

MINUTES OF THE MEETING OF THE PLANNING SUB COMMITTEE HELD

Wednesday, 16th December, 2015, 7pm

PRESENT:

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

65. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

66. APOLOGIES

Apologies for absence were received from Cllr Beacham for whom Cllr Hare substituted.

67. DECLARATIONS OF INTEREST

The Chair outlined that the Legal Officer to the Committee had circulated an advisory note in advance of the meeting to members of the Committee and officers providing guidance on the making of declarations of interest including disclosable pecuniary and prejudicial interests in line with the Council's Constitution. Members and officers were also advised for this application, in the interests of openness and transparency, to declare any personal interests.

The following declarations were made:

David Merson, Planning & Regeneration Specialist Lawyer: attended site visit with members on Saturday 5 December concluding at Lilywhite House. Lunch was provided and paid for by the Council. Tottenham Hotspur Football Club (THFC) provided tea and coffee and, other than one member of the catering staff, no representative of THFC was present or addressed those members and officers present.

Emma Williamson, Head Development Management and Planning Enforcement: attended site visit as above and the NFL Wembley site visit facilitated by THFC. The cost of the tickets for that event were to be borne by the Council and THFC had invoiced the Council in that respect.

Neil McClellan, Majors Team Leader: West Ham season ticket holder, attended site visit and NFL game as detailed above.

Bob McIver, Head of Building Control: attended NFL game as detailed above.

Cllr Hare: attended site visit as detailed above

Cllr Ryan: supporter of Norwich City Football Club.

Cllr Carter: attended site visit as previously detailed.

Cllr Doron: supporter of Tottenham Hotspur Football Club but declared that it would not impact on his determination of the application.

Cllr Bevan: attended site visit and NFL Wembley site visit as previously detailed.

Cllr Basu: attended site visit as previously detailed

Cllr Patterson: attended site visit as previously detailed

Cllr Mallett: attended site visit as previously detailed

Cllr Weston: attended site visit as previously detailed

Cllr Carroll: attended site visit and NFL Wembley site visit as previously detailed.

Stephen Kelly, Assistant Director Planning: attended site visit and NFL Wembley site visit as previously detailed and a casual supporter of Arsenal Football Club.

Cllr Ahmet (Chair): attended site visit and NFL Wembley site visit as previously detailed and a casual supporter of Arsenal Football Club. Her live in partner is a Tottenham Hotspur member.

68. URGENT BUSINESS

Prior to the start of the officer presentation of the report to the Committee, the Chair advised that a late tabled representation had been received from Tottenham Hotspur Football Club (THFC). This was in the form of a letter proposing a change to the affordable housing review mechanism set out within the officer Committee report. In light of the late receipt of this representation, submitted to officers just prior to the start of the meeting, the Chair adjourned the meeting for a half hour period to allow the Committee to convene in private session to consider the details of the proposal.

[19.10-19.40 – meeting adjourned]

69. 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)

[19.40 – meeting reconvened]

The Assistant Director Planning and Head of Development Management and Planning Enforcement both gave presentations in introduction to the report. An overview was provided of the three separate planning applications to be determined; Tottenham Hotspur Stadium, Warmington House and 44 White Hart Lane. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended for the Northumberland Development project (stadium application) to grant permission subject to conditions and informative, subject to a s106 Legal Agreement and subject to referral to the Mayor for London; for the Warmington House application to grant Listed Building consent subject to conditions and informatives, and for 44 White Hart Lane to grant permission subject to conditions and informatives and subject to a s106 Legal Agreement [*Note: this was corrected later in the meeting to read subject to a s106 s278 Legal Agreement*].

The attention of the Committee was drawn to the addendum report circulated to Committee members on 15 December and which contained additional consultation responses received, a summary of the Development Management Forum held, a revised schedule of conditions and itinerary for the Committee member's site visit. It was also updated that additional representations had been received since the publication of the agenda from a further supporter and objector, a letter of support from Bruce Grove Museum plus clarification was provided on the objection submitted by David Cracknell.

A copy of the advice note produced by the Council's viability advisors KPMG LLP in respect of the stadium development had been circulated to the Committee on 15 December.

Officers outlined to the Committee the approach proposed to be taken by the Council regarding affordable housing provision for the scheme. The principle had been accepted of the residential development providing a meaningful enabling role to the delivery of the funding package for the stadium. To this end, it was proposed that after a cross subsidy of £48.4m, equating to 20% of the residential gross development value, index linked, any further increases in residential values would be split 50:50 with the Council up to an agreed cap equivalent to 50% affordable housing or the policy target at the time. Officers thereby deemed the scheme policy compliant in this regards subject to the imposition of a review mechanism. An amendment was advised to the affordable housing review mechanism proposed by officers as set out on page 47 of the agenda pack. Following further consideration, officers were now proposing to amend the trigger point for the review of the affordable housing contribution to be at practical completion of the stadium as opposed to full stadium occupation or submission of reserved matters, whichever was later, as set out within the report. Officers outlined that the letter tabled by THFC at the meeting also related to the affordable housing review mechanism. The Club were in acceptance of the proposed £48.4m cross subsidy arrangement but were requesting that the affordable housing review mechanism be subject to a short-stop date so the review mechanism would be triggered at stadium opening or by 31 December 2018, whichever was the earlier. Officers identified that the Committee would need to take a view on this submission in determining the applications.

