH Nature Conservation Officer comments:

Documentation reviewed: Eco Management Plan May 2023 (Greengage).

A Preliminary Ecological Appraisal, protected species assessment and ecological evaluation of the proposed development, habitats and protected species. Demolition, Construction Environmental Management Plan. Sensitive lighting strategy, Bat surveys, seasonal clearance of vegetation, conservation of hedgehog during clearance. Biodiversity Net Gain calculations. Mitigation and type of enhancements documents reviewed. All have been prepared to current good practice guidance covering relevant legislation and policy.

Conclusion

Approval of details pursuant to condition 21(a)

City of London (COL) comments:

I have found the PEA attached from September 2021 and just had a look through this and noted the highlighted sections which correspond with the list of actions under Condition 21. Also tracked down the Bat Survey. One thing that we noted at the time was that the Greengage Bat Survey also submitted in September 2021, didn't pick up on the fact that there were 2 Ancient Woodland sites very close to the development site and that both (Highgate Wood and Queen's Wood) have significant bat populations. In addition, there is a very important bat roosting site within a kilometre of the development site located in the old disused railway tunnels just off the Archway Road. Page

14, 5.4 of the bat survey identifies some important potential negative impacts on bats during the construction phase and I would suggest that you might consider adding this as a condition under Condition 21.

As nature conservation managers looking after neighbouring Highgate Wood we would request that conditions are complied with please. We have 7 species of bat recorded to date in Highgate Wood, with significant numbers of Common Pipistrelle, Soprano Pipistrelle, Noctule's and Natterer's. In addition, we have recordings of Brown Long Eared, Daubenton's, And Leisler's.

5. DISCUSSION:

Following the granting of permission for HGY/2021/2727 the applicant has applied to discharge condition 21a. The condition is set out in 6 separate components to control and mitigate the effects generated by demolition and construction to conserve the delicate biodiversity within the locality. Both the internal Nature Conservation Team and the Head of Conservation COL have reviewed the information submitted with the application and are satisfied that all 6 points of condition 21(a) are met. The comments made by COL cannot be conditioned on however, will be attached in as a informative below.

The officer accepts all consultations have been completed and all parties agree that the requirements of Condition 21(a) have now been satisfied and therefore, Condition 21 can partially be discharged.

6. RECOMENDATION

GRANT DISCHARGE OF CONDITON 21(a)

Informatives:

INFORMATIVE: The applicant is advised that 7 species of bat have been recorded to date in Highgate Wood, with significant numbers of Common Pipistrelle, Soprano Pipistrelle, Noctule's and Natterer's as well as Brown Long Eared, Daubenton's, And Leisler's. All information/mitigation measures approved in this application must be complied with and regularly monitored on site.

The following conditions are outstanding:

6 (Telecoms), 7 (SBD), 8 (External lighting), 10 (Landscaping), 11 (Parapet), 13 (Cycle), 14 (Delivery and Servicing Plan), 16 (Water main), 17 (Ground investigation), 18 (Land contamination), 20 (Energy), 21(b) (Ecology), 24 (Be seen), 28 (Passive house) and 29 (PHPP).

Conditions 9 (Boundary treatment) and 15 (Piling) are currently under consideration.