



Officer Report

Application Number:	HGY/2023/2099
Application Type:	Full planning permission
Address:	Chestnuts Park, St Ann's Road, London N15 3AQ
Proposal:	Construction of SuDS Basin and Associated Open Space
Case Officer:	Sarah Madondo
Valid Date:	15/08/2023
Applicant:	3 Mr Simon Farrow
Agent:	Mr Stephen Goodchild

RECOMMENDATION

Approve with Conditions

Site & Surroundings

The application site is two storey mid terraced dwelling situated on Willingdon Road and does not fall in a conservation area. The area is residential in character.

Consultation Response

LBH Transportation - No objection subject to conditions

Proposed development

Principle of development

Conditions:

- 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 authorised shall be carried out in accordance with the following approved plans and specifications:

12609983-GHD-XX-XX-DRG-LA-00001-REV P04
12609983-GHD-XX-XX-DRG-LA-00002-REV P02
12609983-GHD-XX-XX-DRG-LA-00010-REV P01
12609983-GHD-XX-XX-DRG-LA-00011-REV P01
12609983-GHD-XX-XX-DGR-LA-00012-REV P01
12609983-GHD-XX-XX-DGR-LA-00014-REV P02
12609983-GHD-XX-XX-DGR-LA-00016-REV P01
12609983-GHD-XX-XX-DGR-LA-00017-REV P02
12609983-GHD-XX-XX-DGR-LA-00018-REV P01
ARORICULTURAL IMPACT ASSESSMENT July 2023
BIODIVERSITY NET GAIN ASSESSMENT
ECOLOGICAL IMPACT ASSESSMENT
Landscape Seeding & Planting Patelette - 12609983-GHD XX-XX RPT-LA002
Design and Assessment
Flood Risk Assessment date July 2023
Preliminary Risk Assessment dated July 2023
Statement of Community Involvement dated July 2023
V3 Planning Statement dated July 2023
Chesnuds Park Future Maintenance and Management Plan.
Reason: In order to avoid doubt and in the interests of good planning.

3 **Cycle Parking**

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 'Sheffield' cycle parking stands have installed, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Planning Sub-Committee Report

Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

4 **Management and Maintenance Plan**

Prior to the commencement occupation of the development hereby approved, an updated Chestnuts Park management maintenance plan to secure the operation of the drainage scheme throughout the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority and the connections to the Thames Water infrastructure shall not be implemented until the misconnections have been satisfactorily addressed and acceptable water quality can be demonstrated. The development shall be maintained in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

5 Construction Management Plan

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in writing by the Local Planning Authority. The document shall include the following matters and the development shall be undertaken in accordance with the details as approved:

- a) The routing of excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works on the highway;
- b) The estimated peak number and type of vehicles per day and week;
- c) Estimates for the number and type of parking suspensions that will be required; and
- d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme.

To protect of the amenity of neighbour properties and to main traffic safety.

6 Tree Protection Plan

Tree protective measures shall be implemented in accordance with the Arboricultural Tree Survey, prepared by Arboricultural Solutions, including implementation of the accompanying Arboricultural Impact Assessment and Tree Protection Plan, in Accordance with BS 5837:2012 and prior to Planning Sub-Committee Report

commencement of any development, site works or clearance and thereafter maintained and retained until the development is completed. Within the root protection areas no materials, plant, machinery or surplus soil shall be placed or stored thereon.

Reason: In order to safeguard the root systems of adjacent trees which are to remain after the building works are completed and in the interests of visual and amenity.

7 Arboricultural Method Statement

Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees adjacent to the site during constructional works that are to remain after 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.

8 Biodiversity

Prior to the commencement of above ground works for the development hereby approved, the recommendations of the approved Ecological Impact Assessment shall be complied with, and details of this compliance submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:

AVOIDANCE

The following measures should be incorporated into the design of the development, including the construction phase, to avoid and reduce impacts on wildlife:

- a. All works to be undertaken in accordance with the AIA5 to ensure the mature trees within and adjacent to the site boundary are retained and protected during the construction and operational phases of the development;
- b. Avoid site clearance works during the nesting bird season (March to August inclusive) unless the site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence; and
- c. All construction activities will be programmed to daytime hours where possible in order to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.

COMPENSATION/ ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- g. Landscape planting shall include species native to the local area as well as berry and fruit bearing species alongside pollinator species, to provide increased foraging opportunities in the local area;
- h. Landscaping area surrounding the SUDS will be managed to create areas of diverse grassland and hedgerow habitats that provide opportunities for invertebrates and small mammals such as hedgehogs; and
- i. The development should provide opportunities for local invertebrate species through the installation of bug hotels made from natural materials such as spare wood which can be retained during construction or obtained locally.

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.

Informatives:

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.

INFORMATIVE: Surface Water Drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are

attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.