

Addendum

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Planning Sub Committee 11 March 2019

ADDENDUM REPORT FOR ITEM 8

REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE

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| Reference No: HGY/2019/0108 | Ward: Tottenham Hale |
| Address: Ashley Park, Ashley Road, London, N17 9LJ | |
| Proposal: Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 131.9 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works | |

1. UPDATES – REPRESENTATIONS (Received after publishing of main report)

- 1.1 The Council have received a consultee response from Natural England stating 'No comments'. The comments are attached as **Appendix AD1**.

2. UPDATES – CONDITION

- 2.1 Conditions 4 is duplicated at Condition 36. As such, Condition 36 has been removed.
- 2.2 A condition was omitted in error from the Committee Report. The condition is added to Page 78 and shall read as follows:

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| <p>Updated Construction Logistics Plan</p> <p>No development shall take place until such time as an updated Construction Logistics Plan (CLP) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ul style="list-style-type: none"> i) Update to the Construction Logistics Plan prepared by WSP dated December 2018; ii) Monitoring and joint working arrangements within the Tottenham Area Construction Logistics Plan iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Agreed routes to/from the development; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. <p>REASON: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> |
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- 2.3 Conditions 15, 16 and 22 in the Committee Report are updated to remove '*Prior to Commencement*' and introduce '*Prior to above ground works commencing*', to ensure that development is not unnecessarily delayed.
- 2.4 Condition 17 'Removal of bus stands' was included in error and has been removed.
- 2.5 As the proposed Heads of Terms secures the connection of the scheme to the energy centre at the neighbouring property, building 2A of Canon Factory and Ashley House (planning permission ref: HGY/2018/2353), details of boilers are not required. As such, condition 27 has been removed.
- 2.6 A revised schedule of conditions is attached at **Appendix AD2** reflecting these changes.

3. UPDATES – AFFORDABLE HOUSING

- 3.1. To supplement section 6.3 'Housing and Density' of the Committee Report, the Council's Housing Team have advised that London Affordable Rent units facilitate the Council's discharge of its homelessness duty as housing that is at Local Housing Allowance (LHA) or below would meet the code of guidance on 'affordable' as it means that the rents would be within Housing Benefit limits if the household needed to claim benefits to supplement their income. Haringey has over 2,300 households who it could end its homelessness duty to if it had access to a rented product that was at or below LHA. This would be much better than securing assured shorthold tenancies in the private rented sector and would mean that the Council could reduce the number of residents currently in temporary accommodation.
- 3.2. Appendix C of the Haringey Housing Strategy 2017-2022 states that:

'With regard to low cost rented housing for general needs, while the Council's preference is for Social Rent, it recognises that the general needs homes delivered by most Registered Providers on schemes funded by the Mayor of London are likely to be at London Affordable Rent.'
- 3.3. Officers have been in discussions with the applicant and the Council's Housing Department to clarify nomination rights of the London Affordable Rent units. The Head of Terms in paragraph 2.4 '1) Affordable Housing' has been updated to reflect standard Council practice. It will now read:
 - The Council will have nomination rights for all London Affordable Rent units at first letting.

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- 3.4. Paragraph 6.3.23 is updated to state nomination rights for *'the proposed London Affordable Rent units'*, and not *'all of the proposed affordable units'*.
- 3.5. The Council's Housing Team has clarified that the weekly rent figure of £117.32 for a 3 bed Social Rent unit quoted at paragraph 6.3.12 of the Committee Report is to be updated to £121 per week.
- 3.6. Officers support the proposed affordable housing offer and that the Heads of Terms and report are updated accordingly.
- 3.7. Complete revised Heads of Terms are attached at **Appendix AD2** reflecting the above changes.

4. CORRECTIONS TO HEADS OF TERMS

- 4.1. In paragraph 2.4 '6) Skills and Training' the second Head of Term (HOT) is updated to omit the words *'end of use'* to ensure that employment opportunities are available to Haringey residents during construction.
- 4.2. The preferred energy solution at the site is to ensure that the scheme connects to the energy centre at the Canon Factory and Ashley House development (planning permission ref: HGY/2018/2353) to the north. As such, the proposed Head of Term in paragraph 2.4 '7) Energy' relating to the Decentralised Energy Network (DEN) is updated to remove bullet points 2, 4 and 5 and add a HOT to require that where it is not proposed to connect to the energy centre in the development to the north an application would need to be submitted to the Council. Therefore the second HOT in this section is removed and the following inserted:
 - Where planning permission HGY/2018/2353 at Canon Factory and Ashley House is not implemented, a new application shall be required to vary the Planning Permission to connect to the Tottenham Hale DEN or for an independent energy network if connection to the DEN is not feasible.