Officers outlined the consultation undertaken on the scheme applications, the professional advice commissioned with regards to noise, crowd safety and financial viability. An overview was also provided of the context for the scheme including the wider regeneration aspirations, creation of a leisure destination set against the assessment of the impacts of the scheme including on transport, neighbouring properties, air quality and heritage assets and associated mitigation. The impact of the scheme on heritage assets had been assessed as causing substantial harm under the National Planning Policy Framework but in the view of the planning authority, the harm was unavoidable with regards to implementation of the scheme and that the public benefits of the scheme were considered so significant as to outweigh the harm caused.

The Chair advised that the representative attending the meeting from KPMG, the consultants commissioned by the Council to review the financial viability of the scheme, had a prior engagement and would have to leave the meeting early. As such, the Committee were asked to direct any questions regarding the viability of the scheme:

- Concern was expressed over the late circulation of the KPMG viability briefing note and that the viability of the scheme was assessed as being lower than that of the current consented scheme, despite considerable extension of the leisure offer and inclusion of a larger residential element. The KPMG representative advised that the reduction in viability was primarily a function of increased costs due to the additional elements but was not untypical for complex football stadium schemes. The overall projected investment return from the stadium scheme for THFC was low at around 1.5%, a reflection of the level of risk involved, and below returns normally expected from a private sector investment.
- The opinion of the KPMG advisor was sought on THFC's proposed imposition of a short-stop date to the affordable housing contribution review mechanism. The advisor reiterated that the investment returns of the scheme remained very low, despite cross funding via the residential element, and that any requirement for an affordable housing contribution would depress this return further. Any imposition of a short-stop date would limit further the ability of the Council to obtain an affordable housing contribution.
- Assurances were sought over the confidence given to the financial figures being used to assess the viability of the scheme in recognition of the complex variables involved. The KPMG advisor advised that the business plan, capital costs assessment and overall appraisal produced by THFC were comprehensive and of high quality. There however remained a level of inherent risk to the stadium development due to the stage the building process was at and funding complexities.

The Chair invited a number of objectors to address the Committee. The following points were raised regarding the applications:

- The scheme was monstrous in appearance including the creation of tall, monolithic residential towers.
- No declarations had been made by Council representatives regarding past attendance at MIPIM international property events.
- The scheme reflected the Council 'giving in' to the Club.
- The scheme would provide no social or affordable housing and would result in the demolition of a housing estate.

- It was considered farcical to demolish locally listed buildings to then display elements within a museum
- The Council was facilitating non compliance with its own 50% affordable housing target which was scandalous for such a large development scheme and thereby constituted a social cleansing plan.
- A precedent would be set for other schemes coming forward relating to lack of compliance with affordable housing targets.
- An application for redevelopment of West Ham's Upton Park stadium had recently been rejected by Newham Council despite a proposed 22% affordable housing contribution.
- The scheme was projected to be non compliant with London Plan targets for reductions in carbon emissions and as such should be subject to a financial penalty or requirement to be met off site.
- Sufficient consideration had not been given to alternatives such as photo voltaic panels.
- The scheme should contribute, and preferably act as the centre, for a district energy network. No commitment had been made for carbon reduction despite being a state of the art stadium.
- The new residential units created would be unaffordable for local people.

A number of councillors addressed the Committee and raised the following points:

- The scheme was non compliant with the Council's 50% affordable housing target despite the significant increase sought in the number of residential units, the tall, high density residential blocks proposed and the high housing need in the local area. A lack of an affordable housing contribution was out of line with similar recent stadium developments including Emirates stadium and Upton Park.
- Concern over the viability of the scheme in light of the very low rate of investment return and potential for future blight of the area should a worsening economy cause the scheme to fail.
- The scheme should be deferred particularly due to the late tabled proposal from the Club.
- Objections to the demolition of three locally listed buildings, to considerable opposition from local people and groups including Victorian Society etc regarding their important role in creating a sense of place. The views of the Conservation Officer on the substantial harm caused by the demolition appeared to have been ignored.
- Concern over the visual impact of tall residential towers and the granting of outline planning permission when detailed design was fundamental to success of the scheme.
- The scheme would not provide substantial public benefits and figures given for new jobs created was not net of jobs lost from small businesses relocated from the site.
- As the largest employer in the borough, the Club should be making greater effort to benefit the local community and Haringey
- The plans reflected substantial overdevelopment of the site.
- The applications did not reflect a true partnership between THFC and the Council and was perceived as being one sided in favour of the Club.
- The number of jobs during construction allocated to local people should be greater.

In response to one of the points raised, the Chair confirmed that the Conservation Officer's comments were set out within the Committee report and as such would be considered by the Committee in determining the application.

Clarification was sought from officers on potential non compliance with London Plan requirements for renewable energy sources. Officers outlined the London Plan hierarchy and the current policy position for renewables to be maximised at the end of the hierarchy. THFC had identified that the renewables contribution had been maximised within the context of inability to incorporate renewables into the current stadium design. The Council would seek under condition an additional energy strategy for the elements of the scheme currently at outline stage to allow further assessment at reserved matters stage.

A number of supporters addressed the Committee and raised the following points regarding the applications:

- The plans would create world-class community sports facilities, encourage greater use of the stadium outside of match days and help support and extend the community programmes run by the Club.
- THFC was a worldwide brand that would help bring income into the area and provide social capital.
- Whittington Health NHS Trust were supportive of the planned community health centre onsite to enhance GP coverage, help to address health inequalities in Tottenham and encourage men to access medical services through the link with football. The Trust already worked extensively with Spurs and wanted the opportunity to extend this partnership working to reach shared goals.
- The scheme would allow extension of the work of the Tottenham Hotspur Foundation in giving further opportunities and support to local people.

