

**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON MONDAY, 10TH DECEMBER, 2018, 7.00 -  
11.20 pm**

**PRESENT:**

**Councillors: Vincent Carroll (Chair), Reg Rice (Vice-Chair), John Bevan,  
Luke Cawley-Harrison, Sarah James, Peter Mitchell, Viv Ross,  
Yvonne Say, Preston Tabois, Sarah Williams and Liz Morris**

**256. FILMING AT MEETINGS**

Noted.

**257. APOLOGIES**

Apologies for absence were received from Councillor Hinchcliffe. Councillor Morris attended as his substitute.

**258. URGENT BUSINESS**

None.

**259. DECLARATIONS OF INTEREST**

Councillor Ross declared that he was a member of the Canal and River Trust.

Councillor Bevan declared that he was a Board Member of the Lea Valley Park Authority.

Councillor Carroll declared that he knew two of the speakers – Michael Hodges and Edward Badu.

Councillor Williams declared that one of the speakers – Dr Rohan – was her GP.

**260. MINUTES**

The minutes of the last meeting were not available for approval.

**261. SDP SITES HGY/2018/2223**

The Committee considered an application for the approval of demolition works and clearance of existing site to provide a mixed-use development comprising 6 buildings up to 38 storeys in height, which together with pavilion and basement accommodation

will provide up to 104,053m<sup>2</sup> of floorspace (GIA), comprising residential (Use Class C3) (up to 1,036 units), retail (Use Class A1-A4), health centre (Use Class D1), office (Use Class B1), leisure (Use Class D2) parking and servicing areas, hard and soft landscaping (including the provision of a new public square), highways works, creation of new vehicular accesses and the realignment of Station Road, decentralised energy network works and other associated works.

The Planning Officer gave a presentation highlighting the key aspects of the report.

Samantha Sturgeon, Chair of Chesnuts Residents Association addressed the Committee in objection to the application. She requested that the application be rejected on the grounds of affordability, lack of social facilities and toxic air. Ms Sturgeon felt that the proposed properties would not be affordable to any local people to rent, the increase of the burden on local infrastructure would be detrimental, and the impact on the health and wellbeing of local residents would increase due to the air pollution.

Michael Hodges addressed the Committee in objection to the application. He spoke in relation to the high levels of air pollution identified by the Mayor of London at the Welbourne site and felt that there was insufficient mitigation of these levels by the Applicant. He referred to the modelling carried out by the Applicant and stated that the levels were based on a lower base level than that used by the Mayor of London. He requested that the application be resubmitted with proper mitigation, including the use of green screens, rather than shrubs and trees.

Paul Burnham, Defend Council Housing, addressed the Committee in objection to the application. He considered that the figures used for calculating the child yield for the development were incorrect. Mr Burnham had calculated a higher figure of 389 children, using the Mayor's Planning department version 2.1 calculator. Unless the Applicant were to provide a correct figure, the development would not be suitable. The homes on the development were not accessible to people with low incomes or low savings, and with 48% of residents in Haringey having no savings, this development was not suitable.

Martin Ball, addressed the Committee in objection to the application. He requested that the Committee reject the application, due to the impact of the development on Down Lane park, and local provision of facilities.

Councillor Gordon addressed the Committee in objection to the application. Her objections were made in relation to affordability, environmental impact and height and massing. The GLA stated that the application was not yet compliant with the draft London Plan, and that 25% affordability should be under review. Cllr Gordon put to the Committee that the developers could have submitted an application with a higher level of affordability. She raised concerns that the design quality had been downgraded in the units on the Welbourne Site since it had been re-nominated as affordable. The height and massing of the towers would be out of context with other schemes in the area, and she urged the Committee to reject the application.

Objectors responded to questions from the Committee:

- Statistics showed that the average wage for the area would not be enough to afford the shared ownership option. The vast majority of residents in Tottenham Hale did not have savings, or were in debt.
- The dwelling mix of 1 & 2 beds would lead to overcrowding in the dwellings, and therefore it was important to use the correct population calculator.
- Increased facilities and improvements to the park would be welcomed.
- There were concerns in regard to the development being car free. The use of public transport would increase, and would put strain on an already busy bus and tube station.
- The local roads were already congested, and increased population at the site would only exacerbate the problem.

In relation to the comments on design quality at the Welbourne site, Emma Williamson, Assistant Director for Planning, advised that there had not been a downgrade in design, and a specification had been agreed with the Applicant. In terms of the park, payments from applications in the area would provide £2,000,000 for upgrades to the park, and a Parks Officer had been appointed to take these forward.

Officers responded to questions from the Committee:

- The child yield was outlined in the last paragraph of the addendum. Officers were of the view that the correct calculator had been used, and the addendum showed the correct figure. The GLA were satisfied with the play space calculations.
- The air quality information had been referred to the Council's Environmental Health Services, and the methodology applied was acceptable.
- The bus routes through Tottenham Hale bus station had been re-optimised. Currently there was one entrance and exit, and following the development, there would be two entrances and exits which would improve traffic flow and decrease journey times (although this would be subject to an application). There was spare capacity on the Victoria Line, however there were issues around the gate and escalator capacities.
- The scheme would provide 3500sqm of non-residential floorspace, with a flexible range of jobs.
- The profit on the scheme had reduced on private housing from 20% to 17%, and the Applicant had made a concession on profit to maximise the affordable housing. The report by BNP Paribas concluded that at the current time, the affordable housing offer exceeded the maximum viable level. The Applicant had agreed to an early stage viability reassessment.
- Details of cycling improvements would be discussed as part of the highway agreement that the Council would be entering into with the Applicant. The comments made by TfL have been addressed and accepted by TfL.

Dr John Rohan addressed the Committee in support of the application. There was a real need for healthcare premises in the Tottenham area, and the development would provide suitable premises for local people.

Edward Badu, Haringey Citizens, addressed the Committee in support of the application. The development would address the issues of poor living conditions and lack of opportunities in Tottenham Hale. Young professionals needed to be encouraged to stay in Tottenham, and by developing the area into a destination area would do this. He had met with the Applicant and was pleased with the proposed plans, and considered that the development met the needs of people in Tottenham.

Tom Goodall, Argent Related (Applicant), addressed the Committee. The aim was to give the centre of Tottenham Hale a new lease of life. The development would create long lasting positive change, and would transform the area into somewhere that people would want to spend time in. The development would provide 1030 new homes, a significant proportion of which would be Council owned. The new public square would provide local people with space, shops, cafes and a cinema. Since the pre-application briefing in July Argent had worked with the Council to change the application to align with the current administrations priority to provide Council homes. There would be 131 homes at Council rent levels, on Council land. The Welbourne site would be the first of the development to complete, and it was envisaged that completion would be by 2021.

Air quality had been thoroughly assessed and addressed in the report provided as part of the application. Stephen Moorcroft, air quality assessor for Argent advised that as the development was car free, there would be a reduction in air pollution. He explained that the report maps used for the school audits were from 2013, which were five years old, and by the time the scheme had finished, would be ten years old. This had enormous implications for modelling air quality, as things changed over time. Argent had used bespoke traffic data for the modelling, and taken worse case assumptions. The GLA was tightening the low emission zone, and introducing an ultra low emission zone. Mr Moorcroft explained to the Committee that there were limited benefits to using green walls to mitigate the effects of air pollution, and that whilst there may be some benefits to installing a dense screen of ivy, this may be due to the fact that it would be a physical barrier as opposed to being 'green'.

In relation to design, the only changes which had been made to the Welbourne site were at the request of Homes for Haringey. There were no poor doors, and the housing would be of exceptional quality, regardless of tenure.

**Note:**

***21:50 – the Chair informed the Committee that he would use his discretion to suspend Standing Orders and extend the meeting beyond 22.00 to allow for the completion of the item. Following a query made by Councillor Rice, Ben Burgerman (the Council's Lawyer) advised that paragraph 18 of the Committee Procedure Rules, Part 4, Section B of the Constitution stated that "No meeting shall continue after 10 p.m., except that discussion of the specific item or case in hand at 10 p.m. may continue thereafter at the discretion of the Chair of the meeting..."***

Officers and the Applicant responded to questions from the Committee:

- There would be 25% affordable housing on site, with a cumulative 40% affordable housing for the whole development.
- The Council's trees officers had assessed the removals of trees as a whole, and was satisfied that the replanting plans were robust.
- Tom Goodall confirmed that a clause could be included in the leases to exclude all short term lets (this had been done at previous developments).
- The Quality Review Panel had considered both the internal and external plans and were satisfied that the design was of both high quality and met space standards.
- In relation to the single staircase in Building one, the Council's Building Control had spoken extensively with the Applicant and concluded that the building met and exceeded full building regulations. The building would be fully fitted with sprinklers and fire alarms, and the stair wells would be positive pressured so that smoke could not escape in to them. The London Fire Brigade was also happy with approach.
- The daylight and sunlight assessments were set out in the report, and officers were satisfied that good levels of both had been achieved across the development.
- Tom Goodall explained to the Committee that the development had taken a significant reduction in profit margins in order to provide as much affordable housing as possible.
- The architect would retained for the whole build, along with the Council's Building Control team.
- The heights of the buildings were in accordance with the Area Action Plan. The area was not suburban, and had the highest PTAL rating.
- It was unusual for large schemes to achieve zero carbon, and was common for carbon offset payments to be paid. Developments were policy compliant by either reaching zero carbon, or by delivering the most efficient buildings and offsetting the payment.

Councillor Williams proposed that the application be rejected on the grounds of lack of affordable housing, the lack of amenity space for children, and the height, massing, density and environmental impact. Councillor James seconded the proposal.

Following a vote, with five in favour and six against, the motion to refuse fell.