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APPENDIX AD1

Dear Nathaniel Baker

Our response to the above application is below. My apologies for the late response on this occasion.

Application ref: HGY/2019/0108

Our ref: 270423

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Yours faithfully,

Chris Baines

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APPENDIX AD2

Conditions

| COMPLIANCE | |
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| 1 | <p>Development in accordance with approved drawings and documents</p> <p>The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.</p> <p>Plans and Drawing Numbers:</p> <p>Site Location Plan ASP-AHR-B1-00-DR-A-10-100 Block Plan ASP-AHR-B1-00-DR-A-10-101 Demolition Plan ASP-AHR-B1-00-DR-A-10-102 Proposed Site Plan ASP-AHR-B1-00-DR-A-10-103 Proposed Ground Floor Plan ASP-AHR-B1-00-DR-A-20-001 Proposed First Floor Plan ASP-AHR-B1-01-DR-A-20-002 Proposed Second Floor Plan ASP-AHR-B1-02-DR-A-20-003 Proposed Third Floor Plan ASP-AHR-B1-02-DR-A-20-004 Proposed Fourth Floor Plan ASP-AHR-B1-02-DR-A-20-005 Proposed Fifth Floor Plan ASP-AHR-B1-02-DR-A-20-006 Proposed Sixth Floor Plan ASP-AHR-B1-06-DR-A-20-007 Proposed Seventh Floor Plan ASP-AHR-B1-06-DR-A-20-008 Proposed Roof Plan ASP-AHR-B1-08-DR-A-20-009 Proposed North and East Elevation and Section ASP-AHR-B1-00-DR-A-20-020 Proposed South and East Elevation and Section ASP-AHR-B1-00-DR-A-20-021 Landscape Drainage and Levels 501-CLA-XX-GF-DR-L-4000 Landscape General Arrangement 501-CLA-XX-GF-DR-L-1000 Landscape Softworks Plan 501-CLA-XX-GF-DR-L-5000</p> <p>Documents:</p> <p>Acoustic Report – WSP (Ref: 70045903-AC1 dated December 2018) Air Quality Assessment – WSP (Ref: 70045903-AQ1 dated December 2018) Detailed Arboricultural Report – WSP (Ref: 70045903-AR1 dated November 2018) Geo-Environmental Site Assessment – RSK (Ref: 27663 R01 (00) dated February 2015) Design and Access Statement (dated 20th December 2018) Planning Statement – Lichfields (dated December 2018) Construction Logistics Plan – WSP (Ref: 70045903-CLP dated December 2018) Daylight/Sunlight/Overshadowing Assessment – Lichfields (Ref: dated December 2018) Delivery and Servicing Plan – WSP (Ref: 70045903-DSP dated December</p> |

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| | <p>2018) Energy Strategy Report and Sustainability Statement – Calfordseaden (Ref: G39/L180202 dated December 2018) Flood Risk Assessment and Drainage Strategy – Waterman (Ref: STR14205 WIE13484-100-4-2-1-FRA dated December 2018) Ground Investigation Specification - Waterman (Ref: dated 3rd June 2018) Overheating Assessment – Calfordseaden (Ref: G39/L180202/FV Rev 01 dated December 2018) Statement of Community Involvement – Lichfields (dated December 2018) Transport Statement – WSP (Ref: 70045903-TS dated December 2018) Framework Travel Plan – WSP (Ref: 70045903-FTP dated December 2018)</p> <p>REASON: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.</p> |
| 2 | Commencement |
| | <p>The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.</p> <p>REASON: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> |
| 3 | Accessibility |
| | <p>All the residential units will be built to Part M4(2) 'accessible and adaptable Dwellings' of the Building Regulations 2010 (as amended) and at least 10% (10 units) shall be wheelchair accessible or easily adaptable for wheelchair use in accordance with Part M4(3) of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.</p> <p>REASON: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan 2016 Policy 3.8.</p> |
| 4 | Satellite Dishes |
| | <p>The placement of a satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal solution for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.</p> <p>Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p> |
| 5 | Ventilation to A3 / A4 uses |
| | <p>No activities within Use Classes A3 or A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) shall commence until details of ventilation measures associated with the specific use concerned have been</p> |

