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Our ref: HGY/2023/3273
Contact: Valerie Okeiyi

Date: 07/02/2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017**

Location: **Mecca Bingo, 707-725 Lordship Lane, London N22 5JY**

Proposal: Pursuant to Regulation 6 of the EIA Regulations please find attached a formal request for the Council's EIA Screening Opinion for the proposed development at Mecca Bingo, 707-725 Lordship Lane.

Thank you for the screening opinion request in relation to the development above, which was received on 24th November 2023 by the Council.

Officers consider there is sufficient information provided for the Local Planning Authority to adopt an opinion and a Screening Opinion in relation to the proposed development is attached below. Pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the Screening Opinion that the proposal is not EIA development as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Yours sincerely

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

SCHEDULE 2 DEVELOPMENT SCREENING OPINION TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017

Location of Development

Mecca Bingo, 707-725 Lordship Lane, London N22 5JY

Description of Development

The Proposed Development seeks the demolition of the existing building and redevelopment of the site to provide the following;

Building A:

1 to 9 storey building containing 800 sqms. of flexible town centre uses on the ground floor and 621 apartments of Purpose Built Student Accommodation (PBSA) along with amenity spaces and ancillary uses.

Building B:

1 to 6 storey building consisting of 24 residential units for shared ownership;

Building C:

1 to 6 storey building consisting of 45 residential units for social rent;

Building D:

2 separate buildings of 3 storeys consisting of 7 terraced houses for social rent;

Extending Wellesley Road to access the new housing (Buildings D), with a new north south pedestrian link connecting it to Lordship Lane through a new 'Pocket Park' located to the west of the site. The urban green space will deliver approximately 1,400m² of public realm improvements which will focus on creating additional playspace and biodiversity improvements.

The Council's Formal Screening Opinion

This screening opinion has been considered in the context of the Environmental Impact Assessment Regulations 2017 as a whole. The Local Planning Authority has considered the potential environmental impact of the above development in accordance with the above Regulations, having regard to the selection criteria for screening specified in Schedule 3 of the Regulations and the guidance to these Regulations set out in the National Planning Practice Guidance (NPPG).

The Council hereby determines that the proposed development is **not likely** to have a significant effect on the environment and that an Environmental Impact Assessment is therefore **not required**. However, it must be noted that this response is specific to this development proposal. Any material alterations to this proposal would require a further EIA screening.

Screening of the Proposed Development

The proposed development can be described as:

Redevelopment of the Mecca Bingo site to create a mixed-use development consisting of a Purpose Built Student Accommodation (PBSA) block on Lordship Lane with associated facilities/amenity space; commercial / Town Centre floorspace space at ground floor level; affordable purpose built housing block and town houses and; communal amenity space and public realm.

The proposed development can be described as an “Infrastructure project – Urban development project” under the first column of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Although it does not exceed Criteria 10B(ii) as set out in the second column of Schedule 2 of the Regulations per se (as it involves 621 units of student accommodation (Sui Generis)), it is a residential development that would include accommodation for 621 people - which could be considered to be above the threshold of 150 dwellings.

Page 173 of the London Plan 2021 under paragraph 4.1.9 notes that forms of non-self-contained accommodation for students should count towards meeting housing targets on the basis of a 2.5:1 ratio, with two and a half bedrooms/units being counted as a single home. Using this metric as a guide, the proposed development would include approximately 248 dwellings in addition to the 76 residential dwellings proposed. However, with an area of 0.85 Ha, the proposed development falls far below the threshold of 5 ha (Criteria 10B(iii)).

The site is not within a “sensitive area” as defined by Regulation 2(1) and the Council does not consider that the site is within an environmentally sensitive location. Nonetheless, to ensure a thorough and robust screening process, the Council has given full consideration of the proposed development’s characteristics and anticipated environmental effects against the selection criteria in Schedule 3 of the Regulations

Site and Surrounding Area

The site is irregular in shape and comprises approximately 0.85 hectares (ha) in size and occupied by a large single storey bingo hall with a large open air car park to the south. The building and parking spaces are currently in use (approximately 120 car parking spaces are provided across the site. To the east of the site is the Vincent Estate. Immediately to the west of the site is Omnibus House, a seven storey rising to nine storey building consisting of residential units with a gym on the ground floor. To the south of the site are the three storey white-rendered town houses on Wellesley Road and the rear gardens of the two storey properties on Moselle Avenue.