The Chair moved that the application be granted, and following a vote with six in favour and five against, it was

## **RESOLVED**

- i. That the Committee GRANT planning permission and that the Assistant Director Planning or the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.

- ii. That delegated authority be granted to the Assistant Director Planning or the Head of Development Management to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report and to further delegate this power provided this authority shall be exercised in consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.
- iii. That the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 28 February 2019 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- iv. That, following completion of the agreement(s) referred to in resolution (i) within the time period provided for in resolution (ii) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

## **CONDITIONS**

### **NOTE:**

1. The conditions that relate to individual buildings are split between the various "Plots" that form the planning application development identified on Drawing Reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003. The Plots comprise the following development:

"PLOT A" – NORTH ISLAND

"PLOT B" – FERRY ISLAND

"PLOT C" – WELBOURNE

"PLOT D" – ASHLEY ROAD WEST

"PLOT E" – ASHLEY ROAD EAST

"PLOT F" – THE PAVILION

Other than those 'Conditions relating to the Whole Site' below the subsequent conditions in each Section A – F shall only be enforceable against the plot to which they relate.

## **CONDITIONS RELATING TO THE WHOLE SITE**

- 1) Three Year Expiry (HGY Development Management)

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

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

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

The approved plans comprise drawing nos:

**Masterplan**

TH-M\_ZZ\_001\_A\_17013\_P(00)\_P001 P 01  
TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003 P 01  
TH-M\_ZZ\_001\_A\_17013\_P(00)\_P100 P 01  
TH-M\_ZZ\_001\_A\_17013\_P(00)\_P101 P 01

**North Island and Ferry Island**

TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P099A P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P099B P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P100A P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P100B P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P100MAP 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P100MBP 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P101 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P102 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P103 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P107 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P108 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P109 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P112 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P113 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P114 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P118 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P119 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P120 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P136 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P137 P 00  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P210 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P211 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P212 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P213 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P220 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P221 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P230 P 01  
TH-IS\_ZZ\_001\_A\_16092\_(P00)\_P231 P 01

**Welbourne**

TH-WEL-01-001-A-16063-00-100 01  
TH-WEL-01-001-A-16063-00-101 01  
TH-WEL-01-001-A-16063-00-102 01  
TH-WEL-01-001-A-16063-00-103 01  
TH-WEL-01-001-A-16063-00-104 01  
TH-WEL-01-001-A-16063-00-105 01  
TH-WEL-01-001-A-16063-00-106 00

TH-WEL-01-001-A-16063-00-107	00
TH-WEL-01-001-A-16063-00-108	00
TH-WEL-01-001-A-16063-00-109	00
TH-WEL-01-001-A-16063-00-110	00
TH-WEL-01-001-A-16063-00-300	00
TH-WEL-01-001-A-16063-00-301	01
TH-WEL-01-001-A-16063-00-302	01

### **Ashley Road East**

TH-ARE-01-001-A-2452-00-100	00
TH-ARE-01-001-A-2452-00-100M	00
TH-ARE-01-001-A-2452-00-101	00
TH-ARE-01-001-A-2452-00-102	00
TH-ARE-01-001-A-2452-00-103	00
TH-ARE-01-001-A-2452-00-104	00
TH-ARE-01-001-A-2452-00-105	00
TH-ARE-01-001-A-2452-00-106	00
TH-ARE-01-001-A-2452-00-107	00
TH-ARE-01-001-A-2452-00-108	00
TH-ARE-01-001-A-2452-00-113	00
TH-ARE-01-001-A-2452-00-114	00
TH-ARE-01-001-A-2452-00-120	00
TH-ARE-01-001-A-2452-00-300	00
TH-ARE-01-001-A-2452-00-301	00
TH-ARE-01-001-A-2452-00-302	00
TH-ARE-01-001-A-2452-00-303	00
TH-ARE-01-001-A-2452-00-304	00
TH-ARE-01-001-A-2452-00-305	00

### **Ashley Road West**

TH-ARW-01-001-A-16098-00-101	00
TH-ARW-01-001-A-16098-00-102	00
TH-ARW-01-001-A-16098-00-103	00
TH-ARW-01-001-A-16098-00-301	00
TH-ARW-01-001-A-16098-00-302	00

### **Pavilion**

TH-IS_ZZ_001_A_17040_(00)_P120	P 00
TH-IS_ZZ_001_A_17040_(00)_P200	P 00
TH-IS_ZZ_001_A_17040_(00)_P301	P 00
TH-IS_ZZ_001_A_17040_(00)_P500	P 00

### **Landscaping**

*North Island and Ferry Island*

TH-IS-PR-001-LA-TOT494-(90)-3001	01
TH-IS-PR-001-LA-TOT494-(90)-5001	01

*Ashley Road*



TH-AR-PR-001-LA-288-(90)-104 P00  
 TH-AR-PR-001-LA-288-(90)-105 P00

*Welbourne*

TH-WB-PR-001-LA-283-(90)-104 P00  
 TH-WB-PR-001-LA-283-(90)-105 P00

**Demolition**

TH-M\_ZZ\_001\_C\_040204\_(P00)\_P710 P01

The approved documents comprise:

Planning Statement (July 2018) and Addendum (October 2018) prepared by Quod; Arboricultural Impact Assessment and Method Statement (July 2018) and Addendum (October 2018) prepared by RPS; Flood Risk Assessment (July 2018) and Addendum (October 2018) prepared by Whitby Wood; Archaeological Desk Based Assessment (July 2018) prepared by GgMs; Ecological Appraisal (July 2018) prepared by RPS; Environmental Statement (ES) Volumes I – III and Non-Technical Summary (July 2018) and Addendum (October 2018) prepared by Quod.

The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.

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

3) Floorspace Ranges (LBH Development Management)

The following non-residential floorspace ranges are permitted:

<u>Land Use</u>	<u>Minimum Area Permitted (m<sup>2</sup> GIA)</u>	<u>Maximum Area Permitted (m<sup>2</sup> GIA)</u>
<u>Retail (Use Class A1 – A4)</u>	<u>Up to 4,306</u>	
<u>Leisure (Use Class D2)</u>	<u>Up to 2,288</u>	
<u>Office (Use Class B1(a))</u>	<u>831</u>	<u>5,137</u>
<u>Health Centre (Use Class D1)</u>	<u>1,643</u>	

REASON: To ensure that the Development is undertaken in accordance with the approved drawings and the assessed Environmental Statement.

- 4) Tree/Plant Replacement – 5 Years (LBH Development Management)  
Any tree or plant on the development which, within a period of five years of first occupation of the approved development 1) has died 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.  
REASON: to protect the amenity of the locality.
- 5) Wheelchair Accessible Dwellings (LBH Development Management)  
At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015) in conformity with the submitted Design and Access Statement (July 2018) and Addendum (October 2018), unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To ensure inclusive and accessible development
- 6) Part M4 (2) Accessible and Adaptable Dwellings (LBH Development Management)  
90% of residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2015 unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To ensure inclusive and accessible development
- 7) BREEAM Very Good Certification (LBH Carbon Management)  
The non-residential development hereby approved shall achieve a BREEAM “Very Good” outcome (BREEAM New Construction 2018 version). The rating shall be maintained thereafter.  
REASON: In the interest of addressing climate change and to secure sustainable development
- 8) Green/Living Roof – Amenity Access Precluded (LBH Carbon Management)  
The Green/Living roofs hereby approved shall not be used for external amenity space. Access shall only be permitted for maintenance, repair or escape in an emergency unless agreed in writing with the Local Planning Authority.  
REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.
- 9) Tree Removal In Accordance with Relevant Standards (LBH Arboricultural Officer)  
All tree removals on the site shall be in accordance with BS3998:2010 Tree Work – Recommendations unless agreed in writing with the Local Planning Authority.  
REASON: to protect the amenity of the locality.

10) New Tree Provision – Industry Best Practice (LBH Arboricultural Officer)

All new trees shall be provided in accordance with the following industry best practice:

- BS 8545:2014 Trees: from nursery to independence in the landscape (Sec 8: Nursery production & procurement, Sec 9: handling & storage and Annex D & E. All trees to be supplied must be produced by working in accordance with UK plant bio security policies.

REASON: To minimise the introduction of harmful pests and diseases through imported tree stock.

11) Electric Charging Points (LBH Transportation)

The development hereby approved shall provide 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion.

REASON: To reduce carbon emissions and protect air quality.

12) Noise Levels – Compliance (LBH Environmental Health – Noise)

All residential premises hereby approved shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

<b>Time</b>	<b>Area</b>	<b>Average Noise level</b>
Daytime Noise 7am – 11pm	<b>Living rooms &amp; Bedrooms</b>	<b>35dB(A)</b> (L <sub>Aeq,16hour</sub> )
	<b>Dining Room Area</b>	<b>40dB(A)</b> (L <sub>Aeq,16hour</sub> )
Night Time Noise 11pm - 7am	<b>Bedrooms</b>	<b>30dB(A)</b> (L <sub>Aeq,8hour</sub> )

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

REASON: To protect the amenity of occupiers

13) Building Services Plant Noise (LBH Environmental Health – Noise)

Noise arising from the use of the building service plants and associated equipment shall;

- 1) Not increase the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential receptor.
- 2) Not exceed the background noise level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest commercial receptor.

All plant units shall be installed and maintained throughout the duration of the use in accordance with the above condition.

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

14) Infiltration of Surface Water Drainage (Environment Agency)

No infiltration of surface water drainage associated with the development is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

15) Intermittent and Exceptional Use of Diesel Generators (LBH Environmental Health)

Generators shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for 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.

REASON: to protect air quality and the amenity of the locality.