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| | <p>submitted to and approved in writing by the Local Planning Authority. The approved ventilation measures shall be installed and made operational before any A3 or A4 use commences and shall be so maintained in accordance with the approved details and to the satisfaction of the Council.</p> <p>Reason: To safeguard residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p> |
| 6 | Development in Conformity with Sustainability Statement |
| | <p>The development hereby approved shall be constructed and delivered to the U-values set out in the document Sustainable Strategy Report and Sustainability Statement prepared by Calfordseaden dated December 2018, and any energy strategy document thereafter approved.</p> <p>Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5 of the London Plan (2016).</p> |
| 7 | Plant Noise |
| | <p>Noise arising from the use of any plant or associated shall not increase the existing background noise level (LA90,15mins) when measured (LAeq, 15mins) 1 metre external from the nearest residential or noise sensitive premises.</p> <p>REASON: To ensure the surrounding residential amenities are protected.</p> |
| PRE-COMMENCEMENT | |
| 8 | Land Contamination |
| | <p>Prior to the commencement of development, other than for investigative work and demolition:</p> <ol style="list-style-type: none"> a) Using information from previous assessments the proposed site investigation, sampling and analysis shall be undertaken. The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for its written approval. b) A Method Statement detailing the remediation requirements, using the information obtained from the site investigations, 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. c) Where remediation of contamination on the 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 is occupied. |

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| | Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety. |
| 9 | Construction Environmental Management Plan |
| | <p>Prior to the commencement of development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:</p> <p>A)</p> <ul style="list-style-type: none"> i) The identification of stages of works; ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM); iv) Details of an Unexploded Ordnance Survey; v) Details of community engagement arrangements; vi) Details of any acoustic hoarding; vii) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); viii) Details of external lighting <p>B) The inventory of all NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases of the development hereby approved. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to Local Authority officers as required until development completion.</p> <p>The works shall only be carried out in accordance with an approved CEMP.</p> <p>REASON: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016) and Policy SP13 of the Haringey Local Plan (2013).</p> |
| 10 | Air Quality and Dust Management |
| | <p>No works shall be carried out on the site until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust and including a Dust Risk Assessment, has been submitted and approved in writing by the Local Planning Authority. The plan shall be in accordance with the Greater London Authority's Dust and Emissions Control Supplementary Planning Guidance document (July 2014) and include a Dust Risk Assessment.</p> |

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| | REASON: To comply with Policy 7.14 of the London Plan 2016. |
| 11 | Piling Method Statement (Thames Water) |
| | <p>No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> |
| 12 | NRMM Details and Registration |
| | <p>Prior to the commencement of the development details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.</p> <p>No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at http://nrmm.london/. Proof of registration shall be submitted to the Local Planning Authority prior to the commencement of any works on site.</p> <p>REASON: To protect local air quality and comply with Policy 7.14 of the London Plan.</p> |
| 13 | Site Levels |
| | <p>Prior to the commencement of the development (except demolition works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.</p> |
| 14 | Tree Protection |
| | No development shall commence until a Tree Protection Plan has been submitted to the Local Planning Authority for its written approval demonstrating a protection methodology for the neighbouring trees proposed to be retained during construction that shall incorporate the installation of appropriately sized and located wooden hoardings secured to the ground to |

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| | <p>protect the trees from impact damage. Once approved the development shall be constructed in accordance with the approved details.</p> <p>REASON: In order to ensure the safety and well-being of the trees on the site during construction works that are to remain after building works are completed in accordance with Policy 7.21 of the London Plan 2016 and Policy SP11 of the Local Plan 2017.</p> |
| 15 | Overheating |
| | <p>Prior to the commencement of development (excluding demolition) a revised Overheating Report shall be submitted to and approved in writing by the Local Planning Authority. Details in the report shall include, but not be limited :</p> <ul style="list-style-type: none"> - The location and units modelled - Occupancy levels in the units - Impact of future weather files and how this will be risk mitigated. <p>The development shall be carried out in accordance with the details approved and maintained as such thereafter.</p> <p>REASON: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p> |
| 16 | Updated Construction Logistics Plan |
| | <p>No development shall take place until such time as an updated Construction Logistics Plan (CLP) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ul style="list-style-type: none"> i) Update to the Construction Logistics Plan prepared by WSP dated December 2018; ii) Monitoring and joint working arrangements within the Tottenham Area Construction Logistics Plan iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Agreed routes to/from the development; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. <p>REASON: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> |
| PRIOR TO ABOVE GROUND WORKS | |
| 17 | Materials |

