

**MINUTES OF THE MEETING OF THE PLANNING SUB  
COMMITTEE HELD ON MONDAY, 12TH FEBRUARY, 2018, 7.00 -  
8.50 pm**

**PRESENT:**

**Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Barbara Blake,  
David Beacham, John Bevan, Clive Carter, James Patterson and  
Ann Waters**

**161. FILMING AT MEETINGS**

Noted

**162. PLANNING PROTOCOL**

Noted

**163. APOLOGIES**

Apologies for absence were received from Councillor Jennifer Mann.

**164. URGENT BUSINESS**

None.

**165. DECLARATIONS OF INTEREST**

Councillors Christophides and Waters advised that they were Trustees on the Alexandra Palace and Park Board, who had submitted comments on the Haringey Heartlands application, although these comments were neither in support or objection to the application.

**166. MINUTES**

**RESOLVED**

That the minutes of the Planning Committee held on 28 November 2017, 11 December 2017 and 18 December 2017 be approved.

**167. LAND AT HARINGEY HEARTLANDS**

The Committee considered an application for: hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following: 163,300sqm GEA Use Class C3 Residential; 7,168sqm to 7,500sqm GEA Class B1

Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; Two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A5; and up to 2,500sqm Class D1/D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centres; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. All matters (Appearance, Landscaping, Layout, Scale and Access) are Reserved. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 616 residential units; 332sqm Class B1 Business Use/Class A1-A4 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; Realignment of Mary Neuner Road.

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

Marcus Ballard addressed the Committee on behalf of the Parkside Malvern Residents Association in objection to the application. He requested that there be a compromise between the development and the deculverting of the Moselle river. He referred to the Atkins report provided by St William and stated that there was a number of errors, mainly that the river level was not as deep as had been suggested (although future building works would bury the river further below ground); and that the water quality standards used by St William were incorrect. He referred to the option of future proofing the development so that the river could be daylighted in the future, but explained to the Committee that he did not believe this to be a suitable option. He requested that a condition be added to the permission (if granted) in relation to deculverting the river.

Nick Rau addressed the Committee on behalf of Fountain Area Residents Association in objection to the application. He also requested that if permission were granted, that a condition be included to require the deculverting of the river. He referred to the future proofing suggestion and stated that he did not think this was viable, as it would involve carrying out works in the gardens of new residents. He informed the Committee that 72 representations had been made on the Planning website in support of deculverting. He also agreed with Mr Ballard that St William had used the wrong water quality standard, and had used the standard for bathing water.

Ivan Huzar addressed the Committee in objection to the application. He owned a business on Western Road and explained that the redevelopment of the area would result in having to relocate his business. He requested that the Committee considered the loss of businesses and jobs in the area as a result of the development.

The Committee noted the following in response to their comments and questions:

- Officers explained that the water testing results had shown that the water quality had worsened since the commencement of the misconnections project, and advised that it would be not sensible to deculvert the river until the quality had risen to bathing standards.
- Haringey Council were responsible for relocating all Haringey business tenants, and would provide suitable premises before and land transfer took place.

Councillor Doron read a statement from Councillor Ahmet, in which she referred to the need for truly affordable housing and not intermediate, although she conceded that there had been an improvement on the amount of affordable housing than in the existing consented scheme. Cllr Ahmet also referred to the Borough's Transport Strategy, which would include the air quality action plan, and a cycling / walking strategy and stated that she would fully expect to see strategies and plans embedded in the masterplan for the development.

Councillor Tucker addressed the Committee. He referred to a letter sent to the Committee by Catherine West MP, which raised questions regarding the lack of affordable housing. Out of 1700 units, there would be 95 flats for social rent, which he considered to be unacceptable in a major scheme.

Sean Ellis, St William, addressed the Committee on behalf of the applicant. The development site had a PTAL rating of 4-6, which was considered to be very good, and this was not based on Crossrail 2 or improvements to the Piccadilly Line. There would be an £8m s106 contribution from the development. Affordable homes made up 32.5% of the total homes in the scheme, which was an increase of 234 homes to the existing consent.

