

## **APPENDIX 1 – Planning Conditions**

### **1) COMPLIANCE Three Year Expiry (LBH Development Management)**

The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

REASON: This condition is imposed by virtue of the provisions of the Planning and Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

### **2) COMPLIANCE Development in Accordance with Approved Drawings and Documents (LBH Development Management)**

The approved plans and drawings comprise the following:

#### **Approved Plans:**

0005 Existing Site Location Plan; P0006 Existing Site Location Plan.

0010 Series - P0010 Existing Survey Plan; P0011 Demolition Plan; P0070 Existing North Elevation; P0071 Existing East Elevation; P0072 Existing South Elevation; P0073 Existing West Elevation; P0080 Existing North Elevation with demolition; P0081 Existing East Elevation with demolition; P0082 Existing South Elevation with demolition; P0083 Existing West Elevation with demolition.

0100 Series - P0105 Proposed Site Plan; P0106 Proposed Site Plan with Consented Scheme; P0109 Proposed Basement Floor Plan; P0110 Proposed Ground Floor Plan with Extg Context; P0110.1 Proposed Ground Floor Plan with Consented Scheme; P0111 Proposed First Floor Plan; P0111.1 Proposed First Floor Plan with Consented Scheme; P0112 Proposed Second Floor Plan; P0112.1 Proposed Second Floor Plan with Consented Scheme; P0113 Proposed Third Floor Plan; P0113.1 Proposed Third Floor Plan with Consented Scheme; P0114 Proposed Fourth Floor Plan; P0114.1 Proposed Fourth Floor Plan with Consented Scheme; P0115 Proposed Fifth Floor Plan; P0115.1 Proposed Fifth Floor Plan with Consented Scheme; P0116 Proposed Sixth Floor Plan; P0116.1 Proposed Sixth Floor Plan with Consented Scheme; P0117 Proposed Roof Plan; P0140 Proposed Section AA; P0170 Proposed North Elevation; P0171 Proposed East Elevation; P0172 Proposed South Elevation 1; P0173 Proposed West Elevation; P0174 Proposed South Elevation 2; P0180 Proposed North Elevation; P0180\_COLOUR Proposed North Elevation; P0181 Proposed South Elevation; P0181\_COLOUR Proposed South Elevation; P0182 Proposed East Elevation; P0182\_COLOUR Proposed East Elevation.

0200 Series - P0270 Proposed North Elevation Bay Study; P0271 Proposed South Elevation Bay Study.

SK Series - SK001 Sketch view 1; SK002 Sketch view 2; SK003 Sketch view 3; SK004 Sketch view 4; SK005 Sketch view 5; SK006 Sketch view 6; SK007 Sketch view 7; SK008 Sketch view 8.

### **Approved Documents:**

Design and Access Statement – MSMR Architects, August 2019;  
Sustainability and Energy Statement - Stinton Jones Consulting Engineers IIP, August 2019;  
Analysis of Site Layout for Daylight and Sunlight, Third Revision, Stinton Jones Consulting Engineers IIP, 16th August 2019;  
Air Quality Assessment - XCO2, April 2019;  
Overheating Report - Stinton Jones Consulting Engineers IIP, July 2019;  
Preliminary Investigation Report – Soils Limited, March 2019;  
Transport Statement – i-Transport, 8 March 2019;  
Travel Plan Statement, Technical Note – i-Transport, 8 March 2019;  
Draft Waste and Servicing Plan, Technical Note – i-Transport. 8 March 2019;  
Flood Risk Assessment – Michael Barclay Partnership, 20 February 2019;  
Planning Noise Report - Stinton Jones Consulting Engineers IIP, June 2019;  
SuDS and Drainage Strategy Report - Michael Barclay Partnership, 14 June 2019.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

### **3) PRE-COM Materials Samples (LBH Development Management)**

Prior to the commencement of the development (excepting demolition works) precise details of the external materials to be used in connection with the development hereby permitted shall be submitted to, approved in writing by the Local Planning Authority. The details shall include samples of the type and shade of cladding, window frames and balcony frames, sample panels, perforated screening, brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of approved materials and maintained thereafter.

REASON: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

### **4) PRE-COM Hard and Soft Landscaping (LBH Development Management)**

Prior to the commencement of the development (excepting demolition works), full details of both hard and soft landscape works shall be submitted in writing to and approved by the Local Planning Authority.

Details of hard landscaping works shall include:

- hard surfacing materials
- minor artefacts and structures (eg. furniture, refuse or other storage units, signs etc.)
- proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc)

Details of soft landscape works shall include:

- planting plans for all open spaces
- a full schedule of species of new trees and shrubs proposed to be planted (in conformity with approved landscaping documents)
- written specifications (including cultivation and other operations) associated with plant and grass establishment;
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; and
- an implementation programme.