16) Back-Up Diesel Generators – Details of EU Stage V Emission Standards Compliance (LBH Environmental Health)

Prior to the installation of back up diesel generators on the application site, details of generator compliance with EU Stage V Emission Standards for Generator Set Engines shall be provided in writing to and for approval by the Local Planning Authority. Installation shall be in compliance with the approved details and maintained thereafter.

REASON: to protect air quality and the amenity of the locality.

17) Diesel Generator Fuel - Ultra Low Sulphur Diesel (ULSD) - (LBH Environmental Health)

Any diesel generators on the application site shall run on ultra low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.

REASON: to protect air quality and the amenity of the locality.

18) Flue Height Termination Above Highest Roof - (LBH Environmental Health)

All combustion flues on the application site must terminate at least 1 m above the highest roof in the relevant plot, unless otherwise agreed in writing by the Local Planning Authority

REASON: to protect air quality and the amenity of the locality.

19) Plant and Machinery – EU Air Quality Compliance (LBH Environmental Health)

All plant and machinery to be used at the demolition and construction phases of development shall meet Stage IIIA of EU Directive 97/68/ EC for both NO<sub>x</sub> and PM.

REASON: To protect the amenity of the locality.

20) Hard and Soft Landscaping (LBH Development Management)

Part A

Full details of both hard and soft landscape works within the publicly accessible areas of the Site shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works. The hard and soft landscaping within the publicly accessible areas of the Site shall be constructed in accordance with the approved details and shall be delivered in line with the timeframes set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

Part B

Full details of both hard and soft landscape works within each plot's building(s) demise shall be submitted in writing to and approved by the Local Planning Authority prior to installation of such works on the relevant plot. The hard and soft landscaping shall be constructed in accordance with the approved details. The soft landscaping details approved under this condition 20B shall be implemented in the first planting and seeding season following the residential occupation of the relevant plot. The hard landscaping details approved under this condition 20B shall be implemented within 3 months of the residential occupation of the relevant plot.

Relevant details from the following apply to both Parts A and B above.

Details of hard landscaping works shall include:

- Hard surfacing materials;
- Street furniture, short stay cycle parking in accordance with the London Cycle Design Standards (LCDS, October 2016), refuse or other storage units and signage; and
- Details of any hard landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018).

Details of soft landscape works shall include:

- A full schedule of species of new trees and shrubs proposed to be planted;
- Written specifications (including cultivation and other operations) associated with plant establishment;
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- Details of any proposed residential podium space;

- Details of any soft landscaping mitigation measures required to mitigate potential wind tunnel effects identified within the ES (July 2018) and ES Addendum (October 2018); and
- An implementation programme and management plan.

REASON: To protect the amenity of the locality.

21) Public Lighting Strategy (LBH Development Management)

Details of a Public Realm Lighting Strategy shall be submitted in writing to and approved by the Local Planning Authority prior to installation of any lighting. The Strategy shall be in broad conformity with Vol 8 – Lighting Strategy of the Design and Access Statement (July 2018). The strategy shall be implemented as approved and maintained thereafter and shall be delivered in line with the timescales set out in the Public Access Areas Phasing Details as defined in the s106 Agreement relating to, and of even date with, this permission.

REASON: to ensure a high quality public realm

**A. CONDITIONS RELATING TO NORTH ISLAND (PLOT A)**

A1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot A, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot A, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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.

A2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot A, a Residential Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot A non-residential floorspace, a Commercial Waste Management Plan in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.

- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot A shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

A3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot A development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot A shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

A4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot A development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot A development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot A in accordance with the approved details.

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

A5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot A shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot A shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

A6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), an Overheating Model and Report in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot A (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
  - i. the standard and the impact of the solar control glazing;
  - ii. that all heating pipework is appropriately insulated
  - iii. that passive cooling and ventilation features have been included
  - iv. highlight the mitigation strategies to overcome any overheating risk
  - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot A shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

A7) Biodiversity Plan (LBH Carbon Management)



Prior to the installation of the measures listed in items i to v below within Plot A, details of a Biodiversity Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot A shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot A. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot A. The development within Plot A shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

A9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot A (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

A10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot A development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

A11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot A development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

A12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot A development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot A

shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot A, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

A13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot A development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot A thereafter.

REASON: To protect the amenity of occupiers.

A14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot A, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot A and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

A15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot A (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The

development within Plot A shall be implemented in accordance with the approved details.

#### Part B

Prior to first occupation of each building or part of a building or use within Plot A, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

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

#### A16) Site Levels (LBH Development Management)

No development shall proceed within Plot A (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot A development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

#### A17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot A development, an Open Space Management & Maintenance Plan in respect of the development within Plot A shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot A shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

#### A18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot A, a Child Play Space Strategy in respect of the development within Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot A shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

A19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot A development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot A, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot A then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot A.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

A21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot A shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

A22) Method of Piling (LBH Environmental Health)

No development within Plot A (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot A. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot A except for those parts of Plot A where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

A23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot A until a stage 1 written scheme of investigation (WSI) in respect of Plot A has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot A other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot A other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

A24) Contaminated Land – Part 1 (LBH Environmental Health)

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

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
  - i) A risk assessment to be undertaken,
  - ii) Refinement of the Conceptual Model, and
  - ii) The development of a Method Statement detailing the remediation requirements.

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

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

A25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot A.

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

A26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot A development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

A27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot A development, details of a Central Satellite Dish/Receiving System in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

A28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

A29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot A until a Demolition Environmental Management Plan (DEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot A (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot A has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot A.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot A are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;



- ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot A shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

#### A30) Details of Roof Top PV Panels

Prior to the occupation of Plot A for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot A shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

A31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot A (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot A have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

A32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

A33) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot A, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot A shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

**B. CONDITIONS RELATING TO FERRY ISLAND (PLOT B)**

B1) Materials Samples (LBH Development Management)

Part A – Building 1

Prior to the installation of materials on the external surfaces on Building 1 within Plot B, samples of materials to be used for the external surfaces of Building 1 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

Part B – Building 2

Prior to the installation of materials on the external surfaces on the Building 2 within Plot B, samples of materials to be used for the external surfaces of Building 2 hereby approved, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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.

B2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot B, a Residential Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot B non-residential floorspace, a Commercial Waste Management Plan in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot B shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

B3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot B development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot B shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

B4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot B development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot B shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot B development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot B development.

The scheme shall be implemented, retained, managed and maintained within Plot B in accordance with the approved details.

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

**B5) BREAAM – Post Occupation Certificate (LBH Carbon Management)**

**Part A – Building 1**

Six calendar months after the first non-residential occupation of Building 1 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 1 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Building 1 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

**Part B – Building 2**

Six calendar months after the first non-residential occupation of Building 2 on Plot B, a BREEAM Post Construction Certificate in respect of the non-residential space within Building 2 on Plot B shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Building 2 on Plot B shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

**B6) Overheating and Model Report (LBH Carbon Management)**

**Part A – Building 1**

Prior to above ground works of Building 1 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 1 on Plot B shall be submitted in writing to and for approval by the Local Planning

Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 1 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

#### Part A – Building 2

Prior to above ground works of Building 2 on Plot B (excluding works to construct the building core), an Overheating Model and Report in respect of Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within Building 2 on Plot B (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat.

The Part A and Part B submissions shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
  - i. the standard and the impact of the solar control glazing;
  - ii. that all heating pipework is appropriately insulated
  - iii. that passive cooling and ventilation features have been included
  - iv. highlight the mitigation strategies to overcome any overheating risk
  - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot B shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

B7) Biodiversity Plan (LBH Carbon Management)

Part A – Building 1

Prior to the installation of the measures listed in items i to v below for Building 1 of Plot B, details of a Biodiversity Plan in respect of the development for Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

Part B – Building 2

Prior to the installation of the measures listed in items i to v below for Building 2 of Plot B, details of a Biodiversity Plan in respect of the development for Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot B shall be constructed in accordance with the approved Plans.

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B.

The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

B8) Green/living Roof Plan (LBH Carbon Management)

Part A – Building 1

Prior to installation of green/living roofs on Building 1 of Plot B, a Green/Living Roof Plan in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

## Part B – Building 2

Prior to installation of green/living roofs on Building 2 of Plot B, a Green/Living Roof Plan in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority.

The Plans submitted for Part A and Part B shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The approved measures for Building 1 of Plot B shall be incorporated prior to the occupation of Building 1 of Plot B. The approved measures for Building 2 of Plot B shall be incorporated prior to the occupation of Building 2 of Plot B

The development within Plot B shall be carried out in accordance with the approved Plans and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

### B9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot B (excluding works to construct the building cores), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;

- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

**B10) Accessible Parking Demarcated (LBH Transportation)**

Prior to the occupation of Building 2 on Plot B development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

**B11) Cycle Parking (LBH Transportation)**

**Part A – Building 1**

Prior to the occupation of Building 1 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

**Part B – Building 2**

Prior to the occupation of Building 2 on Plot B, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within Building 1 on Plot B shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

**B12) Service and Delivery Plan (LBH Transportation)**

**Part A**

**Part (i) – Building 1**

Prior to the residential occupation of Building 1 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 1 within Plot



B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 1 within Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the residential occupation of Building 2 of the Plot B development, a full Residential Service and Delivery Plan (SDP) in respect of Building 2 within Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries for Building 2 within Plot B shall be undertaken in accordance with the approved plan.

Part B

Part (i) – Building 1

Prior to the occupation of the non-residential floorspace within Building 1 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 1 of Plot B shall be undertaken in accordance with the approved plan.