The site sits on the A109 Lordship Lane immediately to the north. The seven storey Hollywood Green Vue Cinema complex sits further to the west.

The site is located in an Opportunity Area as identified in the London Plan 2021 and is located in the Wood Green Growth Area as identified in the Council’s Local Plan 2017. The site also forms part of a designated site allocation in the Council’s Site Allocation DPD – SA9 known as Mecca Bingo which seeks the redevelopment of the bingo hall for town centre uses with residential above.

The site has a public transport accessibility level (PTAL) of 6a, considered to have ‘excellent’ access to public transport, being close to Wood Green Tube Station and the numerous bus services running along Lordship Lane and Wood Green High Road.

An Air Quality Management Area (‘AQMA’) applies across the borough. The Site lies within Flood Zone 1 (low probability of flooding) on the Environment Agency (‘EA’) Flood Map for Planning,

The site is partially located within a groundwater Source Protection Zone I – Inner Protection Zone, and partially located within a Source Protection Zone II – Outer Protection Zone. Additionally, the site has a ‘Unproductive’ Groundwater Vulnerability designation, which means there are no aquifers in the area and no risk of pollution of groundwater.

Planning History

There have been no relevant planning applications submitted other than those referring to the change of use from a retail warehouse (A1) to a bingo hall (D2) in 1996

Consultation Responses

The Council has consulted relevant internal and external bodies on this application to broaden its understanding of the potential environmental impacts. The following comments were received:

Thames Water

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water considers the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met. 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. The developments demand for water supply and network infrastructure both on and off site and can it be met. 4. Build - out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 5. Any piling methodology and will it adversely affect neighbouring utility services. The developer can obtain information to support the EIA by visiting the Thames Water website <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Historic England

Thank you for contacting us on 07 December 2023 seeking our observations on an Environmental Impact Assessment Screening Opinion Request made under Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) to your authority relating to the above site.

We have reviewed the Screening Opinion submission available on your website. Whilst we do not have any observations to make in relation to the Screening Opinion submission, we can confirm that Historic England would be a statutory consultee on any resulting planning application. We may provide comments once we have been consulted on the full application.

Transport for London

It is welcomed that the applicant will prepare a Transport Assessment. We would encourage use of the TfL pre-application advice service – details here. [Pre-application services - Transport for London \(tfl.gov.uk\)](https://tfl.gov.uk/roadworks/pre-application-services)

The trip generation of the existing and proposed development will have very different characteristics – full details will need to be agreed with TfL and Haringey Council.

It should be noted that to the west of the site on Redvers Road and Bullers Road there are existing TfL bus standing spaces, and the presence of this will need to be taken into account in:

- any ES assessment of noise or air quality
- any design of any development in the proximity of the bus standing to be in line with London Plan policy D13
- any outline Construction Logistics Plan and ES assessment for access to and from the site to avoid impact on the safety and operation of the bus network

Assessment

The National Planning Practice Guidance (NPPG) (Para: 018 Reference ID: 4-018-20140306) states: “... it should not be presumed that developments above the indicative thresholds should always be subject to assessment, or those falling below these thresholds could never give rise to significant effects, especially where the development is in an environmentally sensitive location. Each development will need to be considered on its merits.” In determining whether the development is likely to give rise to significant environmental effects, reference has been made to Schedule 3 of the Regulations as per the assessment below.

When screening Schedule 2 projects, the Local Planning Authority must take account of the selection criteria in Schedule 3 of the 2017 Regulations. Not all of the criteria will be relevant in every case. Each case should be considered on its own merits in a balanced way. Indicative criteria and threshold is also contained in the NPPG.

1. The characteristics of development must be considered with particular regard to:

(a) the size and design of the whole development;

The size, scale and design of the development is not considered to be of an unusual or excessive scale for an existing urbanised environment which includes constructed and planned tall buildings.

(b) cumulation with other existing development and/or approved development;

The closest cumulative development (Planning Application Reference HGY/2017/2886 – Land off Brook Road and Mayes Road) is approximately 400m to the south-west of the site for the following and was approved in 2021:

“Demolition of existing building and erection of a 6-9 storey building providing 161 residential flats (Use Class C3), medical centre (Use Class D1), retail (Use Classes A1-A4) and a flexible retail / office unit (Use Classes A1-A4 and B1), plus associated infrastructure and landscaping works.”

