

Officer Report

Application Number:	HGY/2024/0595
Application Type:	Approval of details reserved by a condition
Address:	Land Opposite 1-24, Remington Road, Tottenham, London
Proposal:	Approval of details reserved by a condition 7(b) (Biodiversity) attached to planning permission ref: HGY/2021/2882 dated 9/6/2022 for the redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities.
Case Officer:	Daniel Boama
Valid Date:	05/03/2024
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Applicant:	Butcher
Agent:	Mr Colin Butcher

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

HGY/2021/2882 – Redevelopment of site including demolition of garages to provide 46 new homes for Council rent (Use Class C3) comprising part 3, 5 and 6 storey apartment buildings (31 homes) and 1, 2 and 3 storey houses and maisonettes (15 homes) with associated amenity space, landscaping, refuse/ recycling and cycle storage facilities. Reconfiguration of Remington Road as one-way street, 7 on-street parking spaces, children's play space, public realm improvements and relocation of existing refuse/recycling facilities – Granted permission on 09/6/2022.

2. CONSULTATION RESPONSE

LBH Tree & Nature Conservation Officer: The Biodiversity Enhancement Assessment that has been submitted meets the requirements of condition 7(b) (Biodiversity) attached to planning permission ref: HGY/2021/288.

3. ANALYSIS/ASSESSMENT

Condition 7(b) reads: *Biodiversity*

(b) Prior to the occupation of 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 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 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).

The applicant has provided the information described below in respect of the above referenced condition:

RER-DAR-XX-XX-DR-A-0112 C1 Site Location Plan
PC7B_Ecological Enhancement Assessment

Pursuant to condition 7(b), details have been submitted in respect of Biodiversity. The Council's Officer has reviewed the above documentation, and deemed the details submitted are considered acceptable and in line with the intentions of the condition.

4. RECOMMENDATION

GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge condition 7(b). The recommendation is therefore one of approval to discharge the condition as sought by this planning application.

Informatives:

Condition 7(a) attached to planning permission reference HGY/2021/2882 dated 9/6/2022, was discharged under reference number HGY/2022/3840.