

## NOTICE OF MEETING

# SPECIAL PLANNING SUB COMMITTEE

**Wednesday, 16th December, 2015, 7.00 pm - Civic Centre, High Road, Wood Green, N22 8LE**

**Members:** Councillors Peray Ahmet (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

- 6. TOTTENHAM HOTSPUR STADIUM, 748 HIGH ROAD N17 0AP (HGY/2015/3000), WARMINGTON HOUSE, 744 HIGH ROAD, N17 0AP (HGY/2015/3001), 44 WHITE HART LANE, N17 8DP (HGY/2015/3002) (PAGES 1 - 62)**

Second dispatch setting out additional consultation responses, summary of a Development Management Forum and Member site visit, minor amendments to conditions and an update on employment and training.

Maria Fletcher  
Tel – 020 8489 1512  
Fax – 020 8881 5218  
Email: [maria.fletcher@haringey.gov.uk](mailto:maria.fletcher@haringey.gov.uk)

Bernie Ryan  
Assistant Director – Corporate Governance and Monitoring Officer  
River Park House, 225 High Road, Wood Green, N22 8HQ

16 December 2015

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Planning Sub Committee 16<sup>th</sup> December 2015

**ADDENDUM REPORT FOR ITEM 6**

**UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.**

<b>Reference No:</b> HGY/2015/3000 (FULL) & HGY/2015/3001 (LISTED BUILDING)	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> Tottenham Hotspur Stadium, Bill Nicholson Way, 748 High, Road N17 0AP</p> <p><b>Proposal:</b> Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.</p>	

<b>Reference No:</b> HGY/2015/3000 (FULL) & HGY/2015/3001 (LISTED BUILDING)	<b>Ward:</b> Northumberland Park
<p><b>Address:</b> 44 White Hart Lane, N17 8DP</p> <p><b>Proposal:</b> Erection for a temporary period of a construction compound.</p>	

**1. Further Consultation Responses.**

Since publication of the committee report further responses have been received from the following:

- Rt. Hon. David Lammy MP for Tottenham - supporting the application.
- London Borough of Camden - raising no objections.
- Sport England – raising no objections.
- Martin Laheen, Vice Chair, Northumberland Park Residents Association & Tottenham Local Communities & Environmental Champion – supporting the application.

Full copies of these responses are attached in the Appendix at the end of the addendum.

## 2. DM Forum

This scheme was presented to a Development Management Forum on the 23<sup>rd</sup> July 2015. A summary of this meeting is attached to this addendum report.

## 3. Conditions.

A number of minor amendments to the conditions set out in Appendices 24a, 24b and 24c of the committee report are proposed. The changes are highlighted in the updated schedule of conditions attached to this addendum.

## 4. Members site visit.

Planning sub-committee members carried out a site visit on 5<sup>th</sup> December including observing the site from a number of locations in Haringey and Enfield. A map depicting the route and vantage points from which the site were viewed are attached to this addendum.

## 5. Employment and training

The committee report sets out that a local employment strategy for each phase during construction and post construction is conditioned. Since the publication of the report the applicant has agreed to the following measures as a minimum, these will be secured in the section 106 agreement as well as the submission of a local employment strategy setting out more detailed measures for each phase:

- Use reasonable endeavours to procure that its contractors target the offer of employment to 50 local people on an apprentice basis during construction phase and to work with the College of Haringey, Enfield and North-East London to secure the offer of those apprenticeship places.
- Commit to employing a minimum of 10 local people in non-construction roles on an apprenticeship basis (other than as apprentice footballers) each year for 6 years.
- Commit to employing a minimum of 75 local people in non-construction roles per annum over a minimum of 6 years.
- In addition to the above to work with the Council to implement measures that aim to secure that all of the jobs within the development are made available in the first instance to residents of Haringey and to agree with the Council a mechanism for advertising such jobs.

**APPENDICES**

- 1. Further Consultation Responses.**
- 2. DM Forum Summary.**
- 3. Revised Schedule of Conditions.**
- 4. Members Site Visit Itinerary.**

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APPENDIX 1 Further Consultation Responses



**Rt. Hon. DAVID LAMMY MP**

House of Commons  
London SW1A 0AA

*Member of Parliament for Tottenham*

Tel: 020 7219 0767  
Fax: 020 7219 0357  
[www.davidlammy.co.uk](http://www.davidlammy.co.uk)

14<sup>th</sup> December 2015

Dear Member of the Planning Committee,

I am writing in my capacity as MP for Tottenham to support Tottenham Hotspur's Northumberland Development Project planning application. After careful consideration of the costs and benefits to the proposal it is my view that the current plan should be granted consent by the Haringey Planning Committee in their meeting scheduled for the 16th December.

Tottenham Hotspur is a fundamental part of the life blood of our community. Whether you support the team or not – the contribution that the club has made through its foundation and work in and around Tottenham over the years is undeniable.

The Northumberland Development Project has the ability to provide a much needed economic boost to the area, with the potential to have a positive impact on Tottenham's business and residential communities.

However, as with all significant development proposals, it is important to note the complexities and challenges created by a plan in order to best mitigate any negative impact.

The committee will recognise the tremendous challenges in relation to housing need in Tottenham. While I welcome the increase in housing proposed, the committee will want to satisfy itself as to the effectiveness of the housing review mechanism and the lack of affordable housing in the current plan.

The committee will also recognise that Tottenham High Road has been a thoroughfare for London for centuries and is made up of beautiful and important civic architecture. I hope the committee recognise that all development plans need to balance the historic nature and character of the existing buildings with the community benefits that will be delivered now and in the future by the development.

We are lucky in Tottenham to have organisations, businesses and civic groups that appreciate the importance of actively engaging as community partners. This proposal shows that Tottenham Hotspur is no exception and I welcome the new events programme to be run by the Tottenham Hotspur Foundation and the new facilities that they will be provided with.

Finely, this scheme has the potential more broadly to be a catalyst to wider regeneration and support the Council's own regeneration plans for High Road West and Northumberland Park.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'DL' followed by a stylized flourish.

Rt Hon David Lammy MP  
Member of Parliament for Tottenham



Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Tel 020 7974 4444  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

London Borough of Haringey  
Neil McClellan  
Planning  
639 High Road,  
Tottenham,  
London,  
N17 8BD

Our Ref: **2015/6564/P**  
Your Ref:  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 **3366**

10 December 2015

Dear Sir/Madam

### DECISION

Town and Country Planning Act 1990 (as amended)

#### **Request for Observations to Adjoining Borough - No objection**

Address:

**Tottenham Hotspur Stadium  
Bill Nicholson Way  
748 High Road  
London  
N17 0AP**

Proposal:

(HARINGEY REF: HGY/2015/3000) Request for observations from London Borough of Haringey for Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and/ or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. The Proposal includes the demolition of 3 locally listed buildings. The proposal is EIA development. PLEASE NOTE - THIS IS A RECONSULTATION FOLLOWING THE SUBMISSION OF ADDITIONAL ENVIRONMENTAL INFORMATION.

Drawing Nos:



LONDON BOROUGH OF HARINGEY

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Informative(s):

- 1 The request for observations to the LB Haringey Council relates to a resubmission of a scheme to demolish the existing Tottenham Hotspur Stadium and comprehensive redevelopment of the site to erect a new stadium, hotel, housing and associated attractions.

The proposal would see the design of the stadium changed and its capacity increased. Camden raised no objection to the original scheme for the new stadium and redevelopment of the surrounding area. Similarly, the redesign and increase in capacity is not considered to have any impact on Camden.

The proposal site is located approximately 4 miles from the boundary with the London Borough of Camden. The majority of trips to and from the site will not be conducted by private vehicles, but would be via rail, tube or bus. As the site is located in close proximity to the North Circular Road (A406) the majority of vehicles would use this road to access the site. Therefore Camden will not experience impacts of any significance because its roads are not located on the route to or from the stadium. Visitors are likely to originate from either outside of London, or from other parts of London via the North Circular Road. As with the observations on the initial application it is considered that any roads that may be used in Camden would be main arterial roads, and these roads would have capacity to be able to absorb any small increase in vehicle trips this stadium might generate. Therefore this application is acceptable in transport terms with regard to impacts on Camden.

