

22. Summary of Impacts and Mitigation

- 22.1.1. **Table 22.1** summarises new or different likely significant environmental impacts from those identified in the s73 ES and other EIA Documentation based on the content of this Phase 1B (North) FIR. In respect of mitigation, the need for mitigation measures over and above those which are inherent in the detailed design, or are already identified in the s73 ES and other EIA Documentation and/or planning conditions attached to the 2014 Permission is also identified. This table has been based on technical Chapters 7 – 21 which consider the Phase 1B (North) RMA detailed design, any new baseline or guidance, legislation or policy, and in some cases, further information with regards to assessment of potential impacts (e.g. re-modelling for air quality and dust) since the s73 ES and other EIA Documentation.
- 22.1.2 To note, some chapters of the s73 ES did not explicitly identify the level of significance of impacts. In this instance the s73 ES column is marked as '*Not reported*' and the newly reported impacts are provided in the subsequent columns. Where impacts have not changed from the s73 ES and other EIA Documentation, this is noted in the table as '*s73 ES and other EIA Documentation impacts remain valid*'. Where adequate mitigation measures are already identified in the s73 ES and other EIA Documentation or dealt with by way of conditions attached to the 2014 Permission, '*No further mitigation required*' is stated.
- 22.1.3 The table provided below is an addendum to the Summary of Residual Impacts and Mitigation Chapters of the s73 ES and other EIA Documentation and is to be read in conjunction with those Chapters. Any updates to the mitigation measures as identified below are submitted for approval to the local planning authority in relation to the Phase 1B (North) RMA for the purposes of Planning Condition 3.2 of the 2014 Permission.

Table 22.1: Summary of Potential Impacts, Mitigation Measures and Residual Impacts from the s73 ES, other EIA Documentation and Phase 1B (North) FIR

Topic / Issue	Potential Impacts			Mitigation			Residual Impacts		
	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR
Traffic and Transport									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Socio Economics									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		

Topic / Issue	Potential Impacts			Mitigation			Residual Impacts		
	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Noise and Vibration									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Townscape and Visual Impact Assessment									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Operation									
TCA1: North Circular Corridor	Not Reported	Minor Beneficial	Moderate Beneficial	None required	Mitigation inherent in the Development design and other landscape proposals that would be in place for other EIA Documentation		Not Reported	Minor Beneficial	Moderate Beneficial
TCA 3: Brent Cross Shopping Centre and River Brent	Not Reported	Not assessed	Moderate Beneficial	N/A	Mitigation inherent in the Development design and other landscape proposals that would be in place for other EIA Documentation		Not Reported	Not assessed	Moderate Beneficial
TCA8: Brent Park Road and Sturgess Avenue	Not Reported	Not assessed	Negligible	N/A	Mitigation inherent in the Development design		Not Reported	Not assessed	Negligible
Impact on remaining TCAs (not	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		

Topic / Issue	Potential Impacts			Mitigation			Residual Impacts		
	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR
affected by the Phase 1B (North) RMA)									
Viewpoint 1	Not assessed	Negligible to Minor Beneficial	Moderate Beneficial	N/A	Mitigation inherent in the Development design and other landscape proposals that would be in place for Phase 1A (North)		Not assessed	Negligible to Minor Beneficial	Moderate Beneficial
Viewpoint 4	Not assessed	Negligible to Moderate Beneficial	Negligible				Not assessed	Negligible to Moderate Beneficial	Negligible
Viewpoint 12	Not assessed	Negligible to Moderate Beneficial	Moderate Beneficial				Not assessed	Negligible to Moderate Beneficial	Moderate Beneficial
Viewpoint 13	Not assessed	Not assessed	N/A				Not assessed	Not assessed	N/A
Viewpoint 14	Not assessed	Negligible to Moderate Beneficial (view east and west)	Moderate Beneficial (view north)				Not assessed	Negligible to Moderate Beneficial	Moderate Beneficial
Viewpoint 15	Not assessed	Moderate Beneficial (view south)	Minor Beneficial (view north)				Not assessed	Moderate Beneficial	Minor Beneficial
Viewpoint 25	Not assessed	Negligible	Moderate Adverse				Not assessed	Negligible	Moderate Adverse
Viewpoint 26	Not assessed		Moderate Beneficial				Not assessed		Moderate Beneficial
Viewpoint 27	Not assessed		Negligible to Minor Adverse				Not assessed		Negligible to Minor Adverse