Mr Ellis referred to the deculverting of the river and explained that the quality of the water was deteriorating and deculverting would cause a public health hazard. There would be the option to future proof the deculverting, with annual water quality testing. He agreed to waive the resident's vote in terms of future deculverting, and all residents would be made aware that subject to the improvement in water quality, there would be a possibility that the river could be deculverted. He added that any deculverting would be subject to a planning application.

Following further discussions on the deculverting of the river, the applicant agreed to submit a de-culverting plan to the Council prior to commencing phase 2 of the development and agreed to undertake annual water quality assessments up until 5 years after practical completion, with such water quality standards to be agreed with the Council and the Environment Agency.

Mr Ellis added that the development would provide an additional 6050sqm of employment space, and the scheme had been reviewed by the Mayor of London, who was in support.

Nick Hartwright addressed the Committee in support of the application. He was the owner of The Mill Co. Project, and had been working with the developers to ensure that the employment space offer was attractive to businesses. He explained the

importance of provided affordable workspaces to smaller start up businesses. The development would allow businesses to put down roots and be retained in the Wood Green area.

The Committee noted the following in response to their comments and questions:

- Whilst it would be desirable to include more affordable housing, the number of affordable units was based on the viability assessment. The affordable housing in this development met the Government definitions/
- Catherine West MP had previously written to officers regarding block C7, however, she had not submitted any representations to previous applications.
- The design code made provisions for greening buildings.
- 63% of units had a north facing aspect, there were fewer single aspect units, and none of the family sized units would be single aspect. 60% of units would be dual aspect, and only 6% of the single aspect units would be north facing.
- The new employment space would provide 890 jobs.
- The applicant would be happy to extend the time period for shared ownership eligibility.

Councillor Bevan requested a condition that shared ownership eligibility be extended to people working in Haringey for six months rather than two. The application agreed to this, but explained that this would form part of the s106 terms, rather than a condition.

The Chair moved that the application be granted subject to inclusion of the additional conditions/obligations agreed with the applicant during the meeting, and following a vote, with eight Members voting in favour, and one abstention, it was resolved:

- i) That the Committee GRANT planning permission subject to referral to the Mayor of London and that the Head of Development Management or Assistant Director Planning 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 the section 106 legal agreement referred to in resolution (i) above is to be completed no later than 31/04/2018 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow.
- iii) 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.
- iv) That delegated authority be granted to the Assistant Director 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 Chairman (or in their absence the Vice-Chairman) of the Sub-Committee.

Subject to the following condition(s)

**The following conditions have been applied to this consent and these conditions must be complied with:**

A – Conditions relating to the detailed element only

1.	<p><b>COMPLIANCE – Commencement (detailed)</b>  <b>The detailed element of 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.</b></p> <p><b>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</b></p>
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B – Conditions relating to the outline element only

2.	<p><b>Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping)</b>  This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, except for Site Preparation Works, the approval of the Local Planning Authority shall be obtained to the following reserved matters:</p> <p>(a) appearance;  (b) landscaping;  (c) layout; and  (d) scale  (e) access</p> <p>Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing, for each phase of development. The development of each phase shall then be carried out in complete accordance with those particulars.</p> <p>For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements are not approved.</p> <p>Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.</p>
3.	<p><b>COMPLIANCE - Time limits for Reserved Matters (Outline)</b>  The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made</p>

	<p>to the Local Planning Authority no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect:</p> <p>a) The expiration of five years from the date of this permission OR  b) The expiration of three years from the final date of approval of any of the reserved matters.</p> <p>Reason: This condition is imposed by virtue of Section 92 of the Town &amp; Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p>
4.	<p><b>COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications)</b></p> <p>Each application for the approval of Reserved Matters submitted pursuant to condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 29 (Phasing Strategy).</p> <ul style="list-style-type: none"> <li>• A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development.</li> <li>• A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals;</li> <li>• A report must be submitted that outlines that the environmental information already submitted to the LPA is adequate to assess the environmental effects of the application and inform decision making; or,</li> <li>• Provides further information, in accordance with regulation 22(1) of the 2011 EIA Regs, to assess the environmental effects of the application and inform decision making.</li> <li>• An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided.</li> </ul> <p>Access</p> <ol style="list-style-type: none"> <li>1) Detailed plans and drawings including drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment.</li> <li>2) A report and plans detailing layout including parking areas, servicing areas and plant areas; and</li> <li>3) A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition;</li> </ol>