Other cumulative developments in the search area are of a similar scale to the proposed development and are physically and visually separated from the site. There is one larger cumulative development, which has been subject to EIA; the Land at Haringey Heartlands (Planning Application Reference HGY/2017/3117) which received hybrid consent in 2018 for a large scale residential led mixed use development. This site is almost 1km from the site and is not considered to impact the same sensitive receptors to those that could be impacted by the proposed development.

(c) the use of natural resources, in particular land, soil, water and biodiversity;

Based on the findings presented in the Preliminary Ecological Appraisal, which will be submitted in support of the planning application, alongside the measures proposed to avoid potential impacts that could arise during construction works, it is considered that the Proposed Development is unlikely to generate any significant ecological effects. Biodiversity is expected to be improved through the proposed development which would achieve a biodiversity net gain.

The site is located within an area designated as ‘Flood Zone 1 land assessed as having a less than 1 in 1,000 of annual probability of river flooding. A flood risk assessment (FRA) will be prepared and submitted in support of the planning application. Environment Agency (EA) information for the site indicates that there is a very low risk of surface water flooding across the site.

The site is partially located within a groundwater Source Protection Zone I – Inner Protection Zone, and partially located within a Source Protection Zone II – Outer Protection Zone. Additionally, the site has a ‘Unproductive’ Groundwater Vulnerability designation, which means there are no aquifers in the area and no risk of pollution of groundwater

(d) the production of waste;

The nature of the proposed development is not expected to give rise to a significant amount of waste. A circular economy statement will be provided with the planning application. In this regard, the production of waste is not sufficient or of a particular significance for the purpose of an EIA.

(e) pollution and nuisances;

The proposed development would not generate an unusually significant level of environmental pollution or nuisance. During the construction phase of the proposed development, dust from

construction works and emissions from construction vehicles are likely to be generated. These impacts are proposed to be managed in accordance with standard best practice measures, which would be set out within a draft Construction Logistics Plan (CLP) submitted with the planning application. The levels of dust and emissions likely to be generated from this development during the operational phase would not require a full EIA to be undertaken.

The predominant source of noise is from the traffic using Lordship Lane (A109) adjacent to the northern boundary of the site, as well as some potential for vibration from the London Underground tube lines associated with the Piccadilly Line (located approximately 50m to the west of the site at its nearest point). Baseline noise levels will be reported in the noise impact assessment to be submitted with the planning application

Due to the use of the proposed development as a student accommodation and residential led scheme, no significant effects are anticipated in relation to light spillage. Any non-residential uses proposed are also limited in scale and therefore not anticipated to create any adverse light pollution effects and are not considered likely to generate any significant effects.

(f) the risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge;

The site is not located in an area which is anticipated to be at risk of foreseeable major disasters or accidents. The vulnerability of the development to major accidents or disasters is likely to be related to flood risk and the potential impact that climate change may have on this. The risk of flooding at the site will be assessed within the Flood Risk Assessment and Surface Water Drainage Strategy which will be submitted in support of the planning application. During the construction works, the implementation of the CEMP by the appointed contractor would ensure that any hazardous materials on site, including asbestos, would be removed in an appropriate manner and by licenced contractors. Therefore, no significant effects due to major accidents and disasters are considered likely as a result of the proposed development.

(g) the risks to human health (for example, due to water contamination or air pollution).

Best practice techniques will be employed to prevent the risk of accidental contamination or spillages during the construction stage. It is likely that the site and surrounding area have had a number of potentially contaminative land uses indicating possible historic contamination of the soil on site such as through the existing on-site car park however the risk of contamination (including to controlled waters) is considered to be low to moderate. Details of the controls and/or mitigation measures required would be secured through any land contamination studies and construction/demolition methodologies submitted with the application.

2. Location of Development

The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard to:

(a) the existing and approved land use

The application site is brownfield land that is currently occupied by a one storey building containing a bingo hall in addition to associated parking facilities suitable for new development of the size and scale proposed. The proposed development would provide a mixed-use development consisting of a Purpose Built Student Accommodation (PBSA) block on Lordship Lane with associated facilities/amenity space; commercial / Town Centre floorspace space at ground floor level; affordable purpose built housing block and town houses and; communal amenity space and public realm.

(b) the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground

Flood Risk and Water Impact

The site is located within Flood Zone 1 which is recognised as an area of low probability of flooding. The Environment Agency indicates that there is a very low risk of surface water flooding across the site. A flood risk assessment (FRA) will be prepared and submitted in support of the planning application

The site is located within a Source Protection Zone. The site is not within a Critical Drainage Area

The planning application will be supported by a FRA and sustainable drainage strategy. It is considered that any significant Water Resources, Flood Risk and Drainage effects are unlikely with the implementation of standard mitigation controls.