Part (ii) – Building 2

Prior to the occupation of the non-residential floorspace within Building 2 of Plot B, a full Service and Delivery Plan (SDP) for the non-residential uses within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Building 2 of Plot B shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

B13) Noise Level Testing Details (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the occupation of Building 1 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 1 of Plot B thereafter.

Part B – Building 2

Prior to the occupation of Building 2 within the Plot B development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Building 2 of Plot B thereafter.

REASON: To protect the amenity of occupiers.

B14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Part A – Building 1

Prior to the commencement of the building works for the fit-out of the commercial units within Building 1 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 1 of Plot B and shall be maintained thereafter.

Part B – Building 2

Prior to the commencement of the building works for the fit-out of the commercial units within Building 2 of Plot B, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Building 2 of Plot B and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

B15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot B (excluding demolition and works to construct the building cores) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and

building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot B shall be implemented in accordance with the approved details.

#### Part B

Prior to first occupation of each building or part of a building or use within Plot B, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A.

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

#### B16) Site Levels (LBH Development Management)

No development shall proceed within Plot B (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot B development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

#### B17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot B development, an Open Space Management & Maintenance Plan in respect of the development within Plot B shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot B shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

#### B18) Child Playspace Strategy (LBH Development Management)

##### Part A – Building 1

Prior to the residential occupation of Building 1 on Plot B, a Child Play Space Strategy in respect of the development within Building 1 on Plot B shall be

submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 1 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

#### Part B – Building 2

Prior to the residential occupation of Building 2 on Plot B, a Child Play Space Strategy in respect of the development within Building 2 on Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Building 2 of Plot B shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

#### B19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot B development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot B, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

#### B20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot B then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot B.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development

site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

B21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot B shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

B22) Method of Piling (LBH Environmental Health)

No development within Plot B (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot B. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot B except for those parts of Plot B where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

B23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot B until a stage 1 written scheme of investigation (WSI) in respect of Plot B has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot B other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot B other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
  - B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.
- REASON: To protect the Historic Environment

**B24) Contaminated Land – Part 1 (LBH Environmental Health)**

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

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
  - i) A risk assessment to be undertaken,
  - ii) Refinement of the Conceptual Model, and
  - ii) The development of a Method Statement detailing the remediation requirements.

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

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

**B25) Contaminated Land – Part 2 (LBH Environmental Health)**

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot B.

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

**B26) Development Near Subsurface Potable Water Infrastructure (Thames Water)**

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames

Water. Information detailing how the developer intends to divert the asset / align the Plot B development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

**B27) Central Satellite Dish/Receiving System (LBH Development Management)**

**Part A – Building 1**

Prior to the residential occupation of Building 1 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

**Part B – Building 2**

Prior to the residential occupation of Building 2 of the Plot B development, details of a Central Satellite Dish/Receiving System in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

**B28) Satellite Dish or Television Antenna (LBH Development Management)**

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

**B29) Demolition/Construction Environmental Management Plans**

**Part A**

Demolition works shall not commence within Plot B until a Demolition Environmental Management Plan (DEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

**Part B**

Development shall not commence within Plot B (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot B has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot B.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot B are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.



- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot B shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

#### B30) Details of Roof Top PV Panels

##### Part A – Building 1

Prior to the occupation of Building 1 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 1 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 1 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

##### Part B – Building 2

Prior to the occupation of Building 2 of Plot B for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Building 2 of Plot B shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Building 2 of Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

#### B31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot B (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot B have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

B32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at roof level of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B33) Source Protection Strategy (Ferry Island Plot) Development (excluding above ground demolition – (Thames Water)

Prior to the commencement of the Plot B, a Source Protection Strategy in respect of Plot B detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction shall be submitted to and approved by, the local planning authority in consultation with the water undertaker (Thames Water). The development within Plot B shall be constructed in line with the recommendations of the strategy.

REASON: To ensure that the water resource is not detrimentally affected by the development.

B34) Building 1 Internal Street

Prior to installation, detailed drawings of the soffit serving the Building 1 internal street shall be submitted in writing to and for approval by the Local Planning Authority. The soffit shall be installed in accordance with the approved details prior to the residential occupation of Building 1 and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

B35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot B, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot B shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

**C. CONDITIONS RELATING TO WELBOURNE (PLOT C)**

C1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot C, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot C, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product

references. The development shall be constructed of the approved materials and maintained thereafter.

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.

C2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot C, a Residential Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot C non-residential floorspace, a Commercial Waste Management Plan in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot C shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

C3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot C development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot C shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

C4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot C development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot C development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot C development.

The scheme shall be implemented, retained, managed and maintained within Plot C in accordance with the approved details.

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

C5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot C shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot C shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

C6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), an Overheating Model and Report in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot C (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
  - i. the standard and the impact of the solar control glazing;
  - ii. that all heating pipework is appropriately insulated
  - iii. that passive cooling and ventilation features have been included
  - iv. highlight the mitigation strategies to overcome any overheating risk
  - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot C shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

C7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot C, details of a Biodiversity Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot C shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot C. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding an overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot C. The development within Plot C shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

C9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot C (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and

- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

C10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot C development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

C11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot C development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

C12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot C development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot C, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot C shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

C13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot C development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot C thereafter.

REASON: To protect the amenity of occupiers.

C14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot C, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot C and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

C15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot C (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot C shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot C, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part C.

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

C16) Site Levels (LBH Development Management)

No development shall proceed within Plot C (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot C development shall be built in accordance with the approved details.



REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

C17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot C development, an Open Space Management & Maintenance Plan in respect of the development within Plot C shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot C shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

C18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot C, a Child Play Space Strategy in respect of the development within Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot C shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

C19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot C development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot C, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot C then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot C.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

C21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot C shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

C22) Method of Piling (LBH Environmental Health)

No development within Plot C (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot C. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot C except for those parts of Plot C where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

C23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot C until a stage 1 written scheme of investigation (WSI) in respect of Plot C has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot C other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot C other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

**C24) Contaminated Land – Part 1 (LBH Environmental Health)**

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

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- ii) The development of a Method Statement detailing the remediation requirements.

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

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

**C25) Contaminated Land – Part 2 (LBH Environmental Health)**

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot C.

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

C26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot C development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

C27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot C development, details of a Central Satellite Dish/Receiving System in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

C28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

C29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot C until a Demolition Environmental Management Plan (DEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot C (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot C has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot C.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot C are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot C shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

**C30) Details of Roof Top PV Panels**

Prior to the occupation of Plot C for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot C shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

**C31) Legal Agreement – Interested Parties (LBH Development Management)**

No development shall commence on Plot C (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot C have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

**C32) Installation of roof top structures**

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

**C33) Health Centre Operation and Parking Plan (LBH Development Management)**

Prior to the operation of the health centre, a Health Centre Operation and Parking Management Plan shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall address ambulance and GP parking. The plan shall be implemented as approved.

REASON: to protect the amenity of the locality.

C34) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot C, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot C shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

**D. CONDITIONS RELATING TO ASHLEY ROAD WEST (PLOT D)**

D1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces on the building(s) within Plot D, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot D, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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.

D2) Waste Management Plan (LBH Waste Management)

Prior to the residential occupation of Plot D, a Residential Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot D non-residential floorspace, a Commercial Waste Management Plan in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.

- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot D shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

D3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot D development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot D shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

D4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot D development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot D development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot D development.

The scheme shall be implemented, retained, managed and maintained within Plot D in accordance with the approved details.

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



D5) BREAAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot D shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot D shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

D6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), an Overheating Model and Report in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot D (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
  - i. the standard and the impact of the solar control glazing;
  - ii. that all heating pipework is appropriately insulated
  - iii. that passive cooling and ventilation features have been included
  - iv. highlight the mitigation strategies to overcome any overheating risk
  - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot D shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

D7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot D, details of a Biodiversity Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;
- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot D shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot D. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot D. The development within Plot D shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

D9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot D (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;
- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

D10) Accessible Parking Demarcated (LBH Transportation)

Prior to the occupation of the Plot D development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

D11) Cycle Parking (LBH Transportation)

Prior to the occupation of the Plot D development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

D12) Service and Delivery Plan (LBH Transportation)

Part A

Prior to the residential occupation of the Plot D development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

Part B

Prior to the occupation of the non-residential floorspace within Plot D, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot D shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

D13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot D development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot D thereafter.

REASON: To protect the amenity of occupiers.

D14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot D, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot D and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

D15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot D (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot D shall be implemented in accordance with the approved details.

#### Part B

Prior to first occupation of each building or part of a building or use within Plot D, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part D.

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

#### D16) Site Levels (LBH Development Management)

No development shall proceed within Plot D (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot D development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

#### D17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot D development, an Open Space Management & Maintenance Plan in respect of the development within Plot D shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot D shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

#### D18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot D, a Child Play Space Strategy in respect of the development within Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot D shall be implemented in accordance with the Strategy and maintained thereafter.  
REASON: to ensure high quality development

D19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot D development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot D, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot D then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot D.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

D21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

D22) Method of Piling (LBH Environmental Health)

No development within Plot D (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot D. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot D except for those parts of Plot D where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

D23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot D until a stage 1 written scheme of investigation (WSI) in respect of Plot D has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot D other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot D other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

D24) Contaminated Land – Part 1 (LBH Environmental Health)

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

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- iii) The development of a Method Statement detailing the remediation requirements.