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| | <p>A schedule and samples of materials to be used for the external surfaces of the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority, and the approved materials shall be used in the implementation of the development and thereafter so retained.</p> <p>REASON: To safeguard the appearance of the development and the character of the area generally and to enable the Local Planning Authority to properly consider and control the development, having regard to Local Plan 2017 policy SP11 and policy DM1 of the Development Management DPD 2017 and the requirements of the National Planning Policy Framework 2018.</p> |
| 18 | Affordable Housing Strategy |
| | <p>Prior to commencement of above ground works an affordable housing strategy shall be submitted to and approved in writing by the local planning authority relating to the provision of a minimum of 41% Affordable Housing. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p> <ul style="list-style-type: none"> i) The overall percentage, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii) The timing of the construction of the affordable housing; iii) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing. <p>REASON: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.</p> |
| 19 | Broadband Strategy |
| | <p>Prior to the commencement of any residential development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>REASON: to accord with Site Allocation Policy TH5 and DM38 and DM54 that support the provision of broadband infrastructure and economic development objectives.</p> |
| 20 | Sustainable Urban Drainage |
| | <p>Prior to the commencement of above ground works details of the design, implementation, maintenance and management of the sustainable drainage scheme shall be submitted to, and approved in writing by the Local Planning</p> |

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| | <p>Authority. Those details shall include:</p> <ol style="list-style-type: none"> 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Substrate depths of the Green Roof; 3. Details of replacement/repair works to pipe runs at the site; 4. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 5. Flood water exceedance routes, both on and off site; 6. Surface water flow paths 7. A timetable for its implementation, and 8. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.</p> |
| 21 | Updated Energy Strategy |
| | <p>Notwithstanding the submitted details and prior to the commencement of above ground works, excluding demolition and site preparation works, a revised energy strategy shall be submitted to and approved in writing by the Local Planning Authority. The Energy Strategy shall, unless otherwise agreed by the Local Planning Authority, be based on connection of the building to the energy centre at the approved development at Ashley House (application Ref: HGY/2018/2353). The strategy shall explore all reasonable options for improving the energy efficiency of the buildings and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p> <p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary</p> |

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| | energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016. |
| 22 | Sustainability Standards – Non-residential |
| | <p>Evidence that the commercial unit at the development hereby approved is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the Local Planning Authority within 6 months of the occupation of the development.</p> <p>REASON: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p> |
| 23 | Green and Brown Roofs |
| | <p>Prior to the commencement of above ground development for the development hereby approved, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council. The development shall accord with the details as approved.</p> <p>REASON: To ensure the provision of green and brown roofs in the interests of sustainable urban drainage and habitat provision in accordance with policies 5.11, 5.13 and 7.19 of the London Plan.</p> |
| 24 | Cycle Parking Standards |
| | <p>Prior to any superstructure works details of arrangements for cycle storage (including provision for a total of cycle parking spaces and means of enclosure for the storage area) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority’s satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel, in accordance with policy DM31 of the Development Management Development Plan Document 2017.</p> |
| 25 | Sound Insulation |
| | <p>Prior to commencement of above ground works of the development hereby permitted, details of a sound insulation scheme to be installed between the commercial premises on the ground floor and residential premises on the first floor shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be installed as approved prior to any commercial</p> |

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| | <p>occupation of the site and shall be maintained thereafter.</p> <p>Reason: To protect the amenity of the locality.</p> |
| 26 | Waste Management Scheme |
| | <p>Prior to commencement of above ground works of the development hereby permitted, and notwithstanding the approved Delivery and Servicing Plan (prepared by WSP dated December 2018) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) The cost implications of collection frequency to future occupiers 3) The management of waste on site, including bin rotation and storage layout 4) The collection storage areas <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter.</p> <p>Reason: to protect the amenity of the locality.</p> |
| 27 | Biodiversity Enhancement Plan |
| | <p>Prior to commencement of above ground works of the development hereby approved, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include:</p> <ol style="list-style-type: none"> i) Integration of bird and bat boxes; ii) Details of native and 'nectar rich' landscaping; and iii) Soft landscaping management & maintenance. <p>The Biodiversity enhancement measures set out in the approved BEP shall be implemented and maintained as such thereafter.</p> <p>Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan (2013) and Saved.</p> |
| PRIOR TO OCCUPATION | |
| 28 | Internal Noise Levels |
| | <p>The submitted Acoustic Report by WSP dated December 2018 states that with the specified recommended glazing and mechanical ventilation installed within the proposed residential units (with the windows closed) the following internal noise levels in accordance with BS8233:2014 will be achieved:</p> |

