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09 April 2024

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

Case Reference HGY/2023/2701
Location Wood Green Common, Station Road, London N22
Proposal Multi-use games court within Wood Green Common
Received 9 October 2023

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.

Title	Description	Date
1.75-L-WGC-230-Rev A – Proposed Section B-B		24 October 2023
1.75-L-WGC-235-Rev A – Proposed Section C-C		24 October 2023
RBA-WGC-003-Rev A (Pages 1 & 2) – Tree Protection Plans		13 March 2024
1.75-WGC-RPZ-01-Rev A – Root Protection Zones		15 March 2024
08 (Version 2) – Play Zone Design for Football, Basketball & Netball		4 April 2024
1.75-L-WGC-100 (Version 2) – Proposed Site Plan		4 April 2024
1.75-L-WGC-140 (Version 3) – Proposed Central Common Site Plan		9 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (10)

- 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 in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

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 details of:
 - a) parking and management of vehicles of site personnel, operatives and visitors;
 - b) loading and unloading of plant and machinery;
 - c) details of measures to protect pedestrians and other highways users from construction activities on the highway;
 - d) timings of deliveries and other traffic related to the construction in order to minimise conflict.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 4** 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 prior to 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.

- 5 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.

- 6 Prior to the commencement of the above ground works for the development hereby approved, a Tree Survey shall be submitted to the Council in writing.

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.

- 7 Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of Secured by Design have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the LPA, in consultation with Metropolitan Police Designing Out Crime Officer, the development shall be carried out in accordance with the agreed details and Metropolitan Police bespoke advice.

The development shall only be carried out in accordance with the approved details.

B. Development on completion must achieve the above grade works according to the bespoke advice of the Metropolitan Police Designing Out Crime Officer.

C. Lighting scheme for the development should be overseen by an independent and competent lighting engineer qualified to at least Institute of

Lighting Professionals Level 3 or 4 or equivalent, in line with the latest Secured by Design guidance. Evidence of the competency should be provided in writing to the local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officer

Reason: In the interest of creating safer, sustainable communities.

- 8** Prior construction of the development hereby permitted an Ecology Management Plan (CEMP) shall be submitted and approved in writing by the Local planning Authority detailing measures by which:
- a. the hedgerow will be protected during works.
 - b. detailing measures for the controlled removal and disposal of the invasive green alkanet.
 - c. the proposed works will minimise impacts on the fish population within the nearby New River SINC.
 - d. to retain all deadwood features at the Site. If deadwood features need to be removed to facilitate development, measures for their careful removal will be outlined in a CEMP to minimise impacts on stag beetles.
 - e. scheduled vegetation clearance works between the months of September and February inclusive to avoid impacts on breeding birds. Where this timing is not feasible works should be preceded by a nesting bird check.
 - f. If the hedgerow and introduced shrub need to be cleared to facilitate development, measures for their clearance will be outlined in a CEMP to minimise impacts on hedgehogs.
 - g. light pollution from any lighting should be minimised both during and after the construction phase.

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, S11 and S12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 9** Prior to construction of the development hereby approved a Landscape and Ecology Management Plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority detailing opportunities for biodiversity enhancement should provide with details on creating and maintaining these habitats and features post-development by which:
- a. the hedgerow should be enhanced & enhance the hawthorn hedge into a species-rich hedge
 - b. incorporate other native planting and deadwood
 - c. a minimum of ten generalist bird boxes should be installed at the site.
 - d. provisions should be made for roosting bats at the site post-development, to include a minimum of five bat boxes mounted in trees at the site.
 - e. the trees to the west will have understory wildflower meadow planting with

a focus on night-flowering species as a food source for invertebrates which will provide night-time foraging for bats.

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.

- 10** The MUGA shall not be used other than between the hours of 08:00 and 22:00.

Reason: To safeguard the amenities of the occupiers of properties in the vicinity of the site.

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.

The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available Free of Charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813

- 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) 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, telephone 020 8489 5504, or see our website at
www.haringey.gov.uk/buildingcontrol.