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	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR
Viewpoint 28	Not assessed		Moderate Beneficial				Not assessed		Moderate Beneficial
Viewpoint 29	Not assessed		Negligible				Not assessed		Negligible
Impact on remaining viewpoints (not affected by the Phase 1B (North) RMA)	s73 ES impacts and other EIA Documentation remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid		
Ecology and Nature Conservation									
Construction									
Direct Mortality and Injury of Bats	Not reported	Not Reported	Potential loss of bat roost/s from felling of trees (T2 & T3)	Surveys of potential bat roosts will be undertaken before clearance works. Licences for disturbance to bat roosts will be obtained from Natural England, where necessary. Bat boxes etc. to be erected.	N/A	Surveys of potential bat roosts will be undertaken before clearance works. Licences for disturbance to bat roosts will be obtained from Natural England, where necessary. Bat boxes etc. to be erected.	Not Reported	Not Reported	Local adverse impact

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	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	
Construction-other impacts	s73 ES impacts and other EIA Documentation remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid			
Operation										
Habitat Damage, Loss and Creation outside the River Corridor	Not Assessed	Loss of approx. 2.5ha of habitat within Phase 1A (North)	Loss of habitat within Phase 1B (North)	Landscaping and habitat creation	No further mitigation required although further details of lighting strategy to be provided pre-commencement to minimise disturbance in line with Planning Conditions.			Minor Negative	Minor Beneficial	Local Minor beneficial
Operation-other impacts	s73 ES impacts and other EIA Documentation remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid			
Water Resources and Flood Risk										
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid			
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remain valid			
Archaeology and Cultural Heritage										
Construction										
Paleo-environmental deposits	Not reported	Permanent, Moderate to Major Adverse		Not reported	No further mitigation required beyond Paleo-environmental Sampling	Paleo-environmental Sampling	Not reported	Permanent, Moderate Adverse		
Prehistoric Remains	Not reported	Permanent, Moderate to Major Adverse		Not reported	No further mitigation required beyond Archaeological Watching Brief	Archaeological Watching Brief	Not reported	Permanent, Moderate Adverse (for secondary deposits)		

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	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR) Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR) Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR) Phase 1B (North) FIR
Construction-other impacts	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remain valid	
Operation	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remain valid	
Air Quality and Dust						
Construction	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required (implementation of CoCP and CEMP)		s73 ES and other EIA Documentation residual impacts remain valid	
Operation	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remain valid	
Ground Contamination						
Construction	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid	
Operation	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid	
Waste						
Construction	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid	
Operation	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid	
Wind Microclimate						
Construction	No construction wind impacts identified in the s73 and other EIA Documentation. This remains valid.		No construction wind impacts identified in the s73 and other EIA Documentation. This remains valid.		No construction wind impacts identified in the s73 and other EIA Documentation. This remains valid.	

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Operation									
Tempelhof Bridge	Not reported	Major Adverse	Major Adverse	Not Reported	Detailed design of adjacent Development Zones to Tempelhof Bridge will consider canopies and building heights to limit downdraughts and ensure pedestrian safety levels are not exceeded and remain appropriate.	Mitigation to be considered if further adverse impacts identified following further wind modelling for future design phases.	Not reported	Major Adverse (for one location)	Major Adverse (for one location)
Energy Centre (Plot 101)	Not reported	N/A	Negligible to Minor Adverse		N/A	Glass balustrade around Plot 101 outdoor seating area raised to ~1.6m in height	Not reported	N/A	Negligible
Community Facilities (Plot 103)	Not Reported	N/A	Negligible		N/A	1.5m high planter and hedging around the potential seating area in front of the community facilities	Not reported	N/A	Negligible

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Living Bridge Approach North	Not Reported	N/A	Negligible		N/A	Trees beside the balustrade surrounding the stairs on the Living Bridge Approach	Not reported	N/A	Negligible
Plot 113	Not Reported	N/A	Negligible	Not Reported	N/A	None Required	Not Reported	N/A	Negligible
Operation-other impacts	s73 ES impacts and other EIA Documentation remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		
Daylight, Sunlight and Overshadowing									
Construction	None identified			N/A			None Identified		
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		
TV Radio and Mobile Phone Reception									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		
Carbon Dioxide Emissions									
Construction	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		
Operation	s73 ES and other EIA Documentation impacts remain valid			No further mitigation required			s73 ES and other EIA Documentation residual impacts remains valid		

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	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR	s73 ES	Other EIA Documentation (including Phase 1A (North) FIR)	Phase 1B (North) FIR
Intermediate Years Assessment									
Construction	N/A - see Residual Impacts		Mitigation taken into account in intermediate years assessment		s73 ES and other EIA Documentation residual impacts remains valid		s73 ES and other EIA Documentation residual impacts remains valid apart from: Water Resources - minor adverse effect (snapshot year 2); and Archaeology - moderate adverse effect (snapshot year 2)		
Cumulative Assessment									
Construction	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid				
Operation	NA	Some minor Adverse (Landscape and Visual) impacts at worse	N/A	Vegetation Screening	N/A	Some minor Adverse (Landscape and Visual) impacts at worse			
Operation-other impacts	s73 ES and other EIA Documentation impacts remain valid		No further mitigation required		s73 ES and other EIA Documentation residual impacts remains valid				