Biodiversity

The site does not form part of any statutory or non-statutory nature conservation site. One Statutory Site, namely Alexandra Palace & Park Local Nature Reserve (LNR), and 27 Non-Statutory Sites, all Sites of Importance for Nature Conservation (SINC) are located within a 2km radius of the site. Potential adverse effects are not anticipated for these sites as a result of the Proposed Development due to their distance from and lack of ecological connectivity with the site, and the nature of the Proposed Development

Based on the findings presented in the Preliminary Ecological Appraisal (PEA), which will be submitted in support of the planning application, alongside the measures proposed to avoid potential impacts that could arise during construction works, it is considered that the Proposed Development is unlikely to generate any significant ecological effects. Additionally, through the appropriate design, the Proposed Development could provide opportunities for ecological enhancement, which would benefit the site and surrounding

(c) the absorption capacity of the natural environment, paying particular attention to the following areas –

(i) wetlands, riparian areas, river mouths

Not applicable to this development proposal.

(ii) coastal zones and the marine environment

Not applicable to this development proposal.

(iii) mountain and forest areas

Not applicable to this development proposal.

(iv) nature reserves and parks

The site is 525m from Hornsey Park, 544m from Wood Green Common and 650m from Russell Park

(v) European sites and other areas classified or protected under national legislation

Not applicable to this development proposal.

- (vi) areas in which there has already been a failure to meet the environmental Quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure.

Not applicable to this development proposal.

- (vii) densely populated areas

The land uses surrounding the site comprises residential dwellings, district centre uses, and open spaces, which are fairly typical of an urbanised area and as such are not of any particular sensitivity. The impact of the proposed development on these nearby receptors would be fully considered as part of any planning application and appropriate mitigation measures put in place if necessary.

- (viii) landscapes and sites of historical, cultural or archaeological significance.

The site does not lie within a conservation area (CA) but sits adjacent to the boundary to the Noel Park CA to the south of the site. It also does not contain any listed buildings, statutory or local. There are several Heritage Assets (HAs) in the area around the site as described below. Those HAs comprise Listed Buildings (LBs), Conservation Areas (CAs), and Locally Listed Buildings (LLBs). No Scheduled monuments lie within a radius of 250m of the site (the study area defined for this assessment).

The following assets are within the closest proximity of the site and will be assessed as part of the TVIHA for the planning application:

- *Top Rank Club (Grade II*);*
- *Wood Green Station (Grade II);*
- *Church of St Mark, Noel Park (Grade II);*
- *Parish Hall to Church of St Mark (Grade II);*
- *203 High Road, The Nag's Head Public House (locally listed);*
- *22 Pellatt Grove (locally listed);*
- *Noel Park Conservation Area;*
- *Trinity Gardens Conservation Area;*
- *Wood Green Common Conservation Area;*
- *Trinity Gardens Conservation Area; and*
- *Wood Green Common Conservation Area.*

3. Types and characteristics of the potential impact

The proposed development has also been assessed with regard to Schedule 3(3)(a-h) of the EIA Regulations, which references the following factors must be considered, when assessing the criteria set out in paragraphs (1) and (2) above.

- (a) the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected)
- (b) the nature of the impact
- (c) the transboundary nature of the impact
- (d) the intensity and complexity of the impact
- (e) the probability of the impact
- (f) the expected onset, duration, frequency and reversibility of the impact
- (g) the cumulation of the impact with the impact of other existing and/or approved development
- (h) the possibility of effectively reducing the impact

These factors have been taken into account in assessing the topics referenced above and it has been found that the environmental impacts of the development would not be significant as described in paragraphs (1) and (2) above, given the nature, scale, and design of the development and its location on a previously developed site.

4. Conclusion

The characteristics of the proposed development and its potential environmental impacts have been fully assessed as described in the sections above. It is considered that, as a mixed commercial/residential development proposal located on previously developed land within an urbanised area that is not within or adjacent to particularly sensitive receptors, there are unlikely to be significant environmental effects from the development that would require an Environmental Impact Assessment (EIA) to be undertaken.

All potential risks and concerns associated with the development proposal are expected to be addressed as part of any planning application and in accordance with statutory legislation, planning policies and best practice.