The hard and soft landscaping shall be constructed in accordance with the approved details. The approved soft landscaping details shall be implemented in the first planting and seeding season following commercial occupation of the development. The approved hard landscaping details shall be implemented within 3 months of commercial occupation.

REASON: to protect the amenity of the locality.

#### 5) COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)

Any new tree or plant on the development site which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.

REASON: to protect the amenity of the locality and the environment

#### 6) PRE-OCC – Boundary Treatment (LBH Development Management)

Prior to the residential occupation of the development, details of all boundary treatment, including fences/railings/walls shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the amenity of the locality and the environment

#### 7) PRE-OCC – Lighting Strategy (LBH Development Management)

Prior to the residential occupation of the development, a Lighting Strategy shall be submitted in writing to and for approval by the Local Planning Authority. The strategy shall be implemented as approved and maintained thereafter.

REASON: To protect the environment.

8) PRE-AGW – Secure by Design Certificate (Metropolitan Police Service)

Prior to above grade works, details of full Secured by Design' Accreditation shall be submitted in writing to and for approval by the Local Planning Authority. The details shall demonstrate consultation with the Metropolitan Police Designing Out Crime Officers. The development shall be carried out in accordance with the approved details and maintained thereafter.

REASON: To ensure safe and secure development and reduce crime.

9) Waste Management Plan (LBH Development Management)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Waste Management Strategy (WMS) shall be submitted in writing to and for approval by the Local Planning Authority. The WMS shall be implemented as approved and maintained thereafter.

REASON: To protect the amenity of the locality.

10) PRE-OCC – Car Parking Management Strategy (LBH Transportation)

Prior to the residential or commercial occupation of the development (whichever occurs first) a Car Parking Management Strategy (CPMS) shall be submitted in writing to and for approval by the Local Planning Authority. The CPMS shall confirm availability of all approved parking before occupation and contain details of:

- a) Visibility splays
- b) Facilitation/management of disabled parking for the commercial part of this development
- c) Control of the servicing/ delivery area and parking enforcement,
- d) Swept paths for delivery vans, ramp details (if any proposed),

The CPMS shall be implemented as approved and maintained thereafter.

REASON: To protect amenity and promote sustainable travel.

11) PRE-COM Construction Management Plan (CMP) and Construction Logistics Plan (CLP) (LBH Transportation)

Prior to the commencement of the development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted in writing to and for approval by the Local Planning Authority. The Plans shall provide details on how construction work (including demolition) would be undertaken in a manner that minimises disruption to traffic and pedestrians. The plans shall demonstrate that

construction vehicle movements are planned and co-ordinated to avoid the AM and PM peak periods and include measures to safeguard and maintain the operation of the local highway network. The CMP and CLP shall be implemented as approved and shall endure until the development hereby approved is complete.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

12) PRE-OCC - Service and Delivery Plan (DSP) (LBH Transportation)

Prior to any residential, commercial or community use of the site, a full Service and Delivery Plan (SDP) shall be submitted in writing to and for approval by the Local Planning Authority. The service and delivery plan must also include facility for the delivery and storage of parcels for residents of the development. The plan shall be implemented as approved and maintained thereafter unless agreed in writing by the Local Planning Authority.

REASON: To protect amenity, reduce congestion and mitigate obstruction to the flow of traffic.

13) COMPLIANCE - Wheelchair Dwellings (LBH Development Management)

At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with Design and Access Statement, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

15) COMPLIANCE - Accessible & Adaptable Dwellings (LBH Development Management)

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 (formerly Lifetime Homes Standard) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure inclusive and accessible development

16) COMPLIANCE Internal Noise Levels within Residential Units – Maximum Noise (LBH Environmental Health – Noise)

The internal noise levels within the proposed residential units (with the windows closed) shall be in accordance with BS8233:2014 as detailed below:

<b>Time</b>	<b>Area</b>	<b>Maximum Noise Level</b>
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A)
	Outdoor Amenity	30db(A)
Night-time Noise 11pm -	Bedrooms	30dB(A)

7am		
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With no more than 10 individual events to exceed 45dB LA<sub>max</sub> (measured with F time weighting) between 23.00hrs – 07.00hrs.

REASON: To ensure high quality residential development

18) COMPLIANCE Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of any plant and associated equipment shall not increase the existing background noise level (LA<sub>90</sub> 15mins) when measured (LA<sub>eq</sub> 15mins) 1 metre external from the nearest residential or noise sensitive premises. The applicant shall also ensure that vibration/structure borne noise derived from the use of the extractor fan does not cause nuisance within any residential unit or noise sensitive premises, for as long as the development hereby approved endures.