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

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

D25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot D.

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

D26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot D development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

D27) Central Satellite Dish/Receiving System (LBH Development Management)



Prior to the residential occupation of the Plot D development, details of a Central Satellite Dish/Receiving System in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

D28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

D29) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot D until a Demolition Environmental Management Plan (DEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot D (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot D has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot D.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot D are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;

- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
- i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot D shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

D30) Details of Roof Top PV Panels

Prior to the occupation of Plot D for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot D shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

D31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot D (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot D have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

D32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

D33) Ashley Road Façade

Prior to above ground works on Plot D (excluding works to construct the building Core within Plot D), detailed elevation drawings of the Ashley Road façade shall be submitted in writing to and for approval by the Local Planning Authority. The development within Plot D shall be carried out in accordance with the approved details.

REASON: To ensure that the building has a satisfactory appearance.

D34) Hale Road Gable Opportunity

Prior to the residential occupation of Plot D, details of the finish to the Hale Road gable façade shall be submitted in writing to and for approval by the Local Planning Authority. The development on Plot D shall be carried out in accordance with the approved details and maintained until any redevelopment of the adjacent site to the west of the Plot commences unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the building has a satisfactory appearance.

D35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot D, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot D shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

## **E. CONDITIONS RELATING TO ASHLEY ROAD EAST (PLOT E)**

### **E1) Materials Samples (LBH Development Management)**

Prior to the installation of materials on the external surfaces on the building(s) within Plot E, samples of materials to be used for the external surfaces of the building(s) hereby approved within Plot E, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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.

### **E2) Waste Management Plan (LBH Waste Management)**

Prior to the residential occupation of Plot E, a Residential Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

Prior to the occupation of the Plot E non-residential floorspace, a Commercial Waste Management Plan in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot E shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

E3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot E development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot E shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

E4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot E development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot E development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot E development.

The scheme shall be implemented, retained, managed and maintained within Plot E in accordance with the approved details.

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

E5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first non-residential occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot E shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot E shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

E6) Overheating and Model Report (LBH Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), an Overheating Model and Report in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The submission shall assess the overheating risk (using future weather temperature projections), and demonstrate how the risks have been mitigated and removed through design solutions. This assessment will use TM59 (for domestic) or TM52 (for non-domestic). Both models shall be run using the London Weather File TM49.

The submission shall include details of the design measures incorporated within the scheme within Plot E (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat. The submission shall include the following:

- A. Full listing (based on unit number relating to planning drawings) of units modelled and the overheating risk before measures are installed;
- B. The measures installed to reduce overheating risk:
  - i. the standard and the impact of the solar control glazing;
  - ii. that all heating pipework is appropriately insulated
  - iii. that passive cooling and ventilation features have been included
  - iv. highlight the mitigation strategies to overcome any overheating risk
  - v. that there is space for pipe work or localised building services and that this is designed in to the building to allow the retrofitting of centralised or localised cooling and ventilation equipment if needed.

The submission shall preclude the use of air conditioning unless exceptional justification is given for design based upon current weather projection (CIBSE DSY 1). The development within Plot E shall be constructed in accordance with the approved submission.

REASON: In the interest of adapting to climate change and to secure sustainable development.

E7) Biodiversity Plan (LBH Carbon Management)

Prior to the installation of the measures listed in items i to v below within Plot E, details of a Biodiversity Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall detail:

- i. Details on the number, and location of the bird brick boxes (or other) - including orientation and links to habitats that would be needed to support the identified bird species;

- ii. Details on the bird brick box (or other) design and for what bird species would they serve;
- iii. The lighting measures and ongoing management to reduce the impact on recorded bat populations;
- iv. The number, and location of the bat brick boxes; and
- v. The number, and location of the insect hotels.

The development within Plot E shall be constructed in accordance with the approved Plan and the approved measures incorporated prior to the occupation of the development within Plot E. The approved biodiversity infrastructure should where possible preclude impacts by amenity uses and access should be permitted only for maintenance, repair or escape in an emergency.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E8) Green/living Roof Plan (LBH Carbon Management)

Prior to installation of green/living roofs, a Green/Living Roof Plan in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan shall include:

- A roof(s) plan identifying where the living roofs will be located;
- Confirmation of the substrates depth ranges;
- Details on the diversity of substrate depths across the roof to provide contours of substrate;
- Details on the diversity of substrate types and sizes;
- Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;
- Details on the range of native species of wildflowers and herbs planted to benefit native wildlife precluding a overreliance on sedum;
- Details of the location of log piles / flat stones for invertebrates; and
- Schedule of ongoing maintenance and management

The measures should be incorporated prior to the occupation of the development within Plot E. The development within Plot E shall be carried out in accordance with the approved Plan and maintained thereafter.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall.

E9) Boiler Details (LBH Environmental Health/Carbon Management)

Prior to above ground works within Plot E (excluding works to construct the building core), details of the boiler facilities and associated infrastructure within the Plot, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) location of the energy centre;
- b) specification of equipment and pipework;

- c) details of all the flue arrangements and chimney heights calculations, diameters and locations;
- d) confirmation that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh;
- e) confirmation that the site wide heating and hot water network has been designed and shall be constructed following the CIBSE / ADE Heat Networks Code of Practice
- f) operation/management strategy;
- g) the method of how the facility and infrastructure shall be designed to allow for the future connection to any neighbouring heating network (including the proposed connectivity location, space for extra equipment, punch points and large enough route of the link); and
- h) the route from the Energy Centre to the red line boundary with installed pipe specification to serve all heat loads.

The development within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To protect air quality, ensure future district energy connection and protect the amenity of the locality.

**E10) Accessible Parking Demarcated (LBH Transportation)**

Prior to the occupation of the Plot E development, all accessible car parking spaces within that Plot shall be marked as such and retained permanently.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

**E11) Cycle Parking (LBH Transportation)**

Prior to the occupation of the Plot E development, full details of the long stay cycle parking (including the type, dimensions and method of security and access), in line with the London Cycle Design Standards (LCDS, October 2016) within that Plot shall be submitted in writing to and approved by the Local Planning Authority. Cycle parking within the Plot shall be installed in accordance with the approved details.

REASON: To promote sustainable transport.

**E12) Service and Delivery Plan (LBH Transportation)**

**Part A**

Prior to the residential occupation of the Plot E development, a full Residential Service and Delivery Plan (SDP) in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

**Part B**



Prior to the occupation of the non-residential floorspace within Plot E, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot E shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

E13) Noise Level Testing Details (LBH Environmental Health – Noise)

Prior to the occupation of the Plot E development, testing details (the scope of which shall be agreed with the Local Planning Authority prior to submission) confirming the noise levels cited in Site Wide condition 12 above have been met shall be submitted in writing to and for approval by the Local Planning Authority. The approved noise level shall be maintained within Plot E thereafter.

REASON: To protect the amenity of occupiers.

E14) Sound Insulation Between Residential and Commercial Properties (LBH Environmental Health – Noise)

Prior to the commencement of the building works for the fit-out of the commercial units within Plot E, details of a Sound Insulation Scheme to be installed between the commercial premises and residential premises within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The scheme shall be submitted following consultation with the Council's Environmental Health Officer (Noise). The scheme shall be installed as approved prior to any commercial occupation of Plot E and shall be maintained thereafter.

REASON: to protect the amenity of the locality.

E15) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot E (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot E shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of each building or part of a building or use within Plot E, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has

delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part E.

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

E16) Site Levels (LBH Development Management)

No development shall proceed within Plot E (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot E development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

E17) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot E development, an Open Space Management & Maintenance Plan in respect of the development within Plot E shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot E shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

E18) Child Playspace Strategy (LBH Development Management)

Prior to the residential occupation of Plot E, a Child Play Space Strategy in respect of the development within Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The Strategy shall provide detail of child play spaces in accordance with the London Plan (2016) and the London Plan SPG Play and Informal Recreation (2012). The development within Plot E shall be implemented in accordance with the Strategy and maintained thereafter.

REASON: to ensure high quality development

E19) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot E development hereby permitted may not commence, other than for investigative work, until a monitoring and maintenance plan in respect of contamination within Plot E, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved

plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E20) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot E then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot E.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

E21) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot E shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

E22) Method of Piling (LBH Environmental Health)

No development within Plot E (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot E. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot E except for those parts of Plot E where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

**E23) Written Scheme of Investigation (WSI) – Historic England (GLAAS)**

No demolition or development shall take place within Plot E until a stage 1 written scheme of investigation (WSI) in respect of Plot E has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot E other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot E other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

**E24) Contaminated Land – Part 1 (LBH Environmental Health)**

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

- a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-
  - i) A risk assessment to be undertaken,
  - ii) Refinement of the Conceptual Model, and
  - ii) The development of a Method Statement detailing the remediation requirements.

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

- b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

E25) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot E.

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

E26) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot E development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

E27) Central Satellite Dish/Receiving System (LBH Development Management)

Prior to the residential occupation of the Plot E development, details of a Central Satellite Dish/Receiving System in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter.

REASON: To protect the amenity of the locality.

