

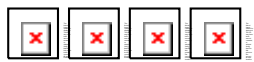
Gentet, Matthias

From: McClue, Jonathan
Sent: 05 July 2017 08:53
To: Planning
Subject: FW: comments on planning application 2017/1230/P
Importance: High

Can you please upload to TRIM and M3 for me?

Jonathan McClue
Principal Planning Officer

Telephone: 0207 974 4908



From: Tony Wileman [mailto:twileman@wildlondon.org.uk]
Sent: 04 July 2017 16:12
To: McClue, Jonathan <Jonathan.McClue@camden.gov.uk>
Subject: FW: comments on planning application 2017/1230/P
Importance: High

Hi Jonathan,

Please find comments below for the submitted planning application 2017/1230/P Bangor Wharf Georgiana Street London NW1 0QS.

On Behalf of Camden Nature Conservation Service we have assessed the above planning application against the biodiversity evidence base and have the following comments:

INFORMATIVE: Planning proposal is to remove existing canalside vegetation within the SINC of Metropolitan Importance (M006 London's Canal's) and replace with an open space of ornamental design with negligible wildlife benefit. Would expect to see enhancements to canalside vegetation in addition to open space provision. REASON: so as to comply with Policy A3a protect nature conservation sites and safeguard protected and priority habitats and species, Policy A3b that development which would not directly or indirectly result in the loss, reduction in area or harm to a designated nature conservation site and Policy A3g to support wildlife and secure biodiversity improvements to habitat corridors, particularly where a development scheme is adjacent to an existing habitat.

CONDITION: Preliminary Ecological Appraisal is nearly out of date. If more than 2 years elapse between the previous appraisal (September 2016) and the due commencement date of works, an updated appraisal shall be carried out by a suitably qualified ecologist identifying any changes to site since previous appraisal. REASON: So as to comply with Policy A3a to safeguard protected and priority species and habitats.

CONDITION: Current Bat survey undertaken over 1 year ago (May 2016) appears to be limited and should be separate document to the Preliminary Ecological Appraisal. A more detailed report confirming the results and implications of the assessment, including any revised mitigation measures, shall be submitted to approved in writing by the Local Planning Authority before construction works commence on site. The mitigation measures shall be implemented in full in accordance with the agreed time scales. REASON: In order to protect wildlife habitats and biodiversity, in accordance with the requirements of Policy A3a to safeguard protected and priority species.

CONDITION: Site clearance and demolition should be undertaken outside the bird nesting season (Feb-August inclusive). Where this is not possible, an ecologist should assess any vegetation and built structures for active signs of nesting. In the event a nest is found an appropriate exclusion zone should be implemented around it until the young have fledged. REASON: So as to comply with Policy A3a to safeguard protected and priority species.

CONDITION: Submit for approval details of the proposed landscape designs including planting plans and any other proposed biodiversity enhancing provision (bat and bird boxes/bricks etc.) to include timing and extent of actions to ensure habitat functionally and any maintenance requirements of features and structures. REASON: So as to comply with Policy A3d to assess developments against their ability to enhance biodiversity through incorporating measures and Policy A3g to support wildlife and secure biodiversity improvements to habitat corridors, particularly where a development scheme is adjacent to an existing habitat.

Regards

Tony

Tony Wileman MCIEEM

Conservation Ecologist

London Wildlife Trust – Protecting London's wildlife for the future

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