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29 February 2024

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

Case Reference HGY/2023/2099
Location Chestnuts Park, St Ann's Road, London N15 3AQ
Proposal Construction of SuDS Basin and Associated Open Space
Received 15 August 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
BioC22-166 Chestnuts Park EcIA V1.1.pdf	Biodiversity survey and report	2 August 2023
Chestnuts Park Planting seeding palette Final.pdf	Landscaping details	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00017-Layout1.pdf	Site/Block Plan - Existing	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00001-Layout1.pdf	The location plan	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00002-Layout1.pdf	Block plan of the site	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00011-Layout1.pdf	Street Scene/Context Plan - Existing	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00010-Layout1.pdf	Street Scene/Context Plan - Existing	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00012-Layout1.pdf	Street Scene/Context Plan - Existing	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00014-Layout1.pdf	Landscaping details	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00016-Layout1.pdf	Landscaping details	2 August 2023
12609983-GHD-XX-XX-DRG-LA-00018-Layout1.pdf	Additional plans	2 August 2023
230619 Chestnut Park AIA v1.2.pdf	Tree survey	2 August 2023
BioC22-166 Chestnuts Park BNG V1.1.pdf	Biodiversity survey	2 August 2023

M01600-11G_Chestnuts Park_PRA_ENV02_R01.pdf	and report	
V3 Planning Statement - Chestnuts Park Haringey.pdf	Environmental statement	2 August 2023
Design and Access Statement	Planning statement	2 August 2023
M01600-11_DG02 Chestnuts Park - FRA REV02 (1)		2 August 2023
Chestnut Park Maintenance and Mangement Plan August 2023		7 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (8)

- 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 authorised shall be carried out in accordance with the following approved plans and specifications:

12609983-GHD-XX-XX-DRG-LA-00001-REV P04
12609983-GHD-XX-XX-DRG-LA-00002-REV P02
12609983-GHD-XX-XX-DRG-LA-00010-REV P01
12609983-GHD-XX-XX-DRG-LA-00011-REV P01
12609983-GHD-XX-XX-DGR-LA-00012-REV P01
12609983-GHD-XX-XX-DGR-LA-00014-REV P02
12609983-GHD-XX-XX-DGR-LA-00016-REV P01
12609983-GHD-XX-XX-DGR-LA-00017-REV P02
12609983-GHD-XX-XX-DGR-LA-00018-REV P01
ARORICULTURAL IMPACT ASSESSMENT July 2023
BIODIVERSITY NET GAIN ASSESSMENT
ECOLOGICAL IMPACT ASSESSMENT
Landscape Seeding & Planting Patelette - 12609983-GHD XX-XX RPT-LA002
Design and Assessment
Flood Risk Assessment date July 2023
Preliminary Risk Assessment dated July 2023
Statement of Community Involvement dated July 2023
V3 Planning Statement dated July 2023
Chesnuts Park Future Maintenance and Management Plan.
Reason: In order to avoid doubt and in the interests of good planning.

- 3 **Cycle Parking**

Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until a minimum of 4 'Sheffield' cycle parking stands have installed, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved

and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London

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Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

4 Management and Maintenance Plan

Prior to the commencement occupation of the development hereby approved, an updated Chestnuts Park management maintenance plan to secure the operation of the drainage scheme throughout the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority and the connections to the Thames Water infrastructure shall not be implemented until the misconnections have been satisfactorily addressed and acceptable water quality can be demonstrated. The development shall be maintained in accordance with the approved details and thereafter retained.

Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system.

5 Construction Management Plan

Prior to the commencement of development, a Construction Management Plan (including a Construction Logistics Plan) shall be submitted to and approved in

writing by the Local Planning Authority. The document shall include the following

matters and the development shall be undertaken in accordance with the details

as approved:

a) The routing of excavation and construction vehicles, including a response to

existing or known projected major building works at other sites in the vicinity and local works on the highway;

b) The estimated peak number and type of vehicles per day and week;

c) Estimates for the number and type of parking suspensions that will be required; and

d) Details of measures to protect pedestrians and other highway users from construction activities on the highway.

Reason: To provide the framework for understanding and managing construction vehicle activity into and out of a proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Council an overview of the expected logistics activity during the construction programme.
To protect of the amenity of neighbour properties and to main traffic safety.

6 Tree Protection Plan

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 and prior to Planning Sub-Committee Report

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.

7 Arboricultural Method Statement

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.

8 Biodiversity

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:

AVOIDANCE

The following measures should be incorporated into the design of the development, including the construction phase, to avoid and reduce impacts on wildlife:

- a. All works to be undertaken in accordance with the AIA5 to ensure the mature trees within and adjacent to the site boundary are retained and protected during the construction and operational phases of the development;
- b. Avoid site clearance works during the nesting bird season (March to August inclusive) unless the site is checked by a Suitably Qualified Ecologist (SQE) and active nests are confirmed to be absent no later than 48 hours before works commence; and
- c. All construction activities will be programmed to daytime hours where possible in order to reduce disturbance to sensitive nocturnal species, such as bats and roosting bird species.

COMPENSATION/ ENHANCEMENT

Compensation is proposed to address the impacts on habitats which cannot be avoided or mitigated:

- g. Landscape planting shall include species native to the local area as well as berry and fruit bearing species alongside pollinator species, to provide increased foraging opportunities in the local area;
- h. Landscaping area surrounding the SUDS will be managed to create areas of diverse grassland and hedgerow habitats that provide opportunities for invertebrates and small mammals such as hedgehogs; and
- i. The development should provide opportunities for local invertebrate species through the installation of bug hotels made from natural materials such as spare wood which can be retained during construction or obtained locally.

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.

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.

INFORMATIVE: Surface Water Drainage

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

- 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.