As such, the proposed details are in general accordance with policies CS5, CS10, CS11, CS13, CS14, CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP15, DP16, DP17, DP18, DP19, DP22, DP25, DP26 and DP31 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 5.1, 5.2, 5.3, 5.7, 5.10, 5.11, 6.9, 6.12, 7.2, 7.4, 7.5, 7.6 and 7.15 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 9, 17, 29, 35, 56-66, 93-98, 126, 128 and 129-141 of the National Planning Policy Framework.

Yours faithfully



Ed Watson

Director of Culture & Environment

**From:** Vicky Aston [mailto:Vicky.Aston@sportengland.org]  
**Sent:** 09 December 2015 13:31  
**To:** McClellan Neil  
**Cc:** Dylan.evans@thefa.com  
**Subject:** App Ref: HGY/2015/3000 - Tottenham Hotspur Stadium, Bill Nicholson Way, London NW Sector, N17 0AL - Sport England Ref: L/HR/2015/41303/5

Dear Neil,

Thank you for consulting Sport England on the above application.

<p><b>Summary:</b> Sport England raises <b>no objection</b> to this application which is considered to meet exception E4 of our adopted Playing Fields Policy.</p>
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### **Sport England –Statutory Role and Policy**

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in the light of the National Planning Policy Framework (particularly Para 74) and Sport England's policy to protect playing fields, 'A Sporting Future for the Playing Fields of England' (see link below):  
[www.sportengland.org/playingfieldspolicy](http://www.sportengland.org/playingfieldspolicy)

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, unless one or more of the five exceptions stated in its policy apply.

### **The Proposal and Impact on Playing Field**

It is proposed to replace the pitch at the Tottenham Hotspur Stadium with one that is able to retract to allow other events to take place in the stadium.

### **Assessment against Sport England Policy**

This application relates to the loss of existing playing fields and/or the provision of replacement playing fields. It therefore needs to be considered against exception E4 of the above policy, which states:

- E4 – The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development

I have therefore assessed the existing and proposed playing field against the above policy to determine whether the proposals meet exception E4. The existing pitch will be retained within the proposed scheme and therefore it meets this exception. Sport England has contacted the FA who are fully supportive of the stadium plans for Tottenham Hotspur FC. They have advised that the proposals will increase capacity at the stadium and drive up attendances at matches, enhance the fans match day experience whilst improving the

**From:** martin laheen [mailto:ecogreen1949@gmail.com]  
**Sent:** 15 December 2015 10:34  
**To:** McClellan Neil  
**Subject:** HGY/2015/3000// Northumberland Development Project !!!!!

Good Morning Neil,  
I trust you are well and Healthy, at this busey time for planning.  
I do apologise for my late submission it is a long story.

\*\*\*\*\*

I am supporting this life changing application, which will be the catalyst to kick start much need  
Regeneration in North Tottenham.  
I am championing three themes, which I will now outline !!!!!!!

JOBS & Local Communities !!!!!!!

Environmental & Energy Impacts !!!!!!!

Transport Impacts, Cycling & pedestrians Impacts.

\*\*\*\*\*

JOBS & LOCAL COMMUNITIES !!!!!

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There will be a big focus on Construction employment, which has already commenced.  
The new North Stand, which will back into Phase One,  
of the Northumberland Development Project.

There will be a large site compound, based in the former Environmental Agency site.  
I do support the planning application for this Area.

I would like to see a Community-based Site Board, with updates on a regular time schedule.

All the trades vacancies.....

Administration.....

Architecture.....

Civil Engineering

Security

Etc. Ect.

A chart with break down of local employment. ....

One to 21 miles and nationality of workplace.

Ethnic, Physical & Learning Disabilities, also dose who have done time, deserve their chance back in  
our local communities.

There are many local agencies working very hard to get the unemployed back into the workplace.  
Tottenham Regeneration are working on a Jobs & Skills Programme.

Yours truly Martin Laheen is going around like a loose cannon, banging on and going on site 're local  
employment.

I would like to make it very clear, when I say local I always  
mean.....Haringey.....Enfield.....Waltemforest .....Hackney.....Inslington..... Camden in this order  
please.

The late Paul Head, the amazing Principle & Chief Executive of The College of Haringey, Enfield and North East London.

His dedication to his Students and tireless work with local communities to give us all a say in where we live, work and play.

The 'Paul Head Square' in the open space of the Bernie Grant Arts Centre says it all about the man and his legacy to Tottenham.

I would like the Planning Sub Committee to take into consideration why the College, its Students past and present , should be used in the Tottenham Development Prooject and future planning applications. Traineeships, Apprentships in CONEL they provide everything that an employer needs in today's workforce.

Northumberland Development Project Team, please take into consideration when the principle constructor is appointed.

They all need to be singing from the same song sheet, when they appointe sub-contractors down the line re LOCAL EMPLOYMENT.

There also needs to be a local Liason Group set up to oversee this massive project.

Thanking everyone for your kind understing with me during this important planning application.

\*\*\*\*\*

Environmental & Energy Saving Systems !!!!!!!!!!!

New builds now have the opportunities to install the correct technological systems around the whole of the Northumberland Development Project.

General Waste, Food Waste & Recycling all need to be treated separately.

The high rise blocks and the buildings in the 'Tottenham Experience' need to have user friendly systems for the General public, fans, customers and most importantly the Project's Employees.

A guide line should be produced for everyone's Carbon Footprint.

Thanking you in advance, for taken into consideration my comments.

We only have one 'Planet Earth',we all live in its Environment.

\*\*\*\*\*

Transport .....Buses.....TFL.....OverGround & UnderGround .....Private Vehicles.....Motor Cyclists and the ever-increasing numbers of Cycling Public, well done to all of them.

**From:** martin laheen [mailto:ecogreen1949@gmail.com]

**Sent:** 15 December 2015 10:34

**To:** McClellan Neil

**Subject:** Re: HGY/2015/3000// Northumberland Development Project !!!!!

My apologies pressed the wrong key on the pad.....

Continued.....I am aware of the new Cycle Super Highway One, that wil be up and running before the new Stadium is completed.

I see from the plans, there will be provision for 900 cycles approximately, will this include motor cyclists and fans with foldaway bikes. I am in favour of banning private motors of parking within three miles of the new, state of the art stadium and Tottenham Experience.

The home game on Thursday night, the game was already underway, so TFL and Arriva were sending back W3s 'Out of Service', from Northumberland Park. I and many other public service users were left stranded at the White Hart Lane Bus Stop.

We all counted four ghost buses pass us by.....

There should be hopper buses from Ally Pally and the Fredrick Knight Sports Centre on Lee side Road.

\*\*\*\*\*

I would advise that the Sub Planning Committee accept the Recommendations from the senior planning officers and grant full planning permission to the Northumberland Development Project. Thanking you all for your patience with my late submission.

Best of Green Wishes, God's Blessings to All.

Martin Laheen.

Vice Chair, Northumberland Park Residents Association.

Tottenham Local Communities & Environmental Champion.

"A good head and a good heart, are always a formidable combination."