The Committee sought assurances on the viability of the space allocated for the community health centre and the affordability of future rent charges for the building. Confirmation was provided that discussions over the future occupation of the building were at an advanced stage between the Club and Whittington Health. The Trust considered the proposal a good capital investment in a modern, high quality, well located building through which to deliver improved community services and to aid GP recruitment. Confidence was expressed that the Trust could deliver services onsite.

The Council's Cabinet Members for Housing and Regeneration, and Economic Development, Social Inclusion and Sustainability addressed the Committee after making respective declarations of being a past attendee of MIPIM conferences, and a supporter of Celtic Football Club and regular attendee at premier ship games. The following points were raised:

- The scheme represented a milestone for Tottenham as well as the wider borough through major benefits including significant investment in jobs and facilitating regeneration.
- The Council had undertaken extensive discussions with THFC around the issue of an affordable housing contribution. An independent expert assessor had been engaged to look into the viability of the scheme and who had affirmed the Club's analysis that the scheme could not support an affordable housing contribution.
- The scheme would provide around 600 new homes, vital in a borough with high demand for housing.

- Encouraging wider use of the stadium outside of match days as a leisure destination would generate a higher number of visitors increasing job creation as well as footfall and demand in the surrounding area.
- The majority of small businesses displaced by the scheme had been relocated within Tottenham to no net loss of jobs. The scheme overall would create over 800 new jobs.
- The proposed hotel would create a business destination to the benefit of other local businesses in the area.
- Although it was acknowledged that the stadium scheme fell short in relation to carbon reduction emissions, it would play a pivotal role going forward in terms of energy infrastructure as a heat node, a single energy centre and/or ability to attach to the wider district energy network. The stadium scheme would be fundamental to the future provision of a district energy network and area wide network.

The Committee asked questions of the two Cabinet members as follows:

- Clarification was sought on plans to capitalise on the projected significant increase in visitor numbers to the stadium linked to the wider regeneration aspirations for the Northumberland Park area. Cllr Strickland outlined the benefits of extending the use of the stadium outside of match days to drive footfall and demand in the area. As the largest single investment in the area, the stadium scheme would create a ripple effect in bringing investment to the wider area including uplift in land values. As the Council had significant land holdings in the area, increased land values would provide greater cross subsidy to support other regeneration projects.
- Further assurances were sought on the position with regards to affordable housing. Cllr Strickland outlined that he was satisfied that the viability assessment submitted by THFC and independently assessed by the Council, was robust in demonstrating that the scheme was unable to support an affordable housing contribution. He also identified that in the past, new stadium schemes had benefited from the availability of additional external funding schemes including HCA regeneration grants etc to support affordable housing provision but which were now no longer available.
- Concerns were raised over the potential over engineering of the stadium and the subsequent impact on viability. Cllr Strickland identified that the current consented stadium scheme, although simpler, had similarly been assessed as being unable to support an affordable housing contribution. The additional, more complex elements of the new stadium scheme such as the retractable pitch, museum etc would provide additional community benefits and more flexible use.
- Assurances were sought on the indicative housing mix proposed for the residential element in recognition of the high demand for family housing in the local area. Cllr Strickland identified that the largest demand on the Council's waiting list was for two bedroom properties and that the proposed housing mix reflected likely private market demand.

Representatives for THFC, the applicant, addressed the Committee and raised the following points:

- The stadium scheme was a unique opportunity for a £600m investment to the benefit of the borough.

- The current stadium scheme approved in 2010 could no longer be implemented following further crowd modelling demonstrating that it would be unsafe, leading to an associated public liability issue.
- The scheme constituted a significant positive change for the area including benefits beyond a normal commercial venture such as new homes, creation of a leisure hub and multi-purpose venue, public space remodelling, extension of the Hotspur Foundation offer, new jobs and increased growth opportunities and economic spend in the area.
- The late submission made by the Club was a knock on effect from the late circulation yesterday by the Council of the KPMG viability report. The Club had made every effort to follow due process.
- The Club was accepting a projected rate of investment return of under 1.5%, reflecting the unique nature of the stadium scheme.
- The Club recognised the importance of affordable housing and was in the process of delivering units under other schemes including Brook House etc. The context of the scheme being a stadium scheme and not a housing scheme was emphasised, with the residential element enabling the construction.
- The demolition of the three locally listed buildings was regrettable but was supported by a full options appraisal undertaken into their retention. The scheme would however secure the long term retention and sustainable use of Listed Warmington House and Percy House.
- As the first major regeneration scheme in the area, a primary benefit of the scheme would be to increase land values in the area to help support future regeneration schemes coming forward.
- Carbon emission reductions had been maximised and were 50% lower than for a stadium built 10 years ago. The Club had pledged to be the first customer of the future district energy network.
- The scheme would allow extension of the work of the Tottenham Employment Partnership.
- THFC had been an important part of the community for 130 years and was playing a greater role now than ever before.