| | Time | Area | Maximum Noise Level |
|-----------|--|------------------------------|---------------------|
| | Day time Noise: 7am-11am | Living rooms and bedrooms | 35dB(A) |
| | Night time Noise: 11pm-7am | Bedrooms | 45dB(A) |
| | <p>Prior to first occupation of the development, an appropriate test shall be undertaken to demonstrate that the above noise levels have been met and the results submitted to the Local Planning Authority for approval.</p> <p>Reason: To ensure the surrounding residential amenities are protected.</p> | | |
| 29 | Secured by Design | | |
| | <p>Prior to the first occupation of each building or part of a building or use, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p> | | |
| 30 | Estate Management and Maintenance Plan | | |
| | <p>Prior to the occupation of the development hereby approved an Estate Management and Maintenance Plan for the site, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p> | | |
| 31 | Landscaping and Playspace | | |
| | <p>Prior to occupation, details of the children's playspace and soft landscaping provision contained within the private amenity areas, plus the details of landscape proposals for Ashley Link in accordance with the Design and Access Statement (dated December 2018) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ol style="list-style-type: none"> a) location, layout, design of the playspace; b) equipment/ features c) hard surfacing materials d) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting) e) Proposed and existing functional services above and below ground | | |

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| | <p>(e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc)</p> <p>Soft landscape details shall include:</p> <ol style="list-style-type: none"> Planting plans Written specifications (including cultivation and other operations associated with plant and grass establishment) Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate Implementation timetables. <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children's playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential units and shall be maintained as such thereafter.</p> <p>REASON: In order for the Local Planning Authority to assess the acceptability of the landscaping scheme and playspace, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area and appropriate provision of playspace consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Local Plan 2017, and Policies DM1, DM2 and DM12 of the Development Management Development Plan Document 2017.</p> |
| 32 | Details of Roof Top PV Panels |
| | <p>Prior to the occupation of the development for residential purposes, details of the layout and specification of the PV solar panel installation for the building hereby approved shall be submitted in writing to and approved by the Local Planning Authority. The installation shall be constructed in accordance with the approved details and maintained thereafter.</p> <p>REASON: To ensure sustainable development and mitigate the impacts of climate change in accordance with policies 5.1, 5.2 and 5.3 of the London Plan.</p> |
| 33 | Lighting Strategy |
| | <p>Prior to the building being brought into use a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p> <p>REASON: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.</p> |
| 34 | Car Parking Management Plan |
| | <p>Prior to the first occupation of each approved use within the development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should:</p> |

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| | <ul style="list-style-type: none"> • describe how parking will be managed on the site • arrangements for leasing and allocating residential car parking spaces for wheelchair users; • provide details of how disabled users of the commercial part of the development, can use the parking spaces and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services; • details of how the loading bay(s) will be managed, and any agreed restrictions; • confirmation of the area reserved for temporary parking on Ashley Link to be used only in connection with the assigned residential units; • details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby; • demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and taking into account the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition; • details of the width in-between spaces that enables maneuvering in/out of parking spaces, include swept path analysis for corner spaces and show the structural columns; • provide a minimum of 20% active and 20% passive Electric Vehicle Charging Points including locations of the EVCP points, and details of the criteria for reviewing the usage and converting passive points to active points. All identified points spaces should be marked prior to occupation and retained & maintained thereafter. <p>REASON: To ensure suitable arrangements for car parking as part of the development in accordance with TfL and London Plan requirements. The London Plan and Policy DM32 of the Development Management DPD require a minimum provision of 20% active and 20% passive Electric Vehicle Charging Points.</p> |
| <p>35</p> | <p>Delivery and Servicing Plan</p> |
| | <p>Prior to occupation of the development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>REASON: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p> |

Section 106 Heads of Terms:

1) Affordable Housing

- No less than 40.8% affordable (of which 59% London Living Rent / 41% Affordable Rented Units).
- Affordable Housing units to be no less than 11 London Affordable Rent units (11 x three bedrooms) and no less than 24 London Living Rent units (9 x one-bedrooms and 15 x two bedrooms).
- The Council will have nomination rights for all London Affordable Rent units at first letting.
- Occupation restriction (market housing) until affordable units delivered.
- London Living Rent units shall be marketed pre-completion and for 3 months post-completion to those living or working in Haringey with a maximum annual income of £40,000 for 1 and 2 bed properties and £60,000 for larger properties. 3 months post completion the London Living Rents units shall be marketed to those living or working in London with a maximum annual income of £60,000.
- All London Living Rent units to remain affordable until and unless affordable occupier's staircase to 100% outright ownership.
- Time Limited marketing of the London Living Rent homes, for a period of up to three months to persons who live or are employed in Haringey.

2) Open Space

- Financial contribution to directly related public realm and open space improvements including Down Lane Park: £360,000. Payable within 12 months of implementation.

3) Transport

- Prior to commencement, to enter into a s.278 agreement with the Council relating to Ashley Road.
- To submit design details of Ashley Road, public realm and pedestrian cycle improvements prior to commencement.
- A residential and site-wide framework commercial travel plan, including:
 - i) Travel Plan coordinator to monitor the travel plan initiatives; and
 - ii) Provision of welcome induction packs containing public transport and cycling/walking information.
- Three years' car club membership for each residential unit and £50 annual driving credit for each of the three years for those who take up or equivalent assistance in buying a bike.
- Contribution to the LPA in the amount of £3,000, for reviewing and providing recommendations to the submitted Travel Plan until such time when targets have been achieved.
- Car Free Development, occupiers of the residential units are not eligible for on-street car parking permits.

- Residents of the new wheelchair accessible dwellings will be granted parking permits for the new wheelchair accessible parking spaces, which shall be individually allocated per relevant dwelling in accordance with priority criteria. Details to be agreed through the car parking management agreement.
- Controlled Parking Zone (CPZ) review of the area in the vicinity, £5,000 contribution towards costs associated with the revision of the existing CPZ across the impact area arising from the development.

4) Public Realm Delivery and Management/Temporary Works

- Public access to footpaths, cycleways and open spaces.
- Maintain development estate public realm areas in accordance with standards to be agreed.
- Reasonable endeavours shall be made to work with adjoining landowners.
- Meanwhile conditions and landscaping of sites to enhance and integrate new development.
- Complete works to Ashley East-West Link, including any interim landscaping proposals, prior to occupation.
- Final design of Ashley Road prior to commencement.

5) Secure Design Quality

- The existing architects to be retained. Shall not engage or use any other architect until the Council has first approved such architect.

6) Skills and Training

- Local Labour and Training During Construction (obligation to seek targeted approach to on-site labour by way of an employment skills plan to ensure not less than 20% of those employed are local residents).
- End User Skills Training (£10,000 Contribution) Haringey Employment and Recruitment Partnership's activities to offer employability and vocational skills training targeted at Haringey residents for the purpose of facilitating their access to employment opportunities. Payable upon implementation of the development.

7) Energy

- To connect to the Energy Centre within Building 2A ('Canon Factory and Ashley House') of planning permission ref: HGY/2018/2353, should this permission be implemented.
- Where planning permission HGY/2018/2353 at Canon Factory and Ashley House is not implemented, a new application shall be required to vary the Planning Permission to connect to the Tottenham Hale DEN or for an independent energy network if connection to the DEN is not feasible.

- Provision to work with the Council to facilitate access to the Ashley Link in order for the Council to deliver the DEN
- Any shortfall in carbon offsetting required to ensure policy compliance (as set out in London Plan Policy 5.2) will be offset at £60 per tonne (x 30 years). (£77,697) carbon offset contribution.

8) Construction

- Obligation to register with the Considerate Constructor scheme during the construction and demolition phase of the development.
- The applicant will work with developers in the Tottenham Hale area to directly procure a coordinator to monitor compliance, reporting and review of construction activity, including the provision of timely information and to act as a shared resource or pay a contribution of £20,000 towards the Council's direct appointment of a shared resource.

9) Environmental Monitoring

- The applicant will pay £10,000 towards environmental monitoring of the construction of the development.

Total Contribution: £485,697

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