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## APPENDIX 2 DM Forum

This scheme was presented to a Development Management Forum on the 23<sup>rd</sup> July 2015. The meeting took place at Northumberland Park Community School and was advertised by site notices and through email invitations to local residents associations, community groups and local Councillors. There were approximately 40 attendees, excluding Council officers and the applicants. The following issues were raised:

- In the 1960's White Hart Lane regularly had 60,000 spectators with the same locally listed buildings without any crowd safety problems.
- Stadium is an overly large carbuncle that doesn't relate to its context.
- No Council housing in the scheme.
- The Tottenham scheme is part of a wider Council led initiative to demolish housing and local businesses.
- The 13<sup>th</sup> richest club, Tottenham ducked out of most of its s106 obligations attached to the current permission. How much will they contribute through s106/CIL with this scheme?
- How much affordable housing will there be?
- How many events will be held each year?
- The event day CPZ does not cover Homes for Haringey's estate roads and Home's for Haringey do little to prevent spectator parking on their estates.
- There is wide spread abuse of the disabled parking badge scheme by spectators.
- What can be done to prevent local land owners from operating pop up car parks on event days?
- Congestion and road closures in the area mean that some local residents are unable to use their own cars on event days.
- The High Road is closed on match days anyway so the crowd safety should not be used to justify removal of the locally listed buildings and in any case there are other pinch points along the High Road.
- Is there any accident data that supports the Clubs concerns over crowd safety?
- Will the proposed community facilities actually be delivered?
- The community should be allowed to take charge of the delivery and operation of these facilities.
- Tottenham Hotspur's own consultation leaflet should have advertised the Forum.
- The proposed residential towers and hotel are out of scale with surrounding streets.

- Stadium will sterilise Park Lane.
- The Club is downplaying the significance of the 3 locally listed buildings which as well as being part of the local areas heritage are also historically linked to the club. One use to be Bill Nicholson's office and the Club's postal address.
- The Club tried to take the buildings down in the 1980s but were refused by the Council.
- The 'virtual' exhibit proposed in the museum referencing the removed buildings would be a poor replacement for the real thing.
- The Grade II listed Fletcher House has already been lost as a result of the consented scheme.
- When are the Club going to fulfil their obligation from the previous planning permission to refurbish the 'Northern' terrace?
- A conservation area management plan should be drawn up.
- Modern football supporters tend to arrive at the last minute adding to crowd congestion just before kick off.
- Council is not independent and has extensive links to the Club.
- Council's lack of independence highlighted by its attendance at MIPIM – the international property fair,
- Will there be any affordable housing in the scheme?
- Will the viability assessment, crowd flow data and other technical reports be made public?
- The proposed community facilities will only be replacing existing facilities be removed as aprt of the Council's High Road West Masterplan.
- How high will the tallest tower be?
- How many people are anticipated to use the non football attractions?
- The proposal is purely a money making excercise and not an improvement for Tottenham.
- There are no buses along the High Road for one and a half hours after a game which causes huge disruption to local residents.
- The Club should provide training and job opportunities for local residents.
- Concerns about the height of the residential towers, highlighted the recently completed Brook House tower as an example of a poorly designed tall building.
- Concerns about the impacts of the increased capacity of the stadium on the area.
- Local infrastructure is not capable of supporting the increased capacity. Getting that number of people away from the stadium will be difficult – Wembley and the Emirates struggle and they both have better public transport.
- Concerns about increased ant-social behaviour as a result of the increased capacity.

- Are there any plans to extend the CPZ. Concerns that local residents will have to park in their own streets.
- Can't have visitors on a match day due to parking restrictions, road closures and general congestion.
- Will people be given time to understand and comment on the proposal?
- Why can't the Victoria Line be extended to Northumberland Park rail depot?

These issues give should give members an indication of some of the concerns of local residents and the wider community in respect of the proposal.

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**APPENDIX 3 REVISED SCHEDULE OF CONDITIONS**

**Conditions in Reference to the Full Planning Application HGY/2015/3000**

The conditions that relate to individual buildings are split between the various plots that form the planning application development. The plots comprise the following development:

- PLOT 1           The Stadium
- PLOT 2           The Tottenham Experience (including Warmington House)
- PLOT 3           The Hotel
- PLOT 4           The Extreme Sports Building
- PLOT 5           The Residential and Flexible B1 / D1 Space
- PLOT 6           The Community Health Building

Other than those conditions in Section A below the subsequent conditions in each Section B to H shall only be enforceable against the Plot to which they relate.

<b>A. CONDITIONS RELATING TO THE WHOLE SITE</b>	
<b>Condition Ref.</b>	<b>Description</b>
A1	<p><b>Implementation Timescales – Full</b>                      The part of the development where details are approved by this planning application, namely “Plot 1” and “Plot 2” shall begin as follows:</p> <ul style="list-style-type: none"> <li>a. The Plot 1 development shall commence within five years of the date of this planning permission; and</li> <li>b. The Plot 2 development shall commence within seven years of the date of this planning permission.</li> </ul> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
A2	<p><b>Reserved Matters</b>                      Development shall not be commenced on each Plot submitted in OUTLINE, namely “the Extreme Sports building”, “the Residential” and “the Community Health Centre” until the Council has approved the following reserved matters in respect of each Plot:</p> <ul style="list-style-type: none"> <li>a. Plot 4: The Extreme Sports Building – (i) appearance and (ii) scale;</li> <li>b. Plot 5: The Residential and Flexible B1/D1 Space – (i)</li> </ul>

	<p>appearance and (ii) landscape; and  c. Plot 6: The Community Health Building – (i) appearance.</p> <p>Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.</p>
A3	<p><b>Indicative Phasing Plan</b>  All development shall accord with the phases identified in the Indicative Phasing Plan unless otherwise agreed.</p> <p>REASON: To secure the programming and phasing of, and an orderly pattern to the development.</p>
A4	<p><b>Consented drawings and documents</b>  The development shall be constructed in accordance with the following drawings and details submitted with the application.</p> <p>Full List of drawings, parameter plans and documents including Design Code set out in Appendix.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
A5	<p><b>Business and Community Liaison construction Group</b>  For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:</p> <ul style="list-style-type: none"> <li>a) informing local residents and businesses of the design and development proposals;</li> <li>b) informing local residents and businesses of progress of pre-construction and construction activities;</li> <li>c) considering methods of working such as hours and site traffic;</li> <li>d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;</li> <li>e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;</li> <li>f) providing advanced notice of exceptional works or deliveries;</li> <li>g) providing telephone contacts for resident’s advice and concerns.</li> </ul> <p><b><u>The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development.</u></b> The Liaison Group will</p>

	<p>meet at least once every month with the first meeting taking place one month prior to Implementation and the meetings shall become bi-monthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.</p> <p>Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.</p>																								
A6	<p><b>Conformity with Environmental Statement</b> The development is to be constructed in accordance with the standards etc set out in the ES.</p> <p>Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.</p>																								
A7	<p><b>Maximum quantum / density</b> The total quantum of built floorspace across the development shall not exceed the following:</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Use Class</th> <th>Area GIA (sqm)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Leisure (including stadium)</td> <td>D2</td> <td>122,000</td> <td>n/a</td> </tr> <tr> <td>Residential</td> <td>C3</td> <td>49,000</td> <td>585 (max)</td> </tr> <tr> <td>Sui Generis / Tottenham Experience</td> <td>Sui Generis</td> <td>4,311</td> <td>n/a</td> </tr> <tr> <td>Business</td> <td>B1</td> <td>4,000 (max)</td> <td>n/a</td> </tr> <tr> <td>Community and Culture</td> <td>D1</td> <td>4,000 (max)</td> <td>n/a</td> </tr> </tbody> </table> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>	Land Use	Use Class	Area GIA (sqm)	Units	Leisure (including stadium)	D2	122,000	n/a	Residential	C3	49,000	585 (max)	Sui Generis / Tottenham Experience	Sui Generis	4,311	n/a	Business	B1	4,000 (max)	n/a	Community and Culture	D1	4,000 (max)	n/a
Land Use	Use Class	Area GIA (sqm)	Units																						
Leisure (including stadium)	D2	122,000	n/a																						
Residential	C3	49,000	585 (max)																						
Sui Generis / Tottenham Experience	Sui Generis	4,311	n/a																						
Business	B1	4,000 (max)	n/a																						
Community and Culture	D1	4,000 (max)	n/a																						
A8	<p><b>Materials</b> Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.</p> <p>Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>																								