The Committee raised the following points in discussion of the application:

- The Committee expressed concern over the late submission from the Club regarding the affordable housing review mechanism. Representatives for THFC apologised for the additional time taken out of the meeting to allow the Committee to read the submission but reiterated that it was a consequence of late submission of the Council's KPMG final conclusion report. The Club agreed in principle with the imposition of a review mechanism but were seeking an amendment to link the trigger point to the stadium opening or a short-stop date of December 2018, whichever was earliest. This would provide THFC protection from any future delays with the scheme, an issue already experienced with the consented scheme, whilst also providing the benefit of 3 years of land value uplift. The proposal was overall a reflection of the complex fundability issues around the scheme and the imperative to de-risk where possible.

The Assistant Director Planning outlined the officer position regarding the review mechanism and which was tied to the practical completion of the stadium in order to derive the maximum benefit from associated transformative regeneration. Should the short-stop date proposed by the Club be imposed, theoretically

implementation of any planning permission could be delayed to the end of the three year commencement period, thereby reducing the likelihood of the Council obtaining an affordable housing contribution. In the absence of explicit London Plan or industry guidance relating to trigger points for phased developments, the advice of officers remained, inline with the report, imposition of a review mechanism with a trigger point set at practical completion of the stadium. This was supported by the advice provided by KPMG that the imposition of a review mechanism without a short-stop date would not impede the ability of the scheme to proceed.

The Chair reaffirmed to the Committee that the officer recommendations remained the same as set out within the report and that any vote would be on these substantive recommendations unless an alternative motion was put forward by Committee members.

- Clarification was sought on the number of jobs impacted by the displacement of small businesses from the stadium site. Representatives for the Club advised that approximately 71 businesses had been amicably relocated from the site, the majority within the locality, to no net loss of jobs. The number of new employment opportunities created/due to be created as a result of the scheme was emphasised, including jobs in the supermarket, hotel, stadium etc. As an example, over 580 new jobs had been generated last year by the Club and 131 apprenticeships.
- It was questioned whether consideration had been given to the provision of photovoltaic (PV) panels on the stadium roof in recognition of the high projected energy consumption of the stadium. The applicant advised that a low embedded energy roof design had been selected to which it would be problematic and complex to add the extra weight of PV panels. In addition, PV payback was also poor. The stadium would make use of low voltage technology wherever possible and the power demand of the stadium was considerably reduced to that of the Emirates stadium, a maximum 7.5 mega watts projected compared to 11 mega watts respectively.
- Concerns were raised over the management of the extra traffic generated and street cleansing arrangements on match days and the subsequent impact on local residents. Officers advised that these elements would be dealt with under a local area management plan covering all events.
- Clarification was sought on the proposed construction hours of the scheme and concerns expressed over potential disturbance caused to local residents. Officers advised that the construction hours were currently 7 days a week, 8am-8pm at the stadium and 6 days a week, 7am-7pm at 44 White Hart Lane. It was advised that a liaison group would be established as a formalised mechanism for local residents and businesses to raise any issues arising during the stadium construction period and on an ongoing basis once the stadium was operational.
- Concern was raised over the deliverability of the health centre onsite, one of the key benefits of the scheme to local residents, and the affordability of its future rent level for the running of NHS services. Linked to this, clarification was sought as to whether the health centre provision could be moved to within the s106 legal agreement to secure its delivery. Officers clarified that the building, although currently earmarked for a health centre, could be put to alternative use within the wider D1 use class. As such, there could be no planning justification for adding provision of a health centre within the s106 legal agreement. Discussions would however continue with the Club regarding the setting of an affordable rent level to

try and bringing forward the health centre. The Club also reiterated their commitment to the provision of a health centre onsite including GP services.

- The six year limit to be imposed on the running of cultural/community events within the stadium was questioned and whether this constraint could be removed. A representative for the Club advised that this was a carryover from the current s106 agreement for the consented scheme but that it was intended these events would carry on it perpetuity as part of the everyday work of the Tottenham Hotspur Foundation.
- Clarification was also sought on the substantial uplift projected in the number of spectators on match days travelling to the stadium via Tottenham Hale station. Officers advised that currently Seven Sisters station was the primary travel route for spectators but in line with the new scheme and increase in stadium capacity, the greater use of Tottenham Hale station would be encouraged including through a communications strategy and provision of shuttle buses. A further question was asked over plans for managing potential overcrowding issues at stations near the stadium on match days. Officers advised that extensive work had been undertaken on this issue including modelling traveller flows. Due to the capacity of the stadium, queuing could not be avoided but under the local area management plan, requirements would be in place to monitor and manage queues at stations in addition to a communications strategy encouraging spectators to stagger arrival and departure times.
- Concerns were raised that the scheme was missing an opportunity to create a state of the art exemplar stadium in terms of sustainability. The Club's representative emphasised issues experienced at other recently constructed stadiums including the Olympic Stadium on the viability of PV panels and challenging over the use of renewables.
- Assurances were sought that the Club would be playing a proactive role in the establishment of a district energy network. The Club outlined that extensive negotiations had been undertaken with the Council regarding energy commitments under the s106 agreement. Clarification was provided that the scheme did not include provision for the location of a district energy centre onsite but reiterated a commitment to work with the Council to find an appropriate location and to plug into any future centre or establish an onsite energy centre.
- In response to concern raised by the Committee over the strong objections of Historic England to the application on the grounds of the substantial harm caused to the historic environment, the Conservation Officer gave a brief outline of the history of the Conservation Area and the contribution made by the three Edwardian locally listed buildings proposed for demolition. The Committee sought further clarification from the Conservation Officer on her objections to the scheme. In response, she outlined her professional view that the heritage benefits of the scheme, such as works to Warmington House, would not outweigh the substantial harm caused to the Conservation Area from the demolition of the three locally listed buildings. To provide clarity to the Committee on suggestions the objections of the Conservation Officer had been disregarded in recommending the application for approval, the Head of Development Management and the Legal Officer outlined the differing assessments and judgements undertaken by the Conservation Officer in completing a heritage assessment and Planning Officers in assessing overall whether the wider public benefits of the scheme such as new housing, jobs etc outweighed the substantial harm identified to heritage assets identified in the Conservation Officer's assessment. To this end, Planning Officers were advising

that the overall public benefits outweighed harm, and were necessary to achieve this benefit, caused to heritage thereby forming the basis of the recommendation to approve the scheme.