REASON: to ensure high quality residential development and protect the amenity of the locality.

19) PRE-COM Scheme of Sound Insulation (LBH Environmental Health – Noise)

Prior to the commencement of the development, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Environmental Health Officer. The scheme shall be installed as approved prior to any commercial occupation of the site and shall be maintained thereafter.

REASON: to protect the amenity of the locality

20) PRE-COM Construction and Demolition Noise LBH Environmental Health – Noise)

Prior to the commencement of the development, a Site Environmental Management Plan (SEMP) pertaining to the control of noise and vibration shall be submitted in writing to and for approval by the Local Planning Authority. The SEMP shall be implemented as approved and endure for the duration of the construction phase of the development.

REASON: to protect the amenity of the locality.

21) PRE-COM Site Wide Energy Network (LBH Carbon Management)

Prior to the commencement of the development, details of the site wide energy network shall be submitted in writing to and for approval by the Local Planning Authority. Details shall include:

- a) Confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practise; and
- b) Confirmation that the operator of the heating and hot water network shall achieve the standards set out in the Heat Trust Scheme and the scheme is to be adopted for the lifetime of the development, unless approved in writing by the Local Planning Authority.
- c) Confirmation the design will make provision for future connection to a district heat network via the provision of punch points. The network shall be installed as approved and maintained thereafter.

REASON: To ensure sustainable development.

#### 22) COMPLIANCE – Surface Water Drainage (Thames Water)

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses 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. The contact number is 0800 009 3921.

REASON: To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

#### 23) COMPLIANCE – Public Sewer Crossings (Thames Water)

There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. (Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings). The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover).

REASON: To ensure access to public access to infrastructure

#### 24) PRE-PIL – Piling Method Statement (Thames Water)

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

#### 25) PRE COM - Existing Water Supply Impact study - (Thames Water)

Development should not be commenced until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the Local Planning Authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

#### 26) PRE-COM - Details of Flood Risk Attenuation Measures (LBH Drainage)

Prior to the commencement of the development full details of attenuation infrastructure in line with approved documents shall be submitted in writing to and for approval by the Local Planning Authority. The attenuation measures shall demonstrate compliance with relevant London Plan standards in relation to greenfield run off rates. The approved details shall be implemented as approved and maintained thereafter.

REASON: To mitigate flood risk.

#### 27) PRE-COM - Drainage Details – (LBH Drainage)

Prior to the commencement of the development details of the design, implementation, maintenance and management of the sustainable drainage scheme in line with approved documents shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for its implementation, and
- e) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be



implemented, retained, managed and maintained in accordance with the approved details.

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

#### 28) POST-OCC – Confirmation of Energy Standards (LBH Carbon Management)

At least 6 Calendar Months following residential occupation of any part of the development, details confirmation that the energy efficiency standards and carbon reduction targets set out in the Energy Strategy Report – 19 Bernard Road by Renewable Environmental Services, dated the 8th December 2017 have been achieved, shall be submitted in writing to and for approval by the Local Planning Authority. Details shall show emissions figures at design stage to demonstrate building regulations compliance, and then report against the constructed building.

REASON: to ensure sustainable development

#### 29) POST OCC – Post Construction Certification BREEAM and Home Quality Mark (LBH Carbon Management)

6 Calendar Months following any residential occupation of the development, a Post Construction Certification (issued by an independent certification body) shall be submitted in writing to and approved by the Local Planning Authority. The submission shall demonstrate the approved development achieves a rating of BREEAM Very Good and Home Quality Mark, 3 stars. The rating shall be maintained thereafter.

REASON: To ensure sustainable development.

#### 30) COMPLIANCE – Remedial Works Plan BREEAM Very Good and Home Quality Mark (LBH Carbon Management)

IN THE EVENT the Local Planning Authority provides written notification that details submitted to discharge the condition above demonstrate a failure of the development to achieve the agreed ratings of BREEAM Very Good and Home Quality Mark, 3 stars, as set out in the post construction certificate, a Remedial Works Plan (RWP) shall be submitted in writing to and for approval by the Local Planning Authority within 3 Calendar Months. The RWP shall provide a full schedule and costings of remedial works required to achieve the agreed ratings. The remedial works shall be implemented in accordance with the approved plan OR the full costs of remediation (including management fees) shall be paid to the Council to an agreed schedule.

REASON: to ensure sustainable development.