A9	<p><b>Materials Boards</b></p> <p>All approved materials for each Plot shall be erected in the form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.</p> <p>Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
A10	<p><b>Flood Risk Management</b></p> <p>The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
A11	<p><b>Drainage</b></p> <p>The development <b>shall</b> be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot <b>shall</b> be submitted to and approved by the Council in advance of commencement of development for that phase.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
A12	<p><b>Interim Landscape and Meanwhile Uses</b></p> <p>Prior to the commencement of construction of the stadium super structure an Interim Landscape and Meanwhile Use scheme to be submitted and approved by the Council. The development shall carried out in accordance with the approved Interim Landscape and Meanwhile Use scheme and reviewed prior to the commencement of development of each Plot.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
A13	<p><b>Plant Noise</b></p> <p>No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).</p>

	Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
A14	<p><b>Plant and Machinery</b> All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <a href="http://nrmm.london/">http://nrmm.london/</a>.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.</p>
A15	<p><b>Demolition of Locally Listed Buildings</b> No demolition of the existing three locally listed buildings (746, 748 &amp; 750 High Road) <b>shall take place</b> until the applicant has secured the implementation of a program of historic building recording and analysis (RCHME Level 3 minimum), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority and Historic England.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2015, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
A16	<p><b>Elements of the facade and interiors that are to be retained</b> The Edmonton Dispensary (746 High Road) <b>lower part of the facade; the paneled Boardroom Bill Nicholson's office</b> and any other elements as appropriate should be kept in a safe secured place until they are ready to be installed in the new building. Once installed in the Tottenham Experience the elements should be retained in perpetuity.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2015, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
A17	<p><b>Decommissioning of Energy Centres</b> Upon the connection of the site to a District Energy Centre or upon connection to a single site wide Energy Centre all existing energy centres installed in earlier phases of the development shall be decommissioned within a timescale to be agreed in writing by the Council.</p>

	Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
A18	<p><b>Connection to District Energy Centre</b> Details of the connecting pipe work to enable a single connection for the whole development to a District Network shall be submitted to and approved by the Council prior to any work on plot 1 above ground.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
A19	<p><b>Carbon Savings</b> Further details of how the carbon savings for the development have been calculated <b><u>shall be submitted to and approved by the Council</u></b> prior to <b><u>the submission of the final reserved matters application.</u></b></p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>

B. CONDITIONS RELATING TO THE STADIUM (PLOT 1)	
Condition Ref.	Description
B1	<p><b>Consented Drawings</b> The development of Plot 1 shall be constructed in accordance with the plans listed under "Plot 1" in condition A3.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
B2	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 1 development shall be carried out in accordance with the details in the Construction Environmental Management Plan approved by permission HGY/2014/1132 <b><u>or otherwise amended and approved in writing by the Council.</u></b></p> <p>Reason: To protect the environment and amenities of the locality.</p>
B3	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 1 development shall be carried</p>

	<p>out in accordance with the details in the Dust Management Plan approved by permission HGY/2014/1133 <u>or otherwise amended and approved in writing by the Council.</u></p> <p>Reason: To protect the environment and amenities of the locality.</p>
B4	<p><b>Construction Waste Management Plan</b> The construction of the Plot 1 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 1 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
B5	<p><b>Construction Hours</b> No demolition, deliveries or construction or works external to the building envelope associated with the construction of the Plot 1 development to be carried out outside the hours of 08:00-20:00, unless otherwise agreed in writing by the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
B6	<p><b>Piling Method Statement</b> Piling shall take place in accordance with the details of the Piling Method Statement in approval HGY/2014/3399.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
B7	<p><b>Telecommunications</b> Prior to construction of the Stadium super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p>
B8	<p><b>Temporary Site Hoarding</b> Prior to the hosting of the first Stadium Event a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the later phases of development. Any alterations to be agreed with the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>

B9	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 1 development to be submitted and approved by the Council prior to the hosting of the first Stadium Event.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan.</p>
B10	<p><b>Fixed Illuminated Signage</b> Prior to the occupation of the Stadium details of fixed illumination signage shall be submitted to and approved by the Council in accordance with signage zones as shown on Plan POP-4494-PLN-EL-0175 Rev O.</p> <p>Reason: In order to prevent the excessive proliferation of illuminated signage and to protect the amenity of the area.</p>
B14	<p><b>Architectural Lighting</b> Prior to the the hosting of the first Stadium Event an architectural lighting strategy shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B15	<p><b>LED Screens</b> Prior to the hosting of the first Stadium Event an LED Screen strategy shall be submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B16	<p><b>Event Day Lighting</b> Prior to the hosting of the first Stadium Event an Event Lighting Strategy shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B17	<p><b>External Stadium Screens</b> External stadium screens shall only be operated in accordance with an approved strategy submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B18	<p><b>CCTV</b> Prior to the hosting of the first Stadium Event a CCTV scheme for the Plot 1 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of</p>

	neighboring residents.
B19	<p><b>Major Non-association Football Events</b> No more than 16 major non-association football events (greater than 10,000 visitors) <u>shall be held per annum</u> in the stadium of which no more than 6 shall be music concerts.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B20	<p><b>Music Events</b> The number of music events in the stadium shall be no more than 6 events per annum.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B21	<p><b>Noise Control Plan</b> Prior to the occupation of the stadium for music concerts, a noise control plan shall be submitted to the Council including details of the mitigation measures included within Section 13.6 of the NDP Environmental Statement.</p> <p>The noise generated from music concerts must not exceed 75dB LAeq, over a 15 minute period as measured at a distance of 1 metre from the facade of any existing noise sensitive premises.</p> <p>Reason: To protect the environment and amenities of neighbouring residents.</p>
B22	<p><b>Landscape Management</b> Within 1 year of commencing the Plot 1 development the applicant shall submit a landscape maintenance scheme for the Plot 1 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013.</p>
B23	<p><b>Diesel Generators</b> Diesel generators in the Plot 1 development shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for the testing as necessary to meet that purpose and shall not be used at any other time. At all times the generators shall be operated to minimise noise impacts and emissions of air pollutants and a log of operational hours shall be maintained and be available for inspection by the Local Planning Authority. <u>Details of the use of the generators should be submitted to the Council annually.</u></p> <p>Reason: To protect local air quality and promote sustainable development consistent with Policy SP4 of the Haringey Local</p>

	Plan 2013 and Policy 7.14 of the London Plan.
B24	<p><b>Diesel Fuel</b> The diesel generators in the Plot 1 development shall run on ultra-low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
B25	<p><b>Flues</b> Unless otherwise agreed in writing by the Council all combustion flues in the Plot 1 development must terminate at least 1 m above the highest roof in the development in order to ensure maximum dispersion of pollutants.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
B26	<p><b>Team Coaches</b> <u>On a Match Day</u> the Team coach drop-off area <b>shall</b> only <b>be</b> used by Team coaches and the coach drop-off area shall be supervised by trained stewards.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B27	<p><b>High Road Vehicular Access</b> The High Road vehicular access to the car park shall not be used between one hour prior to the start of a major event and one hour after the closure of a major event. Event day visitors must have their parking spaces allocated at least one hour before arrival.</p> <p>Reason: To avoid conflict between pedestrians and vehicles in the interest of public safety.</p>
B28	<p><b>Mobile Telecommunications Equipment</b> Siting and details of mobile telecommunications equipment in the Plot 1 development shall be submitted to and approved by the Council prior to installation.</p> <p>Reason: In order to prevent the excessive proliferation of telecommunications equipment and to protect the amenity of the area.</p>
B29	<p><b>Contamination</b> The construction of the Plot 1 development shall be carried out in accordance with the details in the Ground Contamination, Soil Remediation and Disposal Strategy approved by HGY/2014/1134.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public</p>