- The Committee sought assurances that every option had been considered in relation to securing the retention of the three locally listed buildings including crowd control management techniques such as physical barriers and lighting to filter spectators on match days. The Club outlined the rigorous Heritage Matrix Assessment process required for the demolition of heritage assets and under which every feasible option to retain the buildings had been considered, covering 12 different options including barriers, stewarding, diversion of High Road, elevated walkways etc. The Chair also advised that this issue had been raised at pre-application stage by the Committee and had been comprehensively assessed to the satisfaction of officers in recommending the scheme for approval. Officers reiterated that a national leading expert in large events had been engaged to look at the options appraisal in conjunction with the Council's Building Control department and supported the conclusion that due to a crowd flow safety issue identified with the consented scheme which needed resolving, the option put forward for demolition was the safest option. Historic England had been consulted to put forward any additional options for consideration but had not done so.
- Concern was raised that plans would constitute the removal of heritage assets from public to private realm. The Conservation Officer outlined her view that the retention of Warmington House and one of the building façades within the proposed museum remained public realm as accessible to the public. Representatives for the Club also outlined additional heritage assets being brought forward including restoration of grade two listed Percy House etc.
- Assurances were sought on mechanisms in place to maintain design quality for the elements of the scheme where outline permission only was being sought. Officers confirmed that they were satisfied the design code would safeguard building quality in addition to a condition requiring retention of an architect during the implementation of the scheme.
- Further details were sought on the assessment of wind impacts in public open spaces within the scheme, an issue raised by the Quality Review Panel. Officers advised that a local climate assessment and wind tunnel testing had been completed and included mitigation measures such as horizontal perimeter panels to manage down draft effects caused by wind between the stadium and residential towers and at podium level. Feasibly, this might need extending to the hotel and café plaza areas in due course.
- Further details were sought on the proposed use of green/brown roofs. The applicant confirmed they would be widely used including to the hotel, Tottenham Experience, residential towers and health centre. In response to a question, the Club identified that they would be happy to discuss with officers potentially using more environmentally friendly brown roofs.
- Clarification was sought as to whether 44 White Hart Lane was already operating as a construction compound without permission. THFC confirmed that this was the case in reliance on Permitted Development Rights and that the application sought to regularise this use.
- Clarification was sought as to whether the Club would be required to contribute towards safe cycling routes in the area. Officers advised that THFC would be required to submit cycle audits for each phase of the development, linked to the

travel plan for the scheme and would focus on integration into the existing cycle network e.g. cycle superhighway.

- Further details were requested on the operation of the local jobs system. The applicant advised that the Club would be working in partnership with JobCentrePlus and the Council from a base in Percy House in recruitment including running road shows, providing CV support etc. This arrangement had successfully been used in recruitment to the Sainsburys supermarket onsite.

Cllr Bevan requested that the six year restriction on cultural and community events be removed and the provision of a health centre moved to within the s106 agreement to secure its delivery and defining of an affordable rent. The Club indicated that they would not accept this action as there was no planning justification for inclusion within the s106 agreement and should the health centre not come forward, the building would remain for community use inline with its D1 use class. Officers reiterated that there was no planning reason for moving the health centre to be within the s106 agreement.

The Legal Officer raised a number of points prior to the Committee moving to a vote on the substantive recommendations. The Committee were reminded that the applications for the stadium and listed building application for Warmington House stood together, with officer recommendations for approval of both. He also advised of an error contained within the report at point 4.3.1 relating to 44 White Hart Lane to which the recommendation should read *'issue the planning permission subject to the conditions and informatives set out in the appendices and subject to the completion of a s106-s278 legal agreement'*.

The Legal Officer also outlined the need for the Committee to take a decision over the officer recommended imposition of an affordable housing review mechanism to be triggered at practical completion of the stadium set against the alternative proposal tabled by THFC in the letter dated 16 December for the review to be triggered subject to a short-stop date of 31 December 2018.

The Legal Officer also suggested that the Committee give consideration to the imposition of a deadline for the execution of the s106 Legal Agreement should the Committee decide to approve the stadium application in line with the officer recommendation within the report. This proposal was in reflection of the clear discrepancy in position outlined between THFC and the Council as planning authority, thereby calling into question whether the Agreement would in eventuality be signed. Should the s106 not be executed within the imposed deadline, the option existed to delegate to officers the ability to make a decision in those circumstances or require reconsideration of the scheme by the Committee. The Assistant Director Planning recommended that should the Committee choose to impose a deadline on the execution of the s106 that was not subsequently met, that in that instance the application came back before the Committee. In relation to the decision around the review mechanism, he reiterated that the officer recommendation remained in planning terms a more robust position to adopt in terms of the flexibility within the terms of the permission than the proposal put forward by THFC and as such was recommended for approval.