E28) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of any building in the Plot is not permitted, excepting the approved central dish/receiving system noted in the condition above, unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

E29) Demolition/Construction Environmental Management Plans

#### Part A

Demolition works shall not commence within Plot E until a Demolition Environmental Management Plan (DEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

#### Part B

Development shall not commence within Plot E (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot E has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot E.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot E are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;
  - iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;

- v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot E shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

#### E30) Details of Roof Top PV Panels

Prior to the occupation of Plot E for residential purposes, details of the layout and specification of the PV solar panel installation in respect of Plot E shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

#### E31) Legal Agreement – Interested Parties (LBH Development Management)

No development shall commence on Plot E (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot E have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

E32) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

E33) Updated Ecological Survey (LBH Nature Conservation)

Prior to the demolition of 1 Ashley Road, an updated Ecological Appraisal including a daytime bat survey shall be submitted in writing to and for approval by the Local Planning Authority. The Appraisal shall propose mitigation if required. The development shall be implemented in accordance with approved details.

REASON: to protect biodiversity.

E34) Existing Business Occupier Retention

Prior to the commencement of the Plot E development, a description of the operation of any existing business occupiers on the Plot shall be submitted to the Local Planning Authority. Details shall also be submitted setting out a description of discussions that have been held with any existing occupiers to determine if they would express an interest to take up floorspace within the Proposed Development.

In the event that as part of these discussions any existing business occupiers express an interest in taking up floorspace within the Proposed Development, the submitted details shall set out the opportunities for the existing occupiers to take up floorspace within the Proposed Development.

REASON: To provide the opportunity for existing businesses to be retained on the Site.

E35) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot E, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot E shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

**F. CONDITIONS RELATING TO THE PAVILION (PLOT F)**



F1) Materials Samples (LBH Development Management)

Prior to the installation of materials on the external surfaces of Plot F, samples of materials to be used for the external surfaces of the building hereby approved within Plot F, shall be submitted in writing to and for approval by the Local Planning Authority. Samples shall include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be constructed of the approved materials and maintained thereafter.

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.

F2) Waste Management Plan (LBH Waste Management)

Prior to the occupation of Plot F, a Commercial Waste Management Plan in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures.
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20
- Suitable pest control of waste storage areas.
- Separate commercial and residential waste storage and disposal
- In respect of the non-residential units, arrangements for a scheduled waste collection with a Commercial Waste Contractor
- A cleansing schedule and measures to ensure waste is contained at all times.

The development within Plot F shall be implemented in accordance with the approved Plan and maintained thereafter.

REASON: To protect the amenity of the locality

F3) Drainage – Attenuation Details (LBH Local Lead Flood Authority)

Prior to the commencement of the Plot F development other than demolition, below ground and building core works, full details of the drainage attenuation in respect of Plot F shall be submitted in writing to and for approval by the local Planning Authority.

Attenuation measures shall demonstrate compliance with the relevant London Plan (2016) Standards, in relation to greenfield runoff rate, and the approved details shall then be implemented as approved and maintained thereafter.

REASON: to mitigate flood risk.

F4) Drainage - Design Implementation, Maintenance Management (LBH Local Lead Flood Authority)

Prior to commencement of the Plot F development other than demolition, below ground and building core works, details of design implementation, maintenance and management of the sustainable drainage scheme in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority, those details shall include:-

- i) Information about the design storm periods and intensity, discharge rates for both pre and post development, means of access for maintenance, methods used to control surface water discharge from the Plot.
- ii) Any works required off site to ensure adequate discharge of surface water without causing flooding.
- iii) Floodwater exceedance routes, both on and off site.
- iv) Timetable for implementation.
- v) A detailed management maintenance plan for the lifetime of the Plot F development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by Residents management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the Plot A development.

The scheme shall be implemented, retained, managed and maintained within Plot F in accordance with the approved details.

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

F5) BREAAM – Post Occupation Certificate (LBH Carbon Management)

Six calendar months after the first occupation of the Plot, a BREEAM Post Construction Certificate in respect of the non-residential space within Plot F shall be submitted to the Local Planning Authority. The Certificate shall be issued by the Building Research Establishment (or another independent certification body). The development within Plot F shall maintain the rating in the approved Certificate thereafter unless agreed in writing with the Local Planning Authority.

REASON: In the interest of addressing climate change and to secure sustainable development

F6) Service and Delivery Plan (LBH Transportation)

Prior to the occupation of Plot F, a full Service and Delivery Plan (SDP) for the non-residential uses within Plot F shall be submitted in writing to and for

approval by the Local Planning Authority. The Plan should provide details on how servicing and deliveries will take place. The plan shall demonstrate how deliveries and servicing are coordinated to avoid the AM and PM peak periods. Servicing and deliveries within Plot A shall be undertaken in accordance with the approved plan.

REASON: To reduce traffic and congestion on the transportation and highways network.

F7) Secure by Design Accreditation (Metropolitan Police)

Part A

Prior to carrying out above ground works within Plot F (excluding demolition and works to construct the building core) details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that the Plot (and building(s) contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development within Plot F shall be implemented in accordance with the approved details.

Part B

Prior to first occupation of Plot F, details shall be submitted to, and approved in writing by the Local Planning Authority to demonstrate that such Plot (and building(s) contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part F.

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

F8) Site Levels (LBH Development Management)

No development shall proceed within Plot F (excluding above ground demolition) until details of all existing and proposed levels on the Plot in relation to the adjoining properties have been submitted to and approved by the Local Planning Authority. The Plot F development shall be built in accordance with the approved details.

REASON: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

F9) Open Space Management & Maintenance Plan (LBH Development Management)

Prior to the occupation of the Plot F development, an Open Space Management & Maintenance Plan in respect of the development within Plot F shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:

- i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
- ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity

Spaces within Plot F shall be managed and maintained in accordance with the approved Plan and maintained thereafter.

REASON: to ensure high quality open space

F10) Monitoring and Maintenance Plan – Contamination (Environment Agency)

The Plot F development hereby permitted may not commence until a monitoring and maintenance plan in respect of contamination within Plot F, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority.

REASON: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F11) Contamination Not Previously Identified (Environment Agency)

If during development, contamination not previously identified is found to be present at Plot F then no further development in respect of that Plot (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved within Plot F.

REASONS: To ensure that the development is not contributing to, put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 170 of the National Planning Policy Framework. To prevent deterioration of groundwater within the principal chalk aquifer.

F12) Written Consent for Piling or Other Intrusive Ground Works (Environment Agency)

Piling or other intrusive ground works (investigation boreholes, tunnel shafts, ground source heating and cooling systems) using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development within Plot F shall be carried out in accordance with the approved details.

REASON: To ensure that the proposed piling activities through potentially contaminated land is not contributing to, put at unacceptable risk from, or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 170 of the National Planning Policy Framework and the Environment Agency's approach to groundwater protection. To prevent deterioration of groundwater within the principal chalk aquifer.

F13) Method of Piling (LBH Environmental Health)

No development within Plot F (including the site preparation works) shall commence until a Piling Impact Study has been undertaken in respect of Plot F. The Piling Impact Study shall include the method of piling foundations and shall be submitted to and approved in writing by the Local Planning Authority. Piling or any other foundation design using penetrative methods shall not be permitted within Plot F except for those parts of Plot F where it has been demonstrated that there is no resultant unacceptable risk to ground water.

REASON: To prevent the contamination of the underlying groundwater aquifer

F14) Written Scheme of Investigation (WSI) – Historic England (GLAAS)

No demolition or development shall take place within Plot F until a stage 1 written scheme of investigation (WSI) in respect of Plot F has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place within Plot F other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place within Plot F other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To protect the Historic Environment

F15) Contaminated Land – Part 1 (LBH Environmental Health)

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

a) Using the information obtained from the previous assessments, an additional site investigation, sampling and analysis shall be undertaken at the Plot as appropriate. The investigation must be comprehensive enough to enable:-

- i) A risk assessment to be undertaken,
- ii) Refinement of the Conceptual Model, and
- ii) The development of a Method Statement detailing the remediation requirements.

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

b) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements in respect of the Plot, 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 the Plot.

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

F16) Contaminated Land – Part 2 (LBH Environmental Health)

Where the contaminated land condition above demonstrates that remediation of contamination on the Plot is required, completion of the remediation detailed in the Method Statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied within Plot F.

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

F17) Development Near Subsurface Potable Water Infrastructure (Thames Water)

No construction shall take place within 5m of the water main unless otherwise agreed in writing with the Local Planning Authority in consultation with Thames Water. Information detailing how the developer intends to divert the asset / align the Plot F development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground water utility infrastructure.

F18) Satellite Dish or Television Antenna (LBH Development Management)

The placement of any satellite dish or television antenna on any external surface of the building within the Plot is not permitted unless agreed in writing with the Local Planning Authority.

REASON: To protect the amenity of the locality.

F19) Demolition/Construction Environmental Management Plans

Part A

Demolition works shall not commence within Plot F until a Demolition Environmental Management Plan (DEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

Part B

Development shall not commence within Plot F (other than demolition) until a Construction Environmental Management Plan (CEMP) in respect of Plot F has been submitted to and approved in writing by the local planning authority.

The following applies to both Parts A and B above:

- a) The DEMP/CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP) in respect of Plot F.
- b) The DEMP/CEMP shall provide details of how demolition/construction works in respect of Plot F are to be undertaken respectively and shall include:
  - i. A construction method statement which identifies the stages and details how works will be undertaken;
  - ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
  - iii. Details of plant and machinery to be used during demolition/construction works;
  - iv. Details of an Unexploded Ordnance Survey;
  - v. Details of the waste management strategy;
  - vi. Details of community engagement arrangements;
  - vii. Details of any acoustic hoarding;
  - viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
  - ix. Details of external lighting; and,
  - x. Details of any other standard environmental management and control measures to be implemented.
- c) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on:
  - i. Monitoring and joint working arrangements, where appropriate;
  - ii. Site access and car parking arrangements;

- iii. Delivery booking systems;
  - iv. Agreed routes to/from the Plot;
  - v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and
  - vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and
  - vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.
- d) The AQDMP will be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:
- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
  - ii. Details confirming the Plot has been registered at <http://nrmm.london>;
  - iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
  - iv. An inventory of NRMM currently on site (machinery should be regularly serviced and service logs kept on site, which includes proof of emission limits for equipment for inspection);
  - v. A Dust Risk Assessment for the works; and
  - vi. Lorry Parking, in joint arrangement where appropriate.