	<p>safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
B30	<p><b>Replacement Bird Nests</b>  Prior to the <u>complete</u> demolition of the existing stadium structure a Replacement Bird Nest Scheme shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
B31	<p><b>Car Parking Management Plan.</b>  Prior to the commencement of the use of the Stadium a car parking management plan demonstrating how safe arrival and departure can be achieved shall be submitted and approved by the Council. The approved car parking management plan shall be implemented prior to first use of the Stadium.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B32	<p><b>Service and Delivery</b>  Prior to the commencement of the use of the Stadium a detailed service and delivery plan shall be submitted and approved by the Council. The approved service and delivery plan shall be implemented prior to first use of the Stadium.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B33	<p><b>Swept Path Analysis</b>  Prior to the commencement of the use <u>of the</u> stadium a swept path analysis to demonstrate that large delivery vehicles can exit the site safely without causing <u>unreasonable</u> delays to eastbound traffic along Northumberland Park <u>shall be submitted to and approved by the Council.</u></p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B34	<p><b>Articulated Vehicles</b>  Prior to the commencement of the use of the stadium a drawing to demonstrate that articulated vehicles can enter and leave the Sainsbury Megastore service yard in forward gear shall be submitted to approved by the Council.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>

B35	<p><b>Electricity Connection</b>  <u>The Stadium shall not be brought into operation until it can be demonstrated that the generators are intended to be used only in the event of a mains power failure.</u></p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
B36	<p><b>Cooling Demand</b>  Further information shall be provided on the cooling demand <u>together with an overheating strategy (complying with CIBSE TH49)</u> and the submission of detailed thermal modeling for Plot 1 shall be submitted and approved by the Council prior to works on plot 1 reaching above ground.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
B37	<p><b>Construction Employment Programme</b>  The construction of the Plot 1 development shall not commence above ground level until a Construction Employment Programme in relation to the construction works for the Plot 1 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

<b>C. CONDITIONS RELATING TO THE TOTTENHAM EXPERIENCE BUILDING (PLOT 2)</b>	
Condition Ref.	Description
C1	<p><b>Consented Drawings</b>  The development of Plot 2 shall be constructed in accordance with the plans listed under “Plot 2” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
C2	<p><b>Construction Environmental Management Plan</b>  The construction of the Plot 2 development shall not commence until a CEMP in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>

C3	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 2 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
C4	<p><b>Construction Waste Management Plan</b> The construction of the Plot 2 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
C5	<p><b>Construction Hours</b> No demolition, deliveries or construction or building works associated with the construction of the Plot 2 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C6	<p><b>Impact Piling Method Statement (proposed by Thames Water)</b> No impact piling shall take place during the construction phase of the Plot 2 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
C7	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 2 development to be submitted and approved by the Council prior to occupation of the Plot 2 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>

C8	<p><b>External Roof Terrace</b> No part of the external roof terrace in the Plot 2 development shall be in use between 24:00 – 07:00 hours any day of the week.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C9	<p><b>Servicing and Deliveries</b> Prior to the occupation of Plot 2 a servicing and delivery plan for Plot 2 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
C10	<p><b>Security Shutters</b> Prior to the occupation of the Plot 2 development a security shutter scheme for the Plot 2 development shall be submitted to and approved by the Council.</p> <p>Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C11	<p><b>Contamination</b> Prior to the commencement of the Plot 2 development:</p> <p>A. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>B. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The</p>

	<p>investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>C. 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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
C12	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 2 site is required completion of the remediation detailed in the method statement shall be carried out and 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 before the <b>Plot 2</b> development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
C13	<p><b>Archaeological Watching Brief</b></p> <p>Prior to the commencement of the development of Plot 2 a scheme setting out the details for a watching brief on groundworks on Plot 2 shall be submitted to and approved in writing to the Council.</p> <p>Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan 2013.</p>
C14	<p><b>Green Roof</b></p> <p>Prior to <b>installation of the roof</b> a scheme for green roofs on the Plot 2 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.</p>

	Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
C15	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand <u>together with an overheating strategy (complying with CIBSE TH49)</u> and the submission of detailed thermal modeling for Plot 2 shall be submitted and approved by the Council prior to the commencement of work on Plot 2.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
C16	<p><b>Warmington House</b> Repair Works to Warmington House and the construction of the Tottenham Experience shall commence no later than 1 year from the start of demolition work on the three locally listed buildings.</p> <p>Reason: To ensure the works to the Listed Building take place a timely fashion.</p>
C17	<p><b>Construction Employment Programme</b> The construction of the Plot 2 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

#### D. CONDITIONS RELATING TO THE HOTEL (PLOT 3)

Condition Ref.	Description
D1	<p><b>Consented Drawings</b> The development of Plot 3 shall be constructed in accordance with the plans listed under "Plot 3" in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
D2	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 3 development shall not commence until a CEMP in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p>

	Reason: To protect the environment and amenities of the locality.
D3	<p><b>Air Quality and Dust Management Plan</b></p> <p>The construction of the Plot 3 development shall not commence until a Dust Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
D4	<p><b>Construction Waste Management Plan</b></p> <p>The construction of the Plot 3 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
D5	<p><b>Construction Hours</b></p> <p>No demolition, deliveries or construction or building works associated with the construction of the Plot 3 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing <u>by the Council</u>.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
D6	<p><b>Piling Method Statement</b></p> <p>No piling shall take place during the construction phase of the Plot 3 development 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 Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
D7	<p><b>Temporary Site hoarding</b></p> <p>Prior to occupation of the Plot 3 development a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the <u>Plot 3</u> development.</p>

	Reason: To protect the environment and amenities of the locality.
D8	<p><b>CCTV</b> Prior to the first occupation of the Plot 3 development a CCTV scheme for the Plot 3 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
D9	<p><b>Lighting</b> Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
D10	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 3 development to be submitted and approved by the Council prior to occupation of the Plot 3 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
D11	<p><b>Energy Centre Flues</b> Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 3 development shall be submitted and approved by the Council before installation of the flues <u>on Plot 3</u>.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
D12	<p><b>Landscape Management</b> Within 1 year of commencing the Plot 3 development the applicant shall submit a landscape maintenance scheme <u>for Plot 3</u> for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013.</p>
D13	<p><b>Hours of Operation of Rooftop Facilities</b> No external rooftop facilities in the Plot 3 development shall be in use between 24:00 – 07:00 hours any day of the week.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey</p>

	Unitary Development Plan 2006.
D14	<p><b>Contamination</b> Prior to the commencement of the Plot 3 development:</p> <p>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. 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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 20151 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
D15	<p><b>Contamination Remediation</b> Where remediation of contamination on the Plot 3 site is required completion of the remediation detailed in the method statement shall be carried out and 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 before the <b>Plot 3</b> development is occupied.</p> <p>Reason: To ensure the development can be implemented and</p>

	occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
D16	<p><b>Serviced Apartments</b> No individual serviced apartment <b>in Plot 3</b> shall <b>be</b> occupied for longer than 90 consecutive days by the same tenant or visitor.</p> <p>Reason: To prevent the use of the serviced apartments as dwellings within the C3 use class without the written consent of the Council.</p>
D17	<p><b>Servicing and Deliveries</b> Prior to the occupation of Plot 3 a servicing and delivery plan for Plot 3 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
D18	<p><b>Car Parking Management Plan</b> Prior to the occupation of Plot 3 a car parking management plan for Plot 3 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
D19	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand <b><u>together with an overheating strategy (complying with CIBSE TH49)</u></b> and the submission of detailed thermal modeling for Plot 3 shall be submitted and approved by the Council prior to the commencement of work on Plot 3.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
D20	<p><b>Construction Employment Programme</b> The construction of the Plot 3 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 3 development</p>

	<p>have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>
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<b>E. CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4)</b>	
Condition Ref.	Description
E1	<p><b>Consented Drawings</b> The development of Plot 4 shall be constructed in accordance with the plans listed under “Plot 4” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
E2	<p><b>Reserved Matters</b> The first reserved matters application for Plot 4 shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 4 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
E3	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 4 development shall not commence until a CEMP in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
E4	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 4 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
E5	<p><b>Construction Waste Management Plan</b></p>