In light of discussions, the Legal Officer advanced a proposed amendment to the recommendation set out within the report at point 4.1.1 to read as follows:

4.1.2 That the agreement referred to in the resolution above is to be completed no later than 18th March 2016 and that following completion thereof planning permission be granted for the reasons set out below.

4.1.3 That, in the absence of the agreement referred to above being completed within the time period provided for, the application be reported back to the Sub-Committee for reconsideration.

The Committee requested the addition of a condition covering the provision of brown roofs in preference to green roofs to several of the scheme buildings. Officers proposed that the materials condition (A8) be amended to include the submission of details of brown/green roofs plus a change to condition C14 to include reference to brown/green roofs.

Cllr Bevan put forward a motion, seconded by Cllr Carroll, that provision of an NHS facilitated health centre onsite be part of s106 Legal Agreement, at an affordable rent to be decided by the Council. The Assistant Director Planning reiterated the advice previously given that this would not be acceptable or justifiable in planning terms. At a vote, the motion fell.

The Chair moved the first recommendation set out at point 4.1.1 of the officer report covering the Northumberland Development Project including the amendment set out by the Legal Officer as above relating to the imposition of a deadline for execution of the s106 Legal Agreement and including the proposed amendments to conditions to cover the provision of brown/green roofs. It was

RESOLVED

- That the Committee resolve to GRANT the application, taking account of the information set out in the Environmental Impact assessment, and that the Head of Development Management is delegated authority to issue the planning permission subject to the conditions and informatives set out in the revised schedule of conditions appended to the minutes, subject to the prior completion of a s106 Legal Agreement to secure the obligations set out below, and subject to referral to the Mayor for London.
- That the agreement referred to in the resolution above is to be completed no later than 18th March 2016 and that following completion thereof planning permission be granted for the reasons set out below.
- That, in the absence of the agreement referred to above being completed within the time period provided for, the application be reported back to the Sub-Committee for reconsideration.

The Chair moved the second recommendation set out at point 4.2 of the officer report covering Warmington House and it was

RESOLVED

- That Listed Building application HGY/2015/3001 be approved and that the Head of Development Management be delegated authority to issue the Listed Building Consent subject to the conditions and informatives set out in the revised schedule of conditions appended to the minutes.

The Chair moved the third recommendation set out at point 4.3 within the officer report covering 44 White Hart Lane and it was

RESOLVED

- That application HGY/2015/3002 be approved and that the Head of Development Management be delegated authority to issue the planning permission subject to the conditions and informatives set out in the revised schedule of conditions appended to the minutes and subject to the completion of a s278 legal agreement to secure the obligations set out within the report.

Appendix 1 - 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.

| A. CONDITIONS RELATING TO THE WHOLE SITE | |
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| Condition Ref. | Description |
| A1 | <p>Implementation Timescales – Full 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"> a. The Plot 1 development shall commence within five years of the date of this planning permission; and b. The Plot 2 development shall commence within seven years of the date of this planning permission. |

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| | <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> |
| A2 | <p>Reserved Matters</p> <p>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"> a. Plot 4: The Extreme Sports Building – (i) appearance and (ii) scale; b. Plot 5: The Residential and Flexible B1/D1 Space – (i) appearance and (ii) landscape; and c. Plot 6: The Community Health Building – (i) appearance. <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>Indicative Phasing Plan</p> <p>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>Consented drawings and documents</p> <p>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>Business and Community Liaison construction Group</p> <p>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"> a) informing local residents and businesses of the design and development proposals; b) informing local residents and businesses of progress of pre-construction and construction activities; c) considering methods of working such as hours and site traffic; d) providing local residents and businesses with an initial |

| | <p>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;</p> <p>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;</p> <p>f) providing advanced notice of exceptional works or deliveries;</p> <p>g) providing telephone contacts for resident's advice and concerns.</p> <p>The Liaison Group will 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> | | | | | | | | | | | | | | | | | | | | | | | | |
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| A6 | <p>Conformity with Environmental Statement</p> <p>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 <u>Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended</u> and that it has an acceptable impact on the environment.</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| A7 | <p>Maximum quantum / density</p> <p>The total quantum of built floorspace across the development shall not exceed the following:</p> <table border="1" data-bbox="421 1440 1198 1912"> <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 | | | | | | | | | | | | | | | | | | | | | | |

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| A8 | <p>Materials 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>Materials Boards 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>Flood Risk Management 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>Drainage The development shall be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot shall 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>Interim Landscape and Meanwhile Uses Prior to the commencement of construction of the stadium super structure an Interim Landscape and Meanwhile Use</p> |

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| | <p>scheme to be submitted and approved by the Council. The development shall be 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>Plant Noise</p> <p>No plant or machinery in operation shall emit 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> <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> |
| A14 | <p>Plant and Machinery</p> <p>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 http://nrmm.london/.</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>Demolition of Locally Listed Buildings</p> <p>No demolition of the existing three locally listed buildings (746, 748 & 750 High Road) <u>shall take place</u> 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>Elements of the facade and interiors that are to be retained</p> <p>The Edmonton Dispensary (746 High Road) <u>lower part of the facade</u>; Bill Nicholson's office and any other elements as</p> |

