

Mr Neil McHugh  
Mill Farm  
Hathern Road  
Shepshed  
Leicestershire  
United Kingdom  
LE12 9RP

13 April 2026

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015  
NOTICE OF PLANNING PERMISSION**

**Case Reference** HGY/2026/0343  
**Location** Bruce Castle Park, Lordship Lane, London, N17 8NU  
**Proposal** Refurbishment of ball court to a Football Foundation Playzone,  
New fencing, lighting and surface  
**Received** 9 February 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

| <b>Title</b>                                                                                                             | <b>Description</b>               | <b>Date</b>     |
|--------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------|
| MKA Ecology Ltd - 181425 - Bruce Castle Park MUGA Haringey - Biodiversity Net Gain Assessment Statutory Metric - 1.0.pdf | Biodiversity survey and report   | 9 February 2026 |
| a2601-14-Bruce_Castle-Lighting_Design-02.pdf                                                                             | Other relevant information       | 9 February 2026 |
| MCA-MUK3299-01 rev G.pdf                                                                                                 | Layout Plan - Proposed           | 9 February 2026 |
| MCA-MUK3299-09 rev A.pdf                                                                                                 | Additional plans                 | 9 February 2026 |
| MCA-MUK3299-02 rev F.pdf                                                                                                 | Block plan of the site           | 9 February 2026 |
| MCA-MUK3299-03 rev D.pdf                                                                                                 | Additional plans                 | 9 February 2026 |
| MCA-MUK3299-06 Rev B.pdf                                                                                                 | Elevation (Front) - Proposed     | 9 February 2026 |
| MKA Ecology Ltd - 181425 - Bruce Castle Park MUGA Haringey - PEA and GLTA - 1.0.pdf                                      | Biodiversity survey and report   | 9 February 2026 |
| MCA-MUK3299-08.pdf                                                                                                       | Detail Drawing                   | 9 February 2026 |
| MCA-MUK3299-04 rev B.pdf                                                                                                 | The location plan                | 9 February 2026 |
| MCA-MUK3299-05.pdf                                                                                                       | Layout Plan - Existing           | 9 February 2026 |
| MCA-MUK3299-07 Rev A.pdf                                                                                                 | Elevation (Rear) - Proposed      | 9 February 2026 |
| CEMP - Bruce Castle, Haringey Playzone                                                                                   |                                  | 2 March 2026    |
| 5591-RPS-XX-EX-RP-AR-9108 AIA - P01 BCP-9108                                                                             | Arboricultural Impact Assessment | 12 March 2026   |

**Head of Development Management and Planning Enforcement  
Planning Service**

**Conditions: (7)**

- 1** The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2** The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

MCA-MUK3299-01 Rev.G;  
MCA-MUK3299-02 Rev.F;  
MCA-MUK3299-03 Rev.D;  
MCA-MUK3299-04 Rev.B  
MCA-MUK3299-05;  
MCA-MUK3299-06 Rev.B;  
MCA-MUK3299-07 Rev.A;  
MCA-MUK3299-09 Rev.A.

Documents list:

5591-RPS-XX-EX-RP-AR-9108 - Arboricultural Impact Assessment P01 dated 11 February 2026;  
Biodiversity Net Gain Assessment dated 23 January 2026;  
Playzone Floodlighting Details dated 14-01-206;  
Construction Environmental Management Plan - dated 28<sup>th</sup> January 2026 Rev.0;  
Preliminary Ecological Appraisal and Ground Level Tree Assessment dated 23 January 2026.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3** No development shall take place, including any works of demolition, until a Method of Construction Statement, to include the following details are address:
  - a). No construction/demolition works movements to/from the site should be undertaken in high-peak hours (08:00-09:00 and 17:00-18:00).
  - b). Details of how early/late/unexpected deliveries will be managed needs to be outlined.
  - c). Clarity is sought that works vehicles will be able to access and egress the

site in forward gear.

d). Swept path analysis should be provided showing how all vehicles expected to visit the site during the works process will be able to access and egress in a safe and efficient manner.

e). Details of how the remainder of the site will operate in a safe and effective manner should be provided. Of particular importance is outlining measures to protect pedestrians and cyclists visiting the remainder of the park.

f). The applicant needs to clarify whether or not it will be using waste compactors to reduce waste works traffic movements. Additionally, it is unclear if any reverse/green logistics approaches will be applied.

g). The applicant needs to outline the frequency when it will check and wash down footways and the highway abutting the site as a result of any works dust/debris:

have been submitted and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the demolition and construction period.

Reasons: To ensure there are no adverse impact on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies T4, T7 and D14 of the London Plan and Policy DM1 of the Development Management Plan DPD 2017.

- 4** Prior to the use of the Playzone, a Management Plan shall be developed and submitted to the council for approval. The Management Plan shall include but not be limited to:

- Hours of operation, with the latest hour of operation and lighting being 21:00.
- Details on public access and protection of free-use times
- Limits on commercial use
- The activity shall then proceed in accordance with the approved Management Plan.

Reason: This permission is given to facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished consistent with Policy DM1 of The Development Management DPD 2017, and that the proposed benefits to the community are secured.

- 5** The floodlighting shall be installed fully and thereafter maintained in accordance with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Obtrusive Light' (GN01:2021) for zone E3 and the ILP Guidance Note 08/23 - Bats and Artificial Lighting in the UK, including the lux levels shown in the approved documents, unless alternative lux levels are submitted to and approved in

writing by the local planning authority.

Reason: In the interests in mitigating adverse effects on amenity and ecology.

- 6 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment Ref: 5591-RPS-XX-EX-RP-AR-9108 - P01 prepared by Tetra Tech RPS dated 11 February 2026 in Accordance with BS 5837:2012.

This shall also include:

- No-dig construction methods within Root Protection Areas (RPAs), with appropriate ground protection.
- Arboricultural supervision during key phases of development
- Installation of tree protection fencing and ground protection before any works begin.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

- 7 The development hereby approved shall take place in complete accordance with the approved Arboricultural Impact Assessment prepared by Tetra Tech RPS Ref:5591-RSP-XX-EX-RP-AR-9108 PO1 dated 11 February 2026 in Accordance with BS 5837:2012.

This shall also include:

- No-dig construction methods within Root Protection Areas (RPAs), with appropriate ground protection.
- Arboricultural supervision during key phases of development
- Installation of tree protection fencing and ground protection before any works begin.

Reason: In order to ensure the safety and well-being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

#### **Informatives:**

**INFORMATIVE: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

- 1 You can find advice in regard to your rights of appeal at:  
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.  
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).