	<p>The construction of the Plot 4 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
E6	<p><b>Construction Hours</b> No demolition, deliveries or construction or building works associated with the construction of the Plot 4 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing <u>by the Council</u>.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
E7	<p><b>Piling Method Statement</b> No piling shall take place during the construction phase of the Plot 4 development 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 Council in consultation with Thames Water. Any piling <u>on Plot 4</u> must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
E8	<p><b>Lighting</b> Prior to the first occupation of the Plot 4 development an external lighting strategy for the Plot 4 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
E9	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 4 development to be submitted and approved by the Council prior to occupation of the Plot 4 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
E10	<p><b>Landscape Management</b></p>

	<p>Within 1 year of commencing the Plot 4 development the applicant shall submit a landscape maintenance scheme for the Plot 4 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.</p>
E12	<p><b>External Climbing Wall</b> The external climbing wall shall not be in use between the hours 23:00 – 07:00.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
E13	<p><b>Contamination</b> Prior to the commencement of the Plot 4 development:</p> <p>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. 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.</p> <p>Reason: To ensure the development can be implemented and</p>

	occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.
E14	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 4 site is required completion of the remediation detailed in the method statement shall be carried out and 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 before the <u>Plot 4</u> development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
E15	<p><b>Servicing and Deliveries</b></p> <p>Prior to the occupation of Plot 4 a servicing and delivery plan for Plot 4 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
E16	<p><b>Energy strategy</b></p> <p>The reserved matters application for Plot 4 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 4. The tariff to be paid on occupation of Plot 4 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
E17	<p><b>Energy Centre Flues</b></p> <p>Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 4 development shall be submitted and approved by the Council before installation of the flues <u>on Plot 4</u>.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
E18	<p><b>Cooling Demand</b></p> <p>Further information shall be provided on the cooling demand</p>

	<p><b><u>together with an overheating strategy (complying with CIBSE TH49)</u></b> and the submission of detailed thermal modeling for Plot 4 shall be submitted and approved by the Council prior to the commencement of work on Plot 4.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
E19	<p><b>Construction Employment Programme</b></p> <p>The construction of the Plot 4 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

F. CONDITIONS RELATING TO THE RESIDENTIAL AND FLEXIBLE FLOORSPACE (PLOT 5 )	
Condition Ref.	Description
F1	<p><b>Consented Drawings</b></p> <p>The development of Plot 5 shall be constructed in accordance with the plans listed under “Plot 5” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
F2	<p><b>Reserved Matters</b></p> <p>The first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission. The development on Plot 5 hereby permitted shall be begun before the expiration of nine years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
F3	<p><b>Construction Environmental Management Plan</b></p> <p>The construction of the Plot 5 development shall not commence until a CEMP in relation to the construction works for the Plot 5 development have been submitted to and</p>

	<p>approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F4	<p><b>Air Quality and Dust Management Plan</b></p> <p>The construction of the Plot 5 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F5	<p><b>Construction Waste Management Plan</b></p> <p>The construction of the Plot 5 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
F7	<p><b>Construction Hours</b></p> <p>No demolition, deliveries or construction or building works associated with the construction of the Plot 5 development to be carried out outside the hours of 08:00-20:00 Monday to Saturday with no Sunday or Bank Holiday working, unless otherwise agreed <b>in writing by the Council</b>.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
F8	<p><b>Piling Method Statement</b></p> <p>No piling shall take place during the construction phase of the Plot 5 development 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 Council in consultation with Thames Water. Any piling <b>on Plot 5</b> must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
F9	<p><b>Wheelchair Accessible Homes</b></p> <p>10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair</p>

	<p>adaptable housing.</p> <p>Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.</p>
F10	<p><b>Design Code</b> The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
F11	<p><b>Dwelling Mix</b> No more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
F12	<p><b>Car Parking Management Plan</b> Prior to the commencement of development of Plot 5, a parking management plan and scheme setting out the location of electric charging spaces and blue badge spaces in the Plot 5 development to be submitted and approved by the Council.</p> <p>Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.</p>
F13	<p><b>Cycle Parking</b> Prior to the commencement of the Plot 5 development a detailed cycle parking layout for the Plot 5 development to be submitted and approved by the Council.</p> <p>Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.</p>
F14	<p><b>CCTV</b> Prior to the first occupation of the Plot 5 development a CCTV scheme for the Plot 5 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
F15	<p><b>Lighting</b> Prior to the first occupation of the Plot 5 development an external lighting strategy for the Plot 5 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of</p>

	neighboring residents.
F16	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 5 development to be submitted and approved by the Council prior to occupation of the Plot 5 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
F17	<p><b>Landscape Management</b> Within 1 year of commencing the Plot 5 development the applicant shall submit a landscape maintenance scheme for the Plot 5 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.</p>
F18	<p><b>Energy strategy</b> The reserved matters application for Plot 5 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 5. The tariff to be paid on occupation of Plot 5 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
F19	<p><b>Wind Mitigation</b> The submission of the reserved matters application for landscape for the residential development will be accompanied by a statement outlining how wind mitigation has been incorporated in to the <u>Plot 5</u> landscaping scheme.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F20	<p><b>Green Roofs</b> Prior to the construction of the residential <u>development on Plot 5</u> a scheme for green roofs on the Plot 5 development shall be submitted and approved by the LPA.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
F21	<p><b>Contamination</b> Prior to the commencement of the Plot 5 development:</p>

	<p>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. 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.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
<p>F22</p>	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 5 site is required completion of the remediation detailed in the method statement shall be carried out and 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 before the development <u>on Plot 5</u> is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>

F23	<p><b>Retention of Architects</b> The existing architects for the residential element of the scheme shall be retained for the detailed design of the residential phase or other such architects as approved in writing by the Local Authority.</p> <p>Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
F24	<p><b>Servicing and Deliveries</b> Prior to the occupation of Plot 5 a servicing and delivery plan for Plot 5 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
F25	<p><b>Water Use</b> Water use in the residential towers is limited to 105 litres per person per day.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
F26	<p><b>Energy Centre Flues</b> Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 5 development shall be submitted and approved by the Council before installation of the flues <u>on Plot 5</u>.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
F27	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand <u>together with an overheating strategy (complying with CIBSE TH49)</u> and the submission of detailed thermal modeling for Plot 5 shall be submitted and approved by the Council prior to the commencement of work on Plot 5.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>

F28	<p><b>Construction Employment Programme</b>                  The construction of the Plot 5 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>
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G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6 )	
Condition Ref.	Description
G1	<p><b>Consented Drawings</b>                  The development of Plot 6 shall be constructed in accordance with the plans listed under "Plot 6" in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
G2	<p><b>Reserved Matters</b>                  The first reserved matters application for Plot 6 shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
G3	<p><b>Construction Environmental Management Plan</b>                  The construction of the Plot 6 development shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
G4	<p><b>Air Quality Dust Management Plan</b>                  The construction of the Plot 6 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the</p>

	locality.
G5	<p><b>Construction Waste Management Plan</b> The construction of the Plot 6 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
G6	<p><b>Construction Employment Programme</b> The construction of the Plot 6 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>
G7	<p><b>Construction Hours</b> No demolition, deliveries or construction or building works associated with the construction of the Plot 6 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing with the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
G8	<p><b>Lighting</b> Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
G9	<p><b>Waste and Refuse</b> A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the Plot 6 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
G10	<p><b>Green Roof</b> Prior to <b>installation of the roof</b> a scheme for green roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.</p>

	Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
G11	<p><b>Energy strategy</b> The reserved matters application for Plot 6 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 6. The tariff to be paid on occupation of Plot 6 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
G12	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand <b><u>together with an overheating strategy (complying with CIBSE TH49)</u></b> and the submission of detailed thermal modeling for Plot 6 shall be submitted and approved by the Council prior to the commencement of work on Plot 6.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>