The development on Plot F shall be carried out in accordance with the approved details.

Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

#### F20) Details of Roof Top PV Panels

Prior to the occupation of Plot F, details of the layout and specification of the PV solar panel installation in respect of Plot F shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure sustainable development and mitigate the impacts of climate change.

#### F21) Legal Agreement – Interested Parties (LBH Development Management)



No development shall commence on Plot F (as shown on drawing reference TH-M\_ZZ\_001\_A\_17013\_P(00)\_P003) until all those with an interest in the land of Plot F have entered into a legal agreement with the Local Planning Authority to secure the obligations listed in Section 2 of the committee report.

REASON: to secure a legal agreement with all those with an interest in the land.

F22) Installation of roof top structures

Prior to the installation of any access ladders or building cleaning equipment at the roof level of Plot F, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

F23) Pavilion Signage Strategy

Prior to the occupation of Plot F, details of a signage strategy for the Pavilion shall be submitted in writing to and for approval by the Local Planning Authority. All signage to be fixed to the Pavilion shall be in accordance with the approved signage strategy.

REASON: To ensure that the building has a satisfactory appearance.

F24) Opaque Glazing to non-residential units

Prior to the installation of any opaque glazing on the ground floor non-residential units of Plot F, details shall be submitted in writing to and for approval by the Local Planning Authority. The installation within Plot F shall be constructed in accordance with the approved details and maintained thereafter.

REASON: To ensure that the building has a satisfactory appearance

## **INFORMATIVES**

1) Working With the Applicant (LBH Development Management)

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

2) Community Infrastructure Levy (LBH Development Management)

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

3) Hours of Construction Work (LBH Development Management)

INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays

4) Party Wall Act (LBH Development Management)

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

5) Development Numbering (LBH Land Charges)

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

6) Site Constraints (Environment Agency)

INFORMATIVE: The EA have no issues on flood risk grounds but would refer the applicant to our Flood Risk Standing Advice (FRSA).

The previous use of the proposed development site as a landfill presents a high risk of contamination that could be mobilised during construction to pollute controlled waters. Controlled waters are considered to be particularly sensitive in this location because the proposed development site is;

- Sited on the regionally important principal chalk aquifer and the Thanet Sands deposit which are considered to be in continuity at this site.
- Within a source protection zone 2 for a public drinking water supply abstraction.

The Environmental Statement and associated Non-Technical Summary Dated July 2018 submitted in support of this planning application provides the EA with confidence that it will be possible to suitably manage the risks posed to controlled waters by this development. However, further detailed information will be required before built development is undertaken. It is our opinion that it would place an unreasonable burden on the developer to ask for more detailed information prior to the granting of planning permission but respect that this is a decision for the Local Planning Authority. In light of the above, the proposed development will be acceptable if the planning conditions listed above are invoked and a remediation strategy carried out by a competent person in line with paragraph 180 of the National Planning Policy Framework.

7) Advice to Applicant on Model Procedures and Good Practice (Environment Agency)

INFORMATIVE: EA recommends that developers should:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- Refer to the Environment Agency Guiding principles for land contamination for the type of information that we required in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed.
- Refer to the contaminated land pages on GOV.UK for more information.

A Detailed Quantitative Risk Assessment (DQRA) for the principal chalk aquifer using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out. This increased provision of information by the applicant reflects the potentially greater risk to the water environment. We feel that a DQRA for environmental health purposes should be sufficient to characterise near surface deposits.

In the absence of any applicable on-site data, a range of values should be used to calculate the sensitivity of the input parameter on the outcome of the risk assessment. Where groundwater has been impacted by contamination on site, the default compliance point for Principal and Secondary aquifers is 50m. Following the DQRA, a Remediation Options Appraisal to determine the Remediation Strategy in accordance with CRL11. The remediation strategy should address the procedure for dealing with waste arising from piling activities in the historic landfill and appropriate materials management plan for reuse of suitable materials onsite.

The verification plan should include proposals for a groundwater-monitoring programme to encompass regular monitoring for a period before, during and after ground works. E.g. monthly monitoring before, during and for at least the first quarter after completion of ground works, and then quarterly for the remaining 9-month period. Where SUDs are proposed; infiltration SUDs should not be located in unsuitable and unstable ground conditions such as land affected by contamination or solution features. As the site is a former landfill it may not be a practical options to use infiltration techniques for dealing with surface water and appropriate connections to the public sewer are expected. Where infiltration SuDS are to be used for surface run-off from roads, car parking

and public or amenity areas, they should have a suitable series of treatment steps to prevent the pollution of groundwater. For the immediate drainage catchment areas used for handling and storage of chemicals and fuel, handling and storage of waste and lorry, bus and coach parking or turning areas, infiltration SuDS are not permitted without an environmental permit. Further advice is available in the updated CIRIA SUDs manual.

[http://www.ciria.org/Resources/Free\\_publications/SuDS\\_manual\\_C753.aspx](http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx)

8) Waste on Site and Reuse of Materials (Environment Agency)

INFORMATIVE: The CLAIRE Definition of Waste: Development Industry Code of Practice provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste. Under the Code of Practice, excavated materials that are recovered via a treatment operation can be re-used on-site providing they are treated to a standard such that they fit for purpose and unlikely to cause pollution treated materials can be transferred between sites as part of a hub and cluster project. Some naturally occurring clean material can be reused directly onsite.

It will not be acceptable to reuse historic landfill material on site as this will remain waste and will need to be disposed in accordance with the relevant protocols. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to: the position statement on the Definition of Waste: Development Industry Code of Practice and the Environmental regulations page on GOV.UK.

9) Advice to applicant on Review of Further Documents (Environment Agency)

INFORMATIVE: If you would like EA to review a technical report or document, outside of a statutory consultation, and/or meet to discuss EA position, this will be chargeable in line with EA planning advice service.

If you wish to request a meeting, or document review, please contact EA team email address at [HNLsustainableplaces@environment-agency.gov.uk](mailto:HNLsustainableplaces@environment-agency.gov.uk)

Further information on our charged planning advice service is available at: <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Decision notice: EA records the outcome of planning applications and request that the decision notice is sent to [hnl@sustainableplaces@environment-agency.gov.uk](mailto:hnl@sustainableplaces@environment-agency.gov.uk)

- 10) Suitably Qualified Professional – WSI (Historic England – GLAAS)  
INFORMATIVE: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England’s Guidelines for Archaeological Projects in Greater London.
  
- 11) Deemed Discharge - Written Scheme of Investigation (Historic England – GLAAS)  
INFORMATIVE: The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
  
- 12) Evaluation - Written Scheme of Investigation (Historic England – GLAAS)  
INFORMATIVE: Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

#### *Geoarchaeological Assessment and Coring*

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

#### *Evaluation*

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to

archaeology. You should also consult Historic England's Development Management on statutory matters.

13) Asbestos Survey (LBH Environmental Health)

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

14) Positive Pumped Device (Thames Water)

INFORMATIVE Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing a positive pumped device (or equivalent reflecting technological advances) to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions. Fitting only a non-return valve could result in flooding to the property should there be prolonged surcharge in the public sewer.

15) Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: If as part of the basement development there is a proposal to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)

16) Minimum Pressure (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

17) Water Mains Crossing or Close to Development (Thames Water)

INFORMATIVE: There are water mains crossing or close to development. Thames Water do NOT permit the building over or construction within 3m of water mains. If applicant is planning significant works near TW mains (within 3m) TW need to check that development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working

near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

18) Development within 15m of Thames Water Assets (Thames Water)

INFORMATIVE: The applicant is advised to read TW guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk).

19) Ground Water Source Protection Strategies (Thames Water)

INFORMATIVE: More detailed information regarding Source Protection Strategies can be obtained from Thames Waters' Groundwater Resources Team email [GroundwaterResources@Thameswater.co.uk](mailto:GroundwaterResources@Thameswater.co.uk) Tel: 0203 577 3603.

20) Network Rail Asset Protection (Network Rail)

INFORMATIVE: Network Rail strongly recommends the developer contacts Network Rail Asset Protection London South East Asset Protection [anglia@networkrail.co.uk](mailto:anglia@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

21) Safe Operation of the Railway (Network Rail)

INFORMATIVE: The Developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- Encroach onto Network Rail land
- Affect the safety, operation or integrity of the company's railway and its infrastructure
- Undermine its support zone
- Damage the company's infrastructure
- Place additional load on cuttings
- Adversely affect any railway land or structure
- Over-sail or encroach upon the air-space of any Network Rail land
- Cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

22) Safe Operation of the Railway - Future Maintenance (Network Rail)

INFORMATIVE: The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any

construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from Network Rail Asset Protection, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

23) Safe Operation of the Railway - Drainage (Network Rail)

INFORMATIVE: Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to Network Rail Asset Protection. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

24) Safe Operation of the Railway – Plant and Materials (Network Rail)

INFORMATIVE: All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or



failure, no plant or materials are capable of falling within 3.0m of the boundary with Network Rail.