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| | <p>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>Decommissioning of Energy Centres</p> <p>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> <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> |
| A18 | <p>Connection to District Energy Centre</p> <p>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 <u>operation of the stadium.</u></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>Carbon Savings</p> <p>Further details of how the carbon savings for the development have been calculated <u>shall be submitted to and approved by the Council</u> prior to <u>operation of the stadium.</u></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) | |
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| Condition Ref. | Description |
| B1 | Consented Drawings |

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| | <p>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>Construction Environmental Management Plan</p> <p>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 <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> |
| B3 | <p>Air Quality and Dust Management Plan</p> <p>The construction of the Plot 1 development shall be carried 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>Construction Waste Management Plan</p> <p>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>Construction Hours</p> <p>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>Piling Method Statement</p> <p>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> |

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| B7 | <p>Telecommunications 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>Temporary Site Hoarding 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>Waste and refuse 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>Fixed Illuminated Signage 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>Architectural Lighting 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>LED Screens 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>Event Day Lighting Prior to the hosting of the first Stadium Event an Event Lighting</p> |

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| | <p>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>External Stadium Screens 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>CCTV 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 neighboring residents.</p> |
| B19 | <p>Major Non-association Football Events 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>Music Events 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>Noise Control Plan 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>Landscape Management Within 1 year of commencing the Plot 1 development the applicant shall submit a landscape maintenance scheme for</p> |

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| | <p>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>Diesel Generators</p> <p>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.</p> <p>Reason: To protect local air quality and promote sustainable development consistent with Policy SP4 of the Haringey Local Plan 2013 and Policy 7.14 of the London Plan.</p> |
| B24 | <p>Diesel Fuel</p> <p>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>Flues</p> <p>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>Team Coaches</p> <p><u>On a Match Day</u> the Team coach drop-off area <u>shall</u> only <u>be</u> 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>High Road Vehicular Access</p> <p>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</p> |

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| | the interest of public safety. |
| B28 | <p>Mobile Telecommunications Equipment 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>Contamination 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 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>Replacement Bird Nests Prior to the complete 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>Car Parking Management Plan. 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>Service and Delivery 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> |

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| B33 | <p>Swept Path Analysis 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 unreasonable 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>Articulated Vehicles 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>Electricity Connection <u>The Stadium shall not be bought into operation until it can be demonstrated that the generators are intended to be used 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>Cooling Demand Further information shall be provided on the cooling demand 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>Construction Employment Programme 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> |

C. CONDITIONS RELATING TO THE TOTTENHAM EXPERIENCE BUILDING (PLOT 2)

| Condition Ref. | Description |
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| C1 | <p>Consented Drawings</p> <p>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>Construction Environmental Management Plan</p> <p>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>Air Quality and Dust Management Plan</p> <p>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>Construction Waste Management Plan</p> <p>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>Construction Hours</p> <p>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>Impact Piling Method Statement (proposed by Thames Water)</p> <p>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</p> |

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| | <p>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>Waste and refuse</p> <p>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>External Roof Terrace</p> <p>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>Servicing and Deliveries</p> <p>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>Security Shutters</p> <p>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>Contamination</p> |

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| | <p>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 investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. <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>Contamination Remediation</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 Plot 2 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</p> |

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| | and Saved Policy UD3 of the Haringey Unitary Development Plan. |
| C13 | <p>Archaeological Watching Brief</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>Green Roof</p> <p>Prior to installation of the roof 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> <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> |
| C15 | <p>Cooling Demand</p> <p>Further information shall be provided on the cooling demand 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>Warmington House</p> <p>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>Construction Employment Programme</p> <p>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</p> |

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| D. CONDITIONS RELATING TO THE HOTEL (PLOT 3) | |
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| Condition Ref. | Description |
| D1 | <p>Consented Drawings</p> <p>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>Construction Environmental Management Plan</p> <p>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> <p>Reason: To protect the environment and amenities of the locality.</p> |
| D3 | <p>Air Quality and Dust Management Plan</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>Construction Waste Management Plan</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>Construction Hours</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> |

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| D6 | <p>Piling Method Statement</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>Temporary Site hoarding</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 Plot 3 development.</p> <p>Reason: To protect the environment and amenities of the locality.</p> |
| D8 | <p>CCTV</p> <p>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>Lighting</p> <p>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>Waste and refuse</p> <p>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>Energy Centre Flues</p> <p>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</p> |

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| | <p>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>Landscape Management</p> <p>Within 1 year of commencing the Plot 3 development the applicant shall submit a landscape maintenance scheme for Plot 3 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>Hours of Operation of Rooftop Facilities</p> <p>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 Unitary Development Plan 2006.</p> |
| D14 | <p>Contamination</p> <p>Prior to the commencement of the Plot 3 development:</p> <ol style="list-style-type: none"> 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. 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:- <ul style="list-style-type: none"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> |

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| | <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>Contamination Remediation</p> <p>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 Plot 3 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> |
| D16 | <p>Serviced Apartments</p> <p>No individual serviced apartment in Plot 3 shall be 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>Servicing and Deliveries</p> <p>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>Car Parking Management Plan</p> <p>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> |

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| | 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. |
| D19 | <p>Cooling Demand</p> <p>Further information shall be provided on the cooling demand 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>Construction Employment Programme</p> <p>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 have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p> |

| E. CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4) | |
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| Condition Ref. | Description |
| E1 | <p>Consented Drawings</p> <p>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>Reserved Matters</p> <p>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 & Compulsory Purchase Act 2004 and to</p> |

