

Felicity Foley,
Principal Committee
Co-ordinator

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01 October 2018

To: All Members of the Planning Sub Committee

Dear Member,

Planning Sub Committee - Monday, 8th October, 2018

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

9. HGY/2018/0187 THE GOODS YARD (PAGES 1 - 6)

Appendix 5A

Yours sincerely

Felicity Foley, Principal Committee Co-ordinator
Principal Committee Co-Ordinator

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Section 1: Casework Tracker and Quick Screening

Date Received :	13/04/2018	NE Reply Due Date: EIA Screening 10 days	04/05/2018
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LPA Website Link : (Direct Webmap links will no longer be included due to launch of Web-map 2)	http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=326265
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Application Details:

Please copy and paste summary details from tracker:

244344	HGY/2018/0187 FURTHER INFO - Hybrid application for a mixed use re-development of site (including 330 residential and commercial space). The Goods Yard, 36 & 44-52 White Hart Lane, London N17 8DP	Land Use - Other	Sally Wintle	00 Case-work Hubs	Worces ter Hub	533712, 191505	Haringey London Borough Council	4/5/2018
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Additional information if necessary:

Send to Area Team if it relates to Liverpool City Region or Low Carbon Deal (Halton, Knowsley, Liverpool, St Helens or Wirral)

Complete Section when screening Planning consultations (not MMO)		Please Select
1a	Have we had previous history/correspondence regarding this case? If YES, enter details at Section 2b.	YES
1b	Is this consultation an EIA Screening or Scoping Opinion? If YES, follow EIA guidance.	NO
1c	Does the proposal relate to the reclamation and /or other changes within an existing waste/minerals site? If YES, identify reason(s) at Section 2a.	NO
1d	Does the consultation relate to a new minerals or waste proposal <u>on an area</u> over 5ha? If YES, identify reason(s) at Section 2a.	NO
1e	Does the consultation have the potential for the loss of over 20ha of agricultural land? If YES, complete Section 2a.	NO
1f	Does the proposal fall within a SPA/SAC/RAMSAR/SSSI? If YES, complete Section 2a.	NO
1g	Is the proposal within a protected landscape (AONB/Heritage Coast/National Park/National Trail/ITE)? If YES, complete Section 2a.	NO
1h	Does the proposal fall within an Impact Risk Zone (IRZ) to send to the Area Team? If YES, identify reason(s) at Section 2a and complete risk tab on Tracker.	NO
1i	Does the consultation offer significant potential to secure environmental outcomes? (See GI/PH guidance note). <ul style="list-style-type: none"> Coastal re-alignment schemes over 10 ha New Mineral consultations over 10 ha Transport schemes over 15 ha Housing development labelled as "Eco town" or "eco-settlement" over 15 ha Housing development over 25 ha or with more than 750 housing units Any other consultation over 50ha Solar Arrays/Farms/Parks over 20ha If YES, provide details at 2a and add GI/PH to subject line when forwarding to Area Team.	NO
1j	Do you need to include any additional paragraphs? (See additional guidance notes). If YES, highlight the relevant ones below: Ancient Woodland Registered Common Land Green Infrastructure Priority Habitats Soils and minerals	NO

	Bradford Housing Essex Invertebrate Advice National Trail	
1k	Does the development have the potential to affect protected species? Please check development type and/or information on the LPA website. If YES, include the relevant paragraph in the response letter.	YES
1l	Does the development have the potential to impact the England Coast Path If Yes please forward details to the relevant ECP Lead (Area Team to undertake this if screened out of the Hub) If Yes please enter the relevant path name and number below.....	NO
Casework Tracker and Quick Screening completed by		
Name: (Block Caps)	SALLY WINTLE	Date: 17/04/2018
		Time Taken 0.48

Complete Section when screening MMO consultations only		Please Select
1m	Have we had previous history/correspondence regarding this case? If YES, enter details at Section 2b.	Choose an item.
1n	Is the activity/proposal listed on the Marine IRZ exemption list? If YES, sent to AT.	Choose an item.
1o	Does the proposal fall within a SPA/SAC/RAMSAR/SSSI/MCZ? If YES, and send to AT.	Choose an item.
1p	Does the proposal fall within a Marine Impact Risk Zone (MIRZ) to send to the Area Team? If YES, Send to AT.	Choose an item.
Casework Tracker and Quick Screening completed by		
Name: (Block Caps)		Date: Click here to enter a date.
		Time Taken