Based on the assessment of the criteria in Schedule 3 and pursuant to Regulation 5(5) and having regard to the information submitted, the Local Planning Authority has adopted the Screening Opinion that **the proposal is not EIA development** as described in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and thus **an Environmental Statement is not required** with any subsequent planning application.

Appendix 1 – EIA Screening Checklist

(A) Screening Checklist Question	(B) Response to the Screening Criteria in (A) (Yes/No or N/A)	(C) Is a Significant Effect Likely? Explain Reasons if 'Yes' Response in Column (B) (Yes/No or N/A)
<i>Natural Resources</i>		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	No. Not applicable
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	Yes - While the development will not make use of on-site natural resources above or below ground, as the site consists of Mecca Bingo and brownfield land, in a worst case-scenario some limited materials and resources used during the construction and operation of the development will be sourced locally as far as practicable and may be from non-renewable or recyclable sources.	No. The materials used during construction of the development are not in short supply. Energy will be provided via Air Source Heat Pumps and the student accommodation is expected to exceed BREEAM 'Excellent' ratings. An Energy Statement is to be submitted alongside the application. It is not expected that the Mitigation measures including a waste strategy as part of a CMP, covering circular economy principles, in addition to an energy strategy are to be covered within the planning application to ensure that, as expected, significant effects on non-renewable resources or those in short supply are not anticipated.
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	No	No.
<i>Waste</i>		
2.1 Will the project produce solid wastes during construction, operation or decommissioning?	Yes	No. Production of a Waste Management Plan in conjunction with or as part of a CEMP will provide protocols for working with suppliers for the reduction of waste in packaging and in selection of materials. During operation, suitable waste

		recycling facilities will be made available in accordance with policy with collections twice weekly and a Sustainable Waste Management Plan and Waste and Water Utilities Assessment are to be submitted alongside the application. Significant effects are therefore not anticipated.
<i>Pollution and Nuisances</i>		
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	No. The proposed development will be managed through standard best practice construction measures. An Air Quality Assessment is to be submitted alongside the application that will confirm that these principles will be retained as embedded mitigation with the Proposed Development.	No. There may be some dust exposure or limited local reductions in air quality but construction and operational impacts would be controlled and mitigated by a Construction Management/Logistics Plan secured by condition.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes – The construction phase of the Proposed Development will include periods of time, particularly during the foundation works phases, for noise and vibration effects which could impact local residential receptors.	No. Potential for significant noise and vibration for surrounding residential receptors from construction will be mitigated and managed via a CEMP, following best practicable means of noise control, and significant effects are therefore considered unlikely. This will be described in a Noise Impact Assessment submitted with the application.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes - It is understood that a culverted water course is present in the south of the site, although no evidence of this feature has been recorded during surveys. It is likely that the site and surrounding area have had a number of potentially contaminative land uses indicating possible historic contamination of the soil on site such as through the existing on-site car park however the risk of contamination (including to controlled waters) is considered to be low to moderate.	No - Mitigation measures in order to address this risk will ensure that construction will follow best practice measures, including the removal of contaminated soil and barriers at sources of contaminants; appropriate risk assessments will establish the most effective approach to ensuring that the Site is in a suitable condition for the Proposed Development. No significant effects are considered likely.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No - No areas in close proximity to the Site are known to exceed legal environmental standards which would be affected by the project.	N/A

<i>Population and Human Health</i>		
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	N/A
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation, decommissioning? (for example due to water contamination or air pollution)	No – There are no likely risks to current neighbours, future site users, or on underground services infrastructure as a result of the Proposed Development's construction or operational phases. Appropriate construction management will be ensured so that impacts on the local population's health are not significant.	N/A
<i>Water Resources</i>		
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes – It is understood that a culverted water course is present in the south of the site, although no evidence of this feature has been recorded during surveys	No. Risk of flooding is to be managed through SuDS and an Outline Drainage Strategy embedded into the design of the Proposed Development at the operational phase. These will be detailed within a full Flood Risk Assessment. During construction, a CEMP is expected to include local flood prevention measures which comply with relevant policy and guidance and informed by surveys and investigations of the Site. Considering the location of the site within Flood Zone 1, it is considered unlikely that the construction of the Proposed Development will significantly affect flood risk, either in relation to the site itself or, at off-site locations
<i>Biodiversity (Species and Habitats)</i>		
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their	No – The site does not form part of any statutory or non-statutory nature conservation site. One Statutory Site, namely Alexandra Palace & Park Local Nature Reserve (LNR), and 27 Non-Statutory Sites, all Sites of	No.

terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local)).	Importance for Nature Conservation (SINC) are located within a 2km radius of the site. Potential adverse effects are not anticipated for these sites as a result of the Proposed Development due to their distance from and lack of ecological connectivity with the site, and the nature of the Proposed Development.	
6.2 Could any protected, important or sensitive species of flora or fauna which use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	No - The findings of the Preliminary Ecological Appraisal (PEA) concludes that the site is of low ecological value for protected species and the habitats on-site, and that there are no significant ecological constraints to the development. Mitigation recommendations have been made to ensure ecological features are not impacted. With appropriate mitigation measures and additional survey/assessment the ecological receptors identified in this report would not be adversely affected by the development	No - With appropriate mitigation measures and additional survey/assessment the ecological receptors identified in this report would not be adversely affected by the development. Additionally, through the appropriate design, the Proposed Development could provide opportunities for ecological enhancement, which would benefit the site and surrounding area.
<i>Cultural heritage/Archaeology</i>		
7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project? Where designated indicate level of designation (international, national, regional or local).	Yes – The site is not listed and does not lie within a conservation area (CA) but sits adjacent to the boundary to the Noel Park CA to the south of the site. Heritage assets in proximity to the Site include: Top Rank Club (Grade II*); Wood Green Station (Grade II); Church of St Mark, Noel Park (Grade II); Parish Hall to Church of St Mark (Grade II); 203 High Road, The Nag's Head Public House (locally listed); 22 Pellatt Grove (locally listed); Noel Park Conservation Area; Trinity Gardens Conservation Area; Wood Green Common Conservation Area; Trinity Gardens Conservation Area; and Wood Green Common Conservation Area.	No - A Townscape and Visual Impact and Heritage Assessment will be submitted alongside the application which will consider the effect of the Proposed Development on a range of views, areas of townscape around the site, and the settings of aboveground heritage assets in the local area
7.2 Is the project in a location where it is likely to be highly visible to many people? (If so,	Yes - Tall Buildings will be visible in the townscape. The Townscape and Visual Impact and Heritage	No. Impacts to townscape will be mitigated by design. Amenity impacts will be mitigated by

from where, what direction, and what distance?)	Assessment will be submitted alongside the application which will consider the effect of the Proposed Development on a range of views, areas of townscape around the site	planning policy requirements
<i>Transport and Access</i>		
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. The Proposed Development will create greater north to south permeability between Lordship Lane and Wellesley Road The alignment of Wellesley Road will be extended, with townhouses provided on the southern side of the road	Yes- It is expected that there will be an increase in the number of Heavy Goods Vehicles (HGVs) on the surrounding road network - accessing the site during the demolition/construction phase, bringing material to/from the site which may lead to adverse effects on the road network. The increase in vehicles is likely to lead to temporary adverse effects on the A109-Lordship Lane; however, the anticipated numbers are not considered to be substantial in respect of volume or to cause capacity or safety issues on the network
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes – It is expected that there will be an increase in the number of Heavy Goods Vehicles (HGVs) on the surrounding road network - accessing the site during the demolition/construction phase, bringing material to/from the site which may lead to adverse effects on the road network. The increase in vehicles is likely to lead to temporary adverse effects on the A109-Lordship Lane; however, the anticipated numbers are not considered to be substantial in respect of volume or to cause capacity or safety issues on the network.	No. It is considered that any adverse effects can be mitigated through a CEMP and Construction Logistics Plan (CLP) to control and manage traffic movements The CEMP/CLP will give careful consideration to the location and traffic management associated with facilitating physical deliveries and waiting areas. No materials will be stored on the public highway. All deliveries will take place within the site. With the implementation of standard mitigation measures, no significant effects are anticipated.
<i>Land Use</i>		
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings,	Yes – site is an urban location with mixed use surroundings.	No - scale of development, setting and density will limit environmental effects to adjoining occupiers through planning policy requirements.

forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.		
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	Yes.	No.
<i>Land Stability and Climate</i>		
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No	N/A
<i>Cumulative effects</i>		
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No. Cumulative effects are not expected to give rise to any likely significant adverse effects during both the construction and operational phases of the development.	No – Construction and Operational cumulative impacts mitigated by planning policy requirements and potential phasing. Microclimatic impacts would be mitigated through analysis informed design.
<i>Transboundary Effects</i>		
13.1 Is the project likely to lead to transboundary effects?	No. For clarity it is important to note that here the word 'transboundary' refers to another nation or state.	N/A