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| | prevent the accumulation of unimplemented planning permissions. |
| E3 | <p>Construction Environmental Management Plan</p> <p>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>Air Quality and Dust Management Plan</p> <p>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>Construction Waste Management Plan</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>Construction Hours</p> <p>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 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> |
| E7 | <p>Piling Method Statement</p> <p>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 on Plot 4 must be undertaken in accordance with the terms of the approved piling method statement.</p> |

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| | Reason: To prevent the contamination of the underlying aquifer. |
| E8 | <p>Lighting</p> <p>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>Waste and refuse</p> <p>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>Landscape Management</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>External Climbing Wall</p> <p>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>Contamination</p> <p>Prior to the commencement of the Plot 4 development:</p> <ol style="list-style-type: none"> 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. |

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| | <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"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. <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> |
| E14 | <p>Contamination Remediation</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 Plot 4 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>Servicing and Deliveries</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</p> |

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| | Development Plan 2006. |
| E16 | <p>Energy strategy</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>Energy Centre Flues</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>Cooling Demand</p> <p>Further information shall be provided on the cooling demand 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>Construction Employment Programme</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 FLOORSFACE (PLOT 5) | |
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| Condition Ref. | Description |

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| F1 | <p>Consented Drawings</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>Reserved Matters</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 & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> |
| F3 | <p>Construction Environmental Management Plan</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 approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p> |
| F4 | <p>Air Quality and Dust Management Plan</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>Construction Waste Management Plan</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>Construction Hours</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</p> |

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| | <p>otherwise agreed <u>in writing 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> |
| F8 | <p>Piling Method Statement</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 <u>on Plot 5</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> |
| F9 | <p>Wheelchair Accessible Homes</p> <p>10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair adaptable housing.</p> <p>Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.</p> |
| F10 | <p>Design Code</p> <p>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>Dwelling Mix</p> <p>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>Car Parking Management Plan</p> <p>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</p> |

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| | the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan. |
| F13 | <p>Cycle Parking 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>CCTV 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>Lighting 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 neighboring residents.</p> |
| F16 | <p>Waste and refuse 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>Landscape Management 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>Energy strategy 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> |

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| | <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>Wind Mitigation</p> <p>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 Plot 5 landscaping scheme.</p> <p>Reason: To protect the environment and amenities of the locality.</p> |
| F20 | <p>Green Roofs</p> <p>Prior to the construction of the residential development on Plot 5 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>Contamination</p> <p>Prior to the commencement of the Plot 5 development:</p> <ol style="list-style-type: none"> 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. 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:- <ul style="list-style-type: none"> • a risk assessment to be undertaken, • refinement of the Conceptual Model, and • the development of a Method Statement detailing the remediation requirements. <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> |

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| | <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> |
| F22 | <p>Contamination Remediation</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 on Plot 5 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>Retention of Architects</p> <p>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>Servicing and Deliveries</p> <p>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>Water Use</p> <p>Water use in the residential towers is limited to 105 litres</p> |

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| | <p>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>Energy Centre Flues</p> <p>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>Cooling Demand</p> <p>Further information shall be provided on the cooling demand 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>Construction Employment Programme</p> <p>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> |

| G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6) | |
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| Condition Ref. | Description |
| G1 | <p>Consented Drawings</p> <p>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 | Reserved Matters |

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| | <p>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 & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p> |
| G3 | <p>Construction Environmental Management Plan 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>Air Quality Dust Management Plan 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 locality.</p> |
| G5 | <p>Construction Waste Management Plan 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>Construction Employment Programme 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>Construction Hours 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</p> |

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| | <p>the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p> |
| G8 | <p>Lighting 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>Waste and Refuse 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>Green Roof Prior to installation of the roof 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> <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> |
| G11 | <p>Energy strategy 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>Cooling Demand Further information shall be provided on the cooling demand 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</p> |

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| | SP0 and SP4 of the Haringey Local Plan 2013. |
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| H. CONDITIONS RELATING TO PUBLIC REALM | |
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| Condition Ref. | Description |
| H1 | <p>Consented Drawings</p> <p>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>Public Realm Strategy</p> <p>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 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> |
| H3 | <p>Public Realm Public Access</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 |
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| 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 & Compulsory Purchase Act 2004 and to</p> |

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| | prevent the accumulation of unimplemented planning permissions. |
| 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 un-intentional harm to the existing fabric, this should be 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>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> |
| 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</p> |

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| | <p>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"> a) The staircase, its material and treatment of the defensible space immediately in front of the House; b) Repair, reinstatement of fabric including brick and mortar repairs and any additional works affecting the internal and external fabric of the listed building; 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; d) Further details of how the new structure would be integrated with the existing listed building; e) All doors, windows and rainwater goods; f) Details of all decorative profiles on walls, ceiling surfaces, staircases, handrails, floor finishes, doors and fanlights as applicable; and, g) Location and finish of all mechanical ventilation, louvers, and communal satellite as applicable. <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 on 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</p> |

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| | the Haringey Unitary Development Plan 2006. |
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Conditions in Reference to the Full Planning Application HGY/2015/3002

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

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| 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 UD3 and ENV7 of the Haringey Unitary Development Plan 2006.</p> |
| 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 http://nrmm.london/.</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</p> |

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| | <p>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> |
| 13 | <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> |
| 14 | <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> |

70. DATE OF NEXT MEETING

11 January 2016.

CHAIR: Councillor Peray Ahmet

Signed by Chair

Date