H. CONDITIONS RELATING TO PUBLIC REALM	
Condition Ref.	Description
H1	<p><b>Consented Drawings</b> The development of Public Realm shall be constructed in accordance with the plans listed under “Public Realm” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
H2	<p><b>Public Realm Strategy</b> Prior to the occupation of Plot 1, a public realm strategy including a public realm phasing plan will be submitted to and approved by the LPA. No subsequent Plot shall be occupied until the relevant part of the public realm attributed to that Plot is delivered as provided for in the approved strategy.</p> <p>Reason: In order to avoid doubt and in the interests of good planning and to ensure a satisfactory setting for the proposed</p>

	development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.
H3	<p><b>Public Realm Public Access</b></p> <p>Prior to the occupation of Plot 1 at least two of the lifts to access the podium shall be in place and operated in accordance with an agreed management plan to be submitted and approved by the Council.</p> <p>Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.</p>

**Conditions in Reference to the Listed Building Application HGY/2015/3001**

Condition Ref.	Description
1.	<p>Development shall commence within 3 years of the date of this planning permission.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
2.	<p>The development shall be constructed in accordance with the following drawings and details submitted with the application:</p> <p>POP-4494-PLN-GA-0200 – REV 0            POP-4494-PLN-GA-0201 – REV 0            POP-4494-PLN-GA-0202 – REV 0            POP-4494-PLN-GA-0208 – REV 0            POP-4494-PLN-EL-0220 – REV 0            POP-4494-PLN-EL-0230 – REV 0            POP-4494-PLN-EL-0231 – REV 0            POP-4494-PLN-EL-0232 – REV 0            POP-4494-PLN-EL-0233 – REV 0            POP-4494-PLN-EL-0234 – REV 0            POP-4494-PLN-EL-0235 – REV 0</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
3.	<p>All works should be made good to match the existing fabric in colour, material and texture. If works cause any unintentional harm to the existing fabric, this should be</p>

	<p>repaired or replicated to match existing.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
4.	<p>Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.</p> <p><b>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</b></p>
5.	<p>Prior to the commencement of works to Warmington House details of materials including external finishes, metal and any masonry should be submitted to the Council for approval. This should include an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
6.	<p>A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun for the following items:</p> <ul style="list-style-type: none"> <li>a) The staircase, its material and treatment of the defensible space immediately in front of the House;</li> <li>b) Repair, reinstatement of fabric including brick and mortar repairs and any additional works affecting the internal and external fabric of the listed building;</li> <li>c) Detail of structural investigations to verify the loading capacity of the building and any concealed damage to the structure that may occur due to the new extensions on either side;</li> </ul>

	<p>d) Further details of how the new structure would be integrated with the existing listed building;</p> <p>e) All doors, windows and rainwater goods;</p> <p>f) Details of all decorative profiles on walls, ceiling surfaces, staircases, handrails, floor finishes, doors and fanlights as applicable; and,</p> <p>g) Location and finish of all mechanical ventilation, louvers, and communal satellite as applicable.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
7.	<p>Prior to the commencement of works to Warmington House, a Heritage Management Plan for Warmington House shall be submitted to the Council for approval in consultation with Historic England. THFC to bind successors in title to the provisions of the Management Plan.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
8.	<p><b><u>Prior to the demolition of the three locally listed buildings a plan setting out measures to ensure the protection of Warmington House during the construction of the Tottenham Experience and Stadium should be submitted to the Council for approval.</u></b></p> <p><b><u>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2011, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</u></b></p>

Conditions in Reference to the Full Planning Application HGY/2015/3002

Condition Ref.	Description
1.	This permission shall be for a limited period for 3 years expiring on 08/12/2018 when the building hereby approved shall be

	<p>removed and the land reinstated.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
2.	<p>The development shall be constructed in accordance with the following drawings and details submitted with the application:</p> <p>Site Boundary Plan;  Drwg No. 001506_25_1;  Contaminated Land Report (24.04.2015);  Noise Impact Assessment Sep 2015;  Design, Access &amp; Planning Statement Sep 2015.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
3.	<p>Further details of the proposed portacabins shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The portacabins shall not exceed a height of 10 metres above ground level.</p> <p>Reason: In order to ensure a satisfactory form of development on the site and in order to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
4.	<p>The aggregate stored on site shall not exceed a height of 6 metres above ground level.</p> <p>Reason: In order to ensure a satisfactory form of development on the site and in order to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
5.	<p>HGV's loads transporting dusty materials, such as cement and aggregate between the two sites shall be fully covered and enclosed.</p> <p>Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p>
6.	<p>No development shall take place until a Dust Management Plan has been submitted to and approved by the Council.</p> <p>Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p>
7.	<p>All construction traffic shall meet Euro Stage IV Emission standard.</p> <p>Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy</p>

	UD3 and ENV7 of the Haringey Unitary Development Plan 2006.
8,	<p>Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and must be registered at <a href="http://nrmm.london/">http://nrmm.london/</a>.</p> <p>Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p>
9.	<p>The concrete batching plant shall not be operated until such time as a scheme to dispose of foul and surface water and concrete waste water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved, and thereafter retained and maintained.</p> <p>Reason: To safeguard the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p>
10.	<p>The hours of operation of the development hereby permitted, including any on-site maintenance, washing-down or other operations, shall be restricted to the period between 7 am and -7 pm on weekdays (Monday - Friday); and between 8 am and 1 pm on Saturdays. There shall be no operations on the site or vehicles entering or leaving the site on Sundays, Bank Holidays and Public Holidays except for the purposes of environmental monitoring, security and administration of the site.</p> <p>Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
11.	<p>The applicant is required to enter into a S.278 agreement to implement a highways scheme as per Drawing (White Hart Lane.dwg) to relocate the bus stop, create a right turn pocket into the site and construction of vehicular crossover to facilitate two way HGV movements in and out of the site.</p> <p>Reason: To ensure the free movement of vehicles on the local highway network and to protect the amenities of the area consistent with Policy SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p>
12	<p>The applicant is required to submit details on the management of the site access by way of Traffic Marshalls during the operation of the proposed facility.</p>

	<p>Reason: To ensure that the free flow of traffic on White Hart Lane is maintained consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.</p>
<p>13</p>	<p>The applicant is required to submit a construction travel plan for the proposed site, which details how staff will be encouraged to travel by sustainable modes of transport, and measures to encourage staff to travel by sustainable modes of transport.</p> <p>Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.</p>
<p>14</p>	<p>Delivery of cements, sand and aggregate should be coordinated to fall outside the highways network AM and PM peak and the Saturday peak hour.</p> <p>Reason: To ensure that the free flow of traffic on highway network is maintained consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.</p>

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**APPENDIX 4 Members site visit itinerary.**