	<p>Landscaping</p> <ol style="list-style-type: none"> <li>1) Details of any play equipment proposed for the child play spaces;</li> <li>2) How a coordinated approach to elements such as electricity, water, storage, street furniture will be achieved to avoid cluttering</li> <li>3) If a public market is proposed within the main public square, how it will provide services and ancillary space for storage</li> <li>4) Any landscaping mitigation measures required to mitigate potential wind tunnel effects</li> </ol> <p>Appearance</p> <ol style="list-style-type: none"> <li>1) Details of rooftop and roofscape in accordance with Design Code (January 2018);</li> <li>2) Details of the wind mitigation measures, including any screening or other measures around balconies or communal amenity areas and how the design of blocks responds to micro-climate issues.</li> </ol> <p>Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and emerging Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
5.	<p><b>COMPLIANCE - Development in Accordance with Approved Drawings and Documents</b></p> <p>The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.</p> <p>a) The following plans:  439/SK/410; 439/SK/411; 439/SK/412; 439/SK/413; 439/SK/414; 439/SK/415;  439/SK/416; 439/SK/417; 439/SK/418; 439/SW/E100; 439/SW/E200;  439/SW/E201; 439/P/SW/B01 (Rev A); 439/P/SW/100 (Rev A); 439/P/SW/101  (Rev A); 439/P/SW/102 (Rev A); 439/P/SW/103 (Rev A); 439/P/SW/104 (Rev  A); 439/P/SW/105 (Rev A); 439/P/SW/106 (Rev A); 439/P/SW/107 (Rev A);  439/P/SW/108 (Rev A); 439/P/SW/109 (Rev A); 439/P/SW/110 (Rev A);  439/P/SW/111 (rev A); 439/P/SW/112 (Rev A); 439/P/SW/113 (Rev A);  439/P/SW/114 (Rev A); 439/P/SW/115 (Rev A); 439/P/SW/116 (Rev A);  439/P/SW/117 (Rev A); 439/P/SW/118 (Rev A); 439/P/SW/RF (Rev A);  439/P/SW/220 (Rev A); 439/P/SQ/B01 (Rev A); 439/P/SQ/100(Rev A);  439/P/SQ/101(Rev A); 439/P/SQ/102(Rev A); 439/P/SQ/103(Rev A);  439/P/SQ/104(Rev A); 439/P/SQ/105(Rev A); 439/P/SQ/106(Rev A);  439/P/SQ/107(Rev A); 439/P/SQ/108(Rev A); 439/P/SQ/109(Rev A);  439/P/SQ/110(Rev A); 439/P/SQ/111(Rev A); 439/P/SQ/RF(Rev A);  439/P/SQ/200; 439/P/SQ/201; 439/P/SQ/202; 439/P/SQ/203; 439/P/SQ/204;  439/P/SQ/205; 439/P/SQ/206; 439/P/SQ/207(Rev A); 439/P/SQ/208(Rev A);  439/P/SQ/209 (Rev A); 439/P/SQ/210(Rev A); 439/P/SQ/211(Rev A);  439/P/SQ/250; 439/P/SQ/251; 439/P/SQ/252; 439/P/SQ/253; 439/P/SQ/254;  439/P/SQ/300(Rev A); 439/P/SQ/301; 439/P/SQ/302; 439/P/SQ/303(Rev A);</p>

439/C1/100; 439/P/C1/150; 10597-EPR-GF-A-02-0020; 10597-EPR-01-A-02-0021; 10597-EPR-02-A-02-0022; 10597-EPR-03-A-02-0023; 10597-EPR-04-A-02-0024; 10597-EPR-05-A-02-0025; 10597-EPR-06-A-02-0026; 10597-EPR-07-A-02-0027; 10597-EPR-08-A-02-0028; 10597-EPR-09-A-02-0029; 10597-EPR-10-A-02-0030; 10597-EPR-11-A-02-0031; 10597-EPR-12-A-02-0032; 10597-EPR-13-A-02-0033; 10597-EPR-14-A-02-0034; 10597-EPR-RF-A-02-0035; 10597-EPR-00-NO-DR-A-04-0001; 10597-EPR-00-SO-DR-A-04-0002; 10597-EPR-00-EA-DR-A-04-0003; 10597-EPR-00-WE-DR-A-04-0004; 10597-EPR-00-AA-DR-A-05-0001; 10597-EPR-00-BB-DR-A-05-0002; 5374-PL-PR-SQ-101(Rev A); 5374-PL-PR-SQ-102(Rev A); 5374-PL-PR-SQ-103(Rev A); 5374-PL-PR-SQ-104; 5374-PL-PR-SQ-105; 5374-PL-PR-SQ-201; 5374-PL-PR-SQ-202; 5374-PL-PR-SQ-401; 5374-PL-PR-SQ-402