25) Safe Operation of the Railway – Scaffolding (Network Rail)

INFORMATIVE: Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

26) Safe Operation of the Railway – Piling (Network Rail)

INFORMATIVE: Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for approval to Network Rail Asset Protection prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

27) Safe Operation of the Railway – Fencing (Network Rail)

INFORMATIVE: In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

28) Safe Operation of the Railway – Lighting (Network Rail)

INFORMATIVE: Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's approval of their detailed proposals regarding lighting.

29) Safe Operation of the Railway – Noise and Vibration (Network Rail)

INFORMATIVE: The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be

assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

30) Safe Operation of the Railway – Vehicle Incursion (Network Rail)

INFORMATIVE: Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

31) Asset Protection Agreement (Network Rail)

INFORMATIVE: Network Rail strongly recommends the developer contacts Network Rail Asset Protection London South East at [AssetProtectionanglia@networkrail.co.uk](mailto:AssetProtectionanglia@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

32) Commercial Waste Disposal (LBH Waste Management)

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

33) Noise Receptors (LBH Environmental Health – Noise)

INFORMATIVE: To effectively protect the existing noise sensitive receptors from adverse levels of noise and vibration, the principal contractor shall be encouraged to apply for prior consent under Section 61 of the Control of Pollution Act 1974 for this development.

34) Phasing for CIL Purposes (LBH Development Management)

INFORMATIVE: For the avoidance of doubt, this planning permission is not a phased planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended)

**SECTION 106 HEADS OF TERMS:**

- 1) **Considerate Constructor Scheme** – Applicant participation (All plots)

- 2) **Construction Management** – Financial contribution of **£40,000** (Contribution to a Tottenham Hale Construction Coordinator)
- 3) **Energy Plan**
  - a. District Energy Network (DEN) Connection - Reasonable Endeavours
  - b. DEN Connection Fees **£250,000**
  - c. Carbon Offset Payment **£939,650**
  - d. DEN Pipework:
    - i. Installation of DEN pipework within Station Road and/or Ferry Link; OR
    - ii. Payment in lieu of DEN pipework (up to sum of **£400,000**)
- 4) **Local Marketing** to Haringey Residents
- 5) **Affordable Housing Plan**
  - a. **51** Social Housing units (Welbourne)
  - b. **80** London Living Rent units (Welbourne)
  - c. **108** Shared Ownership Units (Ashley Road West and North Island -Building 3)
  - d. **Early** and **Late Stage** Viability Review
  - e. Restriction on occupation of market homes prior to completion of affordable housing (restriction on a plot by plot basis).
  - f. Option to acquire and **amend tenure** to provide **131 council-owned social homes** on the Welbourne Plot
  - g. **Additional child playspace contribution** in the event of acquisition noted above at f.
- 6) **Car Free Development** – Future Occupiers ineligible for Residential Parking Permits (excepting resident Blue Badge Holders)
- 7) Provision of an onsite **Car Club**
- 8) Provision of **1 Car Club Membership** per dwelling and a **£50 credit** for a period of **2 years- £103,000**
- 9) **Controlled Parking Zone** – Financial contribution of **£15,000** toward review, design and consultation, and implementation of parking management measures in:
  - Chesnut Road, Park View Road, Monument Way, Watermead Way, Station Road, Ashley Road, Hale Road, The Hale and Ferry Road; and;
  - other roads as deemed appropriate by the Council
- 10) **Residential Travel Plan** provision
- 11) **Framework Travel Plan** (commercial uses)
- 12) Appointment of a **Travel Plan Coordinator**

- 13) **Travel Plan Monitoring** – Financial Contribution **£6,000**
- 14) **Haringey Employment and Recruitment Partnership**
- a. 20% local labour during construction phase of development
  - b. Pre-employment training (Construction Skills Certification Scheme) to be provided to that part of the onsite workforce comprising residents
  - c. Provision of Apprenticeships
  - d. Assistance for local tenders
  - e. Career Education workshops and local employment promotion via Harris Academy, ADA and CONEL.
  - f. Apprentices – Financial contribution **£94,000**
- 15) End User Skills Training Contribution – Range between **£19,944 - £123,288** (Depending on Flexible Use Floorspace quantum)
- 16) **Highway Improvement Works** secured by way of highways S278 agreement:
- Widening of Hale Road to provide two eastbound traffic lanes on the approach to the junction with Ashley Road;
  - Installation of traffic signal controls at the Watermead Way junction with Ashley Road and Station Road, which incorporates a relocated toucan crossing across Watermead Way;
  - Reconfigured bus station layout and creation of signalised junction at the northern end of the bus station;
  - New signalised pedestrian crossing on Watermead Way, to the north of Cygnet Way junction;
  - The provision of bus standing space on Watermead Way, to the north of the Cygnet Way junction;
  - Realignment of Station Road;
  - Any other works reasonably necessary to facilitate those works described above such as relocation of street furniture and highway drainage, paving and carriageway resurfacing works; and in general accordance with the approved Highway Works Plan;
- 17) **Terms of Access** to Public Areas
- 18) **Public Access Management Plan**
- 19) **Public Art - £50,000.** Details and location of installation to be agreed with Local Planning Authority
- 20) **Child Play Space** – Off site financial contribution **£50,350 (to increase in the event of acquisition noted above at 5.f)**
- 21) **Architect Retention** – Local Planning Authority agreement – All Plots.

22) **S106 Monitoring - Financial contribution of £50,000**

23) **Off Site Public Realm Improvements**

- Station Road
- Chestnut Road
- Hale Road/Watermead Way
- Down Lane Park

Sub-Total Public Realm - £2,906, 670

24) Build to Rent Covenant

**Total Contribution: £ 4,524,614**

- v. That, in the absence of the agreement referred to in resolution (i) above being completed within the time period provided for in resolution (ii) above, the planning permission be refused for the following reasons:
- i. *In the absence of a legal agreement securing 1) the provision of on-site affordable housing 2) marketing of the scheme to local residents 3) an option to acquire the Welbourne site, and 4) an option to amend the tenure on the Welbourne site (allowing for additional child playspace contributions), the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. The scheme would not make full use of Haringey's capacity for housing to meet targeted delivery of required homes. As such, the proposal is contrary to London Plan Policies 3.9, 3.11 and 3.12, Strategic Policy SP2, and DPD Policies DM 11 and DM 13, and Policies AAP3 and TH4, TH5 and TH10.*
  - ii. *In the absence of a legal agreement securing local employment opportunities and training, assistance for local tenders, career education and financial contributions towards End User Skills and Training (including an update confirming the quantum of B1 floorspace) and Apprenticeships, the proposal would fail to facilitate training and employment opportunities for the local population. The scheme would fail to contribute to the social regeneration of the area. As such the proposal is contrary to Local Plan Policies SP8 and SP9, Policy DM48 and Policies AAP4, TH4, TH5 and TH10.*
  - iii. *In the absence of legal agreement securing 1) residential and framework Travel Plans, 2) Traffic Management Order (TMO) amendments to preclude the issue of parking permits 3) a travel plan coordinator 4) financial contributions toward travel plan monitoring, car club provision, and CPZ review, and 5) a S278 Highways Agreements, the proposal would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal would be contrary to London Plan policies 6.9, 6.11*

and 6.13. Spatial Policy SP7, Saved UDP Policy UD3 and emerging Policy DM31 and emerging Policy AAP7.

- iv. *In the absence of a legal agreement securing the terms of access to the public realm and a public access management plan, the proposal would fail to secure publicly accessible open spaces and compromise the Council's vision for the future Tottenham Hale District Centre. As such, the proposal would be contrary to London Plan policies 7.5, 7.9, Policy SP12, Policy DM20 and Policies TH2, TH3 and TH4.*
- v. *In the absence of a legal agreement securing 1) off site public realm enhancements 2) public art 3) architect retention, and 4) a child playspace plan, the proposal would give rise to an illegible public realm, poorly detailed building elevations and a poor quality public realm and child play spaces. As such, the proposal would be contrary to London Plan policies 7.1, 7.4, 7.6, 7.18, Strategic Policies SP11 and SP13 and Policies DM1, DM3, DM19 and DM20, and Policies AAP6, AAP9, TH4, TH5 and TH10*
- vi. *In the absence of a legal agreement securing an Energy Plan to address a carbon offset payment requirement and demonstrate a connection to a future district energy network, the proposal would fail to mitigate the impacts of climate change. As such, the proposal would be unsustainable and therefore contrary to London Plan Policy 5.2 and Strategic Policy SP4, and DPD Policies DM 21, DM22 and Policies TH4, TH4 and TH10.*
- vii. *In the absence of the legal agreement securing a financial contribution to coordinated construction management in Tottenham Hale and the applicant's participation in the Considerate Constructors Scheme, the development would give rise to construction phase amenity impacts related to road traffic, noise, air quality and safety. As such, the proposal is contrary to London Plan Policies 6.3 and 6.14, the Upper Lea Valley Opportunity Area Framework and Policy AAP11.*
- viii. *In the absence of a legal agreement securing a financial contribution to address the administration, monitoring, and reporting of the discharge of planning obligations, the development would give rise to costs incurred by the Local Authority if the development were not in place. As such, the proposal would be contrary to London Plan Policy 8.2, Strategic Policies SP16, SP17, Policies AAP1 and AAP11 and Policy DM48.*
- vi. In the event that the Planning Application is refused for the reasons set out in resolution (v) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
  - (i) There has not been any material change in circumstances in the relevant planning considerations, and

- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

**262. UPDATE ON MAJOR PROPOSALS**

This item was not considered due to the meeting running past 22.00hrs.

**263. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

This item was not considered due to the meeting running past 22.00hrs.

**264. NEW ITEMS OF URGENT BUSINESS**

None.

**265. DATE OF NEXT MEETING**

14 January 2019

CHAIR: Councillor Vincent Carroll

Signed by Chair .....

Date .....