



Officer Report

Application Number: HGY/2024/1055
Application Type: Approval of details reserved by a condition
Address: 313 The Roundway, Tottenham, London, N17 7AB
Proposal: Approval of details pursuant to Condition 8(A) Ecological Impact Assessment) attached to Planning Permission Ref: HGY/2022/0967 dated 15 September 2023.
Case Officer: John Kaimakamis
Valid Date: 15/04/2024
Applicant: .
Agent: PRATIBHA RAM

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning Permission was granted consent on 15 September 2023 for the following:

Demolition of existing buildings and erection of a three to five storey building with new Class E/F1 floorspace at ground floor and residential C3 units with landscaping and associated works.

ANALYSIS/ASSESSMENT

Condition 8

Condition 8 reads as follows:

"Ecological Impact Assessment

(a) 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:

- a. Provision of full detailed biodiversity calculations demonstrating a minimum 10% biodiversity net gain.*
- b. Provision of a Biodiversity Enhancement Strategy that includes details of the following:*
 - i. Bird boxes*
 - ii. Bat roost boxes*
 - iii. Insect blocks*

- iv. Arrangement and management of native species with a preference for species that bear flowers, pollen, fruit, berries or nuts*
- c. Details of management and maintenance of the above.*
- d. Justification for the location and type of enhancement measures should be supported by a qualified ecologist.*

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

(b) Within six months of the first occupation of the 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."

Pursuant to Condition 8(a) the applicant has provided the following documents:

Biodiversity Enhancement Strategy dated 7 April 2024 prepared by green shoots ecology; and Biodiversity Net Gain Report (Ref: HW1010.2.0) dated 18 March 2022 prepared by Hushwing.

This information was forwarded to the Council's Tree and Nature Conservation Manager for review, who commented as follows:

"The Biodiversity Enhancement Strategy that has been submitted meets the condition 8 (a) attached to Planning Permission Ref: HGY/2022/0967. I am happy for this to be approved."

As such, it is considered that adequate details have been submitted to discharge Condition 8 (a).

RECOMMENDATION

GRANT DISCHARGE CONDITION

APPROVAL OF DETAILS RESERVED BY CONDITION 8 (A) ATTACHED TO HGY/2022/0967.

As shown on approved drawings/documents:

Condition 8 (a)

- Biodiversity Enhancement Strategy dated 7 April 2024 prepared by green shoots ecology.
- Biodiversity Net Gain Report (Ref: HW1010.2.0) dated 18 March 2022 prepared by Hushwing.

Informatives:

INFORMATIVE

The applicant is informed that Condition 8 has only been discharged in part in that they relate to part (a) and that details pertaining to part (b) of Condition 8 are still required to be submitted in accordance with the details set out in the condition.