Section 2: Consultations to be Processed by the Area Team								
Explain other reasons for sending out to Area Team:								
Look up table								
SSSI IRZs:								
2a	Name of SSSI	IRZ Distance (m) (if within enter 0)	IRZ Trigger		Consider Potential Impacts on			Check box (for Area Team)
			Consultation Type	Text No.	Species	Air & Water	Site Specific	
		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>	

	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>

Protected Landscape IRZs:

Name of Protected Landscape	IRZ Distance (m) (if within enter 0)	IRZ Trigger		Check box (for Area Team)
		Type of Protected Landscape	Consultation Type/ IRZ description	
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>

Marine IRZs

Name of Marine IRZ & Type (e.g. Padstow Bay MCZ)	IRZ distance (m) if within enter 0	Marine IRZ Trigger	Text No	Check box (for Area Team)
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>
	Choose an item.	Choose an item.	Choose an item.	<input type="checkbox"/>

2b

Case History: Refer to Tracker data and Webmap. Add details below; pasting in text or embedding emails where relevant.

Case History details are provided

237629	HGY/2018/0188 - Hybrid Application (matters of layout, scale, appearance, landscaping & access reserved) for residential-led mixed use redevelopment comprising the demolition of existing buildings/structures & associated site clearance & erection of new buildings/structures & basement to provide residential units, employment, retail, leisure (A3 and D2 Uses) & community (D1 Use) uses, with associated access, parking (including basement parking) & servicing space, infrastructure, public realm works & ancillary development - The Goods Yard, 36 & 44-52 White Hart Lane, N17 8DP	Land Use - Other	Eliza-beth Ball	00 Case-work Hubs
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05/02/2018 – No comment email

Please check boxes in Section 2a to confirm that triggered IRZs have been considered in this assessment.			
3a	If within a protected landscape IRZ is it likely that there will be a significant impact on landscape?	Choose an item.	
	If within a SSSI IRZ for 'All consultations' is it likely that there will be an impact on the SSSI?	Choose an item.	
	If within a 'Discharges' IRZ, is this site vulnerable to discharges via mains sewer?	Choose an item.	
	If within a protected landscape or SSSI IRZ, is consultation really about protected species?	Choose an item.	
	Should consultation be returned to the casework hubs?	Choose an item.	
	<p>Further comments to help the hubs process this application:</p> <p>If you have any suggested changes to the IRZs that triggered this consultation, please contact :</p> <p>The IRZs Project Team (Michael Knight, Sean Lewis and Sarah Middlehurst)</p>		
3b	If not returned to casework hubs, state reason(s) why this consultation has been retained in the Area Team		
	Significant impact on SSSI/N2K		Significant impact on Protected Landscape
	Significant impact on protected species		Significant opportunities for enhancement
	Other (please give reasons)		
Name: (Block Caps)		Date:	Click to enter date

Section 4: Summary of screening & Hub letter preparation (All consultations)			
Summarise your findings below including previous case history details, IRZ triggers and override reasons, then specify which response you need to issue and any additional paragraphs used.			
Further info – hybrid application for mixed use redevelopment (including residential and commercial)			
Low risk – nearest SSSI 2km and no PL – no buffers triggered – no further comment email response.			
Signature	Sally Wintle	Date	17/04/2018
Name: (Block Caps)	SALLY WINTLE	Time Taken	0.16

Section 5: Final Letter Quality Control Checks		
5a	Are all screening checks complete? Have outstanding queries been resolved and recorded and has the correct letter been prepared? If the answer to this question is 'No' refer case back to team member to complete outstanding action.	YES
5b	Qc comments. Add details below	

Quality Control completed by			
Signature:		Date	18/04/2018
Name: (Block Caps)	KATE MULVEAGH	Time Taken	0.08

Section 6: Dispatch and Case Closure

- Reply letter sent to Local Planning Authority? (*Letter to be issued as PDF*)
- Have the consultation **tabs been fully completed** and the case been closed Tracker?
- Was a customer feedback form, with the correct reference number, sent out with the response?
- Reply letter and checklist saved to TRIM?

Choose an item.

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