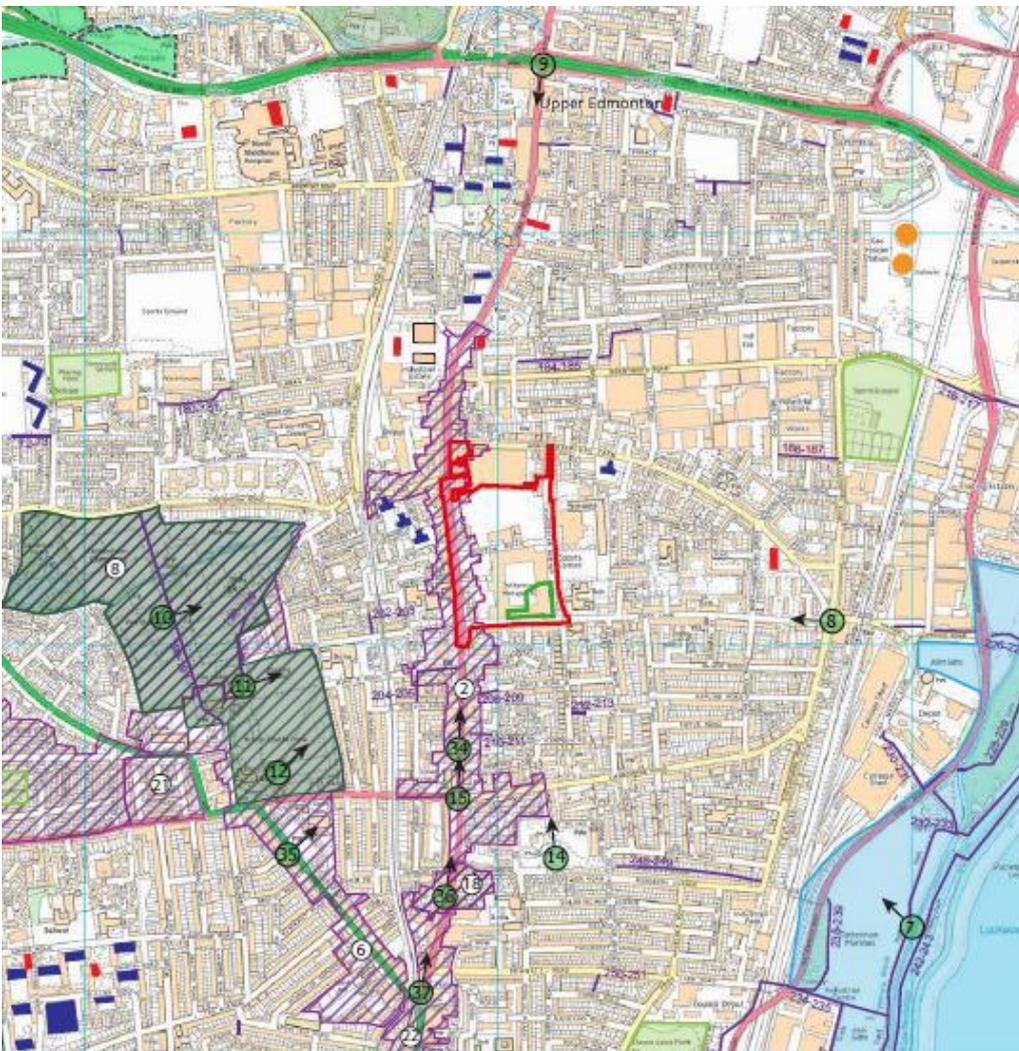
Viewpoints are taken from ES Appendix 12.4.

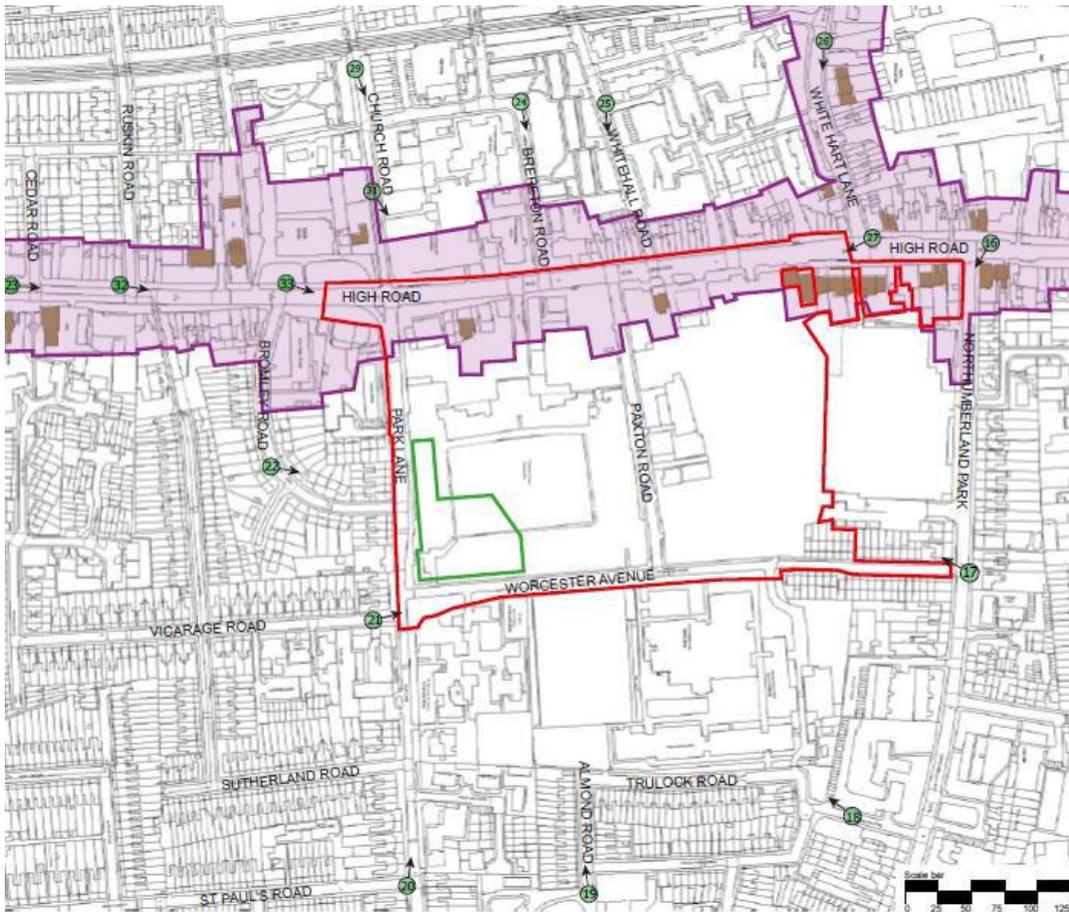
1. Alexandra Palace Way, to the south-east of Alexandra Palace (Viewpoint 01)
2. Western edge of Lordship Recreation Ground, near Down Hills Way entrance (Viewpoint 05)
3. Bruce Castle Park, close to the boundary with Church Lane (Viewpoint 11)
4. High Road at junction with Bruce Grove (Viewpoint 37)
5. Tottenham Marshes (Viewpoint 7)
6. Crossroads of High Road and Lansdowne Road (Viewpoint 15)
7. Eastern End of Park Lane (Viewpoint 08)
8. Park Lane at the junction with St Paul's Road (Viewpoint 20)
9. Northern End of Fore Street before the intersection with the North Circular Road (Viewpoint 09)

On Foot

10. White Hart Lane Entrance to Goods Yard Site (Viewpoint 26)
11. Whitehall Street (Viewpoint 25)
12. 750 -744 High Road (Warmington, White Hart, Red House and Edmonton Dispensary)
13. High Road at junction with Bromley Road (Viewpoint 33)
14. Corner of Vicarage Road and Park Lane (Viewpoint 21)
15. Northumberland Park at the junction with Worcester Avenue (Viewpoint 17)
16. Opposite the Junction with High Road and Northumberland Park (Viewpoint 16)
17. High Road at the junction with White Hart Lane (Viewpoint 27)
18. Lilywhite House.

Viewpoint Maps





- Key**
- Application Boundary
  - Outline Application
  - Conservation Area
  - 15 Viewpoint
  - Listed Buildings within conservation area



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landscape architects urban design environment planning

<b>Project</b> Northumberland Development Project	
<b>Drawing</b> Local Context	
<b>Dwg No.</b> Figure 12.3	
<b>Scale</b> 1: 2500 @A3	
<b>Date</b> August 2015	
<b>Drawn</b> CR	<b>Checked</b> GF



<b>Bedford</b>	01234 351315	<input checked="" type="checkbox"/>
<b>Woodbridge</b>	01294 380509	<input type="checkbox"/>
<b>London</b>	0207 252 0002	<input type="checkbox"/>
<b>Northwich</b>	01663 230777	<input type="checkbox"/>

Do not scale off drawing. All dimensions & levels are to be checked on site. Any discrepancies must be reported to the designers outlined immediately. © The Landscape Partnership Ltd. The information on this website is only valid with the permission of the controller of our website's information system.

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