James Argles

From: Planning Support
Subject: FW: NCO Comments HGY/2022/0967 | Roundway

Importance: High

Sent: 23 September 2022 17:03
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Hi Chris

Please find my response to the Planning Application for your attention.

HGY/2022/0967 | 313 The Roundway and 8-12 Church Lane London N17 7AB
Demolition of existing buildings and erection of a three to five storey building with new Class E floorspace at ground floor and residential C3 units with landscaping and associated works.

Documents
- Planning statement
- Soft Landscape - Fifth Floor (Planting plan)
- NE Comment
- GL Archaeological Advisory comments
- EA comments – further information requested
- Ecological Report and Biodiversity Net Gain by Hushwing;
- Biodiversity summary.pdf –
- Habitat creation
- Summary (Headline Results)8 (On-site net % change (Including habitat retention, creation & enhancement) 86.83%)

Planning statement page 25
Ecology
6.52 The site currently has a very low ecological value being almost entirely hard standing. The expected ecological net gain from the proposals is estimated to be Within the boundary of the Application Site, the proposal is predicted to deliver a 86.8% (+0.36 units) gain in biodiversity Habitat Units.

6.53 The application site incorporates extensive brown and green roofs on the podiums. The amenity areas propose a range of native and non-native plants to provide nectar for insects. In accordance with the ecology report, the landscaping provides for the planting of habitats which will be of value to wildlife, such as: ▪ native seed/fruit bearing species. ▪ nectar-rich species to attract bees and butterflies. ▪ species which attract night-flying insects which will be of value to foraging bats, for example: evening primrose Oenothera biennis, goldenrod Solidago virguarea, honeysuckle Lonicera periclymenum and fleabane Pulicaria dysenterica. ▪ Provision of nesting/ roosting habitat, such as installation of nest boxes for species such as house sparrow, dense scrub, or native thicket for species such as song thrush, and bat boxes for species such as the common pipistrelle. ▪ Inclusion of hedgehog passes under any fence lines to allow connectivity between the site and the wider area. ▪ Creation of deadwood habitat for invertebrate species (e.g. stag beetle).

6.54 An ecologist has been instructed to ensure that the emerging landscape proposals provide significant ecological enhancement. The aim of the landscape design is to increase the extent and variation in habitats within the site relative to the current baseline situation.
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.75 Ecology and Green Infrastructure – The existing site has little ecological value and therefore there is an opportunity to provide a net gain in biodiversity. The landscape and ecology proposals for the site include

a number of play areas, native hedging and planting and a range of boxes for birds, lacewings, mason bees and other insects. In addition, the scheme will include a significant area of green roof.

http://www.planningservices.haringey.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=1645131
Soft Landscape - Fifth Floor (Planting plan)
Bauder BioSolarGreen Roof System or Extensive Green Roof to GRO cod

Post development) maintenance plan to sustain and monitor quality, plant and flora species in order to deliver the suggested Standard time to target condition/years and UGF requirement.

Conclusion
All document and reports have been prepared to current good practice guidance covering relevant legislation and policy.
The opportunities for ecological enhancement including mitigation measures should be set out in a Construction Environmental Management Plan & Landscape and Ecological Management Plan. To sustain and monitor quality, plant and flora species in order to deliver the suggested standard time to target condition/years and UGF requirement.
As such, a Construction Environmental Management Plan & Landscape and Ecological Management Plan should be secured by condition and approved prior to construction.

END

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