#### 31) PRE-COM – Site Investigation (LBH Environmental Health)

Prior to the commencement of the development (other than for investigative work):

a) Using the information contained within the Phase 1 Desk-top study, (Soils Ltd, Reference: 16176/DS Rev1.03. dated April 2017), a site investigation shall be carried out for the site. The investigation must be comprehensive enough to enable: -

- 1) a risk assessment to be undertaken,
- 2) refinement of the Conceptual Model, and;
- 3) the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

### 32) PRE-OCC – Site Remediation (LBH Environmental Health)

Where remediation of contamination on the site is required and prior to the occupation of the development:

- 1) completion of the remediation detailed in the method statement in the Condition above shall be carried out; and
- 2) a report that provides verification that the required works have been carried out, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

### 33) PRE-COM – Air Quality and Dust Management Plan (LBH Environmental Health)

Prior to the commencement of the development, a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted and approved by the LPA. The plan shall be in accordance with the London Plan SPG Dust and Emissions Control and shall also include a Dust Risk Assessment.

REASON: To protect local amenity and air quality.

### 34) COMPLIANCE – Machinery Emissions (LBH Environmental Health)

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

REASON: To protect local air quality.

### 35) PRE-COM – NRMM Registration (LBH Environmental Health)

Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the construction phase of the development shall be submitted to and approved by the Local Planning Authority.

REASON: To protect local air quality.

### 36) COMPLIANCE – Machinery Inventory (LBH Environmental Health)

During the course of the demolitions, site preparation and construction phases, an inventory and emissions records for all Non-Road Mobile Machinery (NRMM) shall be kept on site. The inventory shall demonstrate that all NRMM is regularly serviced and detail proof of emission limits for all equipment. All documentation shall be made available for inspection by Local Authority officers at all times until the completion of the development.

REASON: To protect local air quality.

### **INFORMATIVES:**

#### 1) Working with the Applicant (LBH Development Management)

**INFORMATIVE:** In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

#### 2) Community Infrastructure Levy (LBH Development Management)

**INFORMATIVE:** The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

#### 3) Hours of Construction Work (LBH Development Management)

**INFORMATIVE:** 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.

4) Party Wall Act (LBH Development Management)

**INFORMATIVE:** Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

5) Numbering New Development (LBH Development Management)

**INFORMATIVE:** The new and converted development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

6) Asbestos Survey Where Required (LBH Environmental Health)

**INFORMATIVE:** Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

7) Disposal of Commercial Waste (LBH Waste Management)

**INFORMATIVE:** Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

8) Piling Method Statement Contact Details (Thames Water)

**INFORMATIVE:** The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

9) Minimum Water Pressure (Thames Water)

**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.

10) Water Main Crossing (Thames Water)

**INFORMATIVE:** There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair.

11) Installation of Non-Return Valve (Thames Water)

**INFORMATIVE:** The Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

12) Paid Garden Waste Collection Service (LBH Development Management)

**INFORMATIVE:** Haringey now operates a paid garden waste collection service. The applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit:

[www.haringey.gov.uk/environment-and-waste/refuse-andrecycling/recycling/garden-waste-collection](http://www.haringey.gov.uk/environment-and-waste/refuse-andrecycling/recycling/garden-waste-collection)

13) Designing out Crime Officer Services (Metropolitan Police Service)

**INFORMATIVE:** The services of Metropolitan Police Service Designing Out Crime Officers (DOCOs) are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813

14) Public sewers (Thames Water)

**INFORMATIVE:** There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit [thameswater.co.uk/buildover](http://thameswater.co.uk/buildover).

15) Surface water (Thames Water)

**INFORMATIVE:** 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.

16) Minimum pressure and flow rate (Thames Water)

**INFORMATIVE:** Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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.

17) Water main crossing the site (Thames Water)

**INFORMATIVE:** There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on 0800 009 3921 for further information.

18) Large water main adjacent the site (Thames Water)

**INFORMATIVE:** There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24-

hour access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on 0800 009 3921 for further information.

19) Sprinkler installation (London Fire Brigade)

**INFORMATIVE:** This authority strongly recommends that sprinklers are considered for new development and major alterations to existing premises particularly where the proposals relate to schools and care homes. Sprinklers systems installed in buildings can significantly reduce the damage caused by fire and the consequential costs to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinklers systems in order to save money save property and protect the lives of the occupier. Please note that it is our policy to regularly advise our elected members about this issue.

20) Asbestos survey (LBH Environmental Health)

**INFORMATIVE:** Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

21) Naming of new development (LBH Transportation)

**INFORMATIVE:** The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (020 8489 5573) to arrange for the allocation of a suitable address.