



Officer Report

Application Number:	HGY/2024/1027
Application Type:	Approval of details reserved by a condition
Address:	Brunel Walk, London, N15 5HQ
Proposal:	Approval of details pursuant to condition 26a – partial discharge (Ecological Enhancement Measures and Ecological Protection Measures) attached to planning permission HGY/2022/2723
Case Officer:	Valerie Okeiyi
Valid Date:	12/04/2024
Applicant:	Mr Matt Adcock
Agent:	

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

Redevelopment of Brunel Walk to provide 45 new Council rent homes in four buildings ranging from 3 to 4-storeys high including 39 apartments and 6 maisonettes. Provision of associated amenity and play space, cycle and refuse/recycling stores and 4 wheelchair parking spaces. Reconfiguration and enhancement of existing parking areas and outdoor communal areas and play spaces on the Turner Avenue Estate

2. CONSULTATION RESPONSE

Internal

Nature Conservation Officer

Condition 26: (a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

Documents

Ecological Enhancement and Protection Strategy James Blake 2024

Biodiversity Net Gain: Ecological Impact Assessment EPR 2022

After reviewing the application, supporting documents, I have no objections discharging condition 26 (a).

3. ANALYSIS/ASSESSMENT

Condition 26a (Ecological Enhancement Measures and Ecological Protection Measures) reads:

- (a) Prior to above ground works, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.
- (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 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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

Officers have reviewed the submitted details and is satisfied to partially discharge condition 26 in relation to part A only.

4. RECOMMENDATION

GRANT PARTIAL DISCHARGE OF CONDITION 26 - PART (a) ONLY

Informatives:

The applicant is advised that a formal submission of an application to discharge part (b) of Condition 26, prior to occupation of the development, is required, and will need to be formally determined and approved before condition 26 is discharged in full.