439/P/SW/E/100; 439/SW/E/200; 439/SW/E/201; 439/P/SQ/200 (Rev A); 439/P/SQ/203 (Rev A); 439/P/SQ/204 (Rev A); 439/P/SQ/207 (Rev A); 439/P/C1/100 (Rev A).

b) The following documents:  
 Environmental Statement – Volumes 1-3 and Non-Technical Summary (October 2017); Design and Access Statement (January 2018); Design Code (January 2018); Development Specification (January 2018); Cultural Strategy (October 2017).

Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.

**6. COMPLIANCE - Quantum of Development**

The development hereby permitted shall comply with the following amounts:

<b>Building</b>	
Class C3 residential	Maximum 163,300m <sup>2</sup> GEA (and no less than 1714 homes)
Class B1 Employment	7,500m <sup>2</sup> GEA (of which no less than 1,500m <sup>2</sup> of Class B1(c))
Total A1-A5 Use	1,500m <sup>2</sup> - 3,950m <sup>2</sup> GEA (of which no more than 2,500m <sup>2</sup> of Class A1 Retail)
Class D1 Day Nursery	Up to 417sqm (GEA)
Class D1/D2 Leisure	Up to 2,500m <sup>2</sup> (includes 251m <sup>2</sup> GEA Class D2 Performance Space) which could include a medical centre
Basement	22,750sqm (GIA)
Energy Centre North (Outline)	Two Energy Centre's sized at 400m <sup>2</sup> and 900m <sup>2</sup> (GIA) to be provided in the north.
Temporary energy centre (detailed)	200m <sup>2</sup> (GIA)



	<p>Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.</p>
7.	<p><b>COMPLIANCE – CIL PHASING</b></p> <p>Prior to the commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Local Planning Authority.</p> <p>Reason: to allow the local planning authority to understand the projected phasing of the development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 as amended.</p>
8.	<p><b>COMPLIANCE – LAND USE (Business and Commercial Space)</b></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) a minimum of 1,500sq.m(B1c) floor space hereby permitted shall be provided and for no other purpose or any use permitted by the above order unless otherwise agreed by the Local Planning Authority.</p> <p>Reason: In order to secure the Council’s economic and place making objectives in pursuance of Local Plan policies SP11.</p>
9.	<p><b>COMPLIANCE – LAND USE (Retail - Outline)</b></p> <p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the Class A1 floorspace shall not exceed 2,500sqm. No floorspace is permitted in respect of Class A5 use.</p> <p>Reason: To ensure retail uses remain ancillary in accordance with Policy SA18 (AAP).</p>
10.	<p><b>COMPLIANCE – Development in accordance with Noise and Vibration Report</b></p> <p><b>The development shall be completed in accordance with the approved Noise and Vibration Report (Chapter 10 ES, Watermans dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by the local planning authority. Noise from fixed building services plant shall comply with the levels shown below and be designed to a level no less than 10 dB below the existing background noise level at a position 1m from the façade of the nearest sensitive receptors (i.e. Plant LAeq,T = LA90,T -10dB).</b></p>

Location	Period	Representative LA90,5min	Plant Noise Emission Limit (LAeq,T) <sup>1+2</sup>
SR – A & B	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35
SR – C	Daytime (07:00 and 23:00)	46	36
	Night-time (23:00 and 07:00)	38	35
SR – D & E	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35

**Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.**

**Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).**

11. **COMPLIANCE – Development in accordance with Noise and Vibration Report**  
**a) Prior to the commencement of each phase of the development hereby approved , except for Site Preparation Works, details of the sound attenuation to protect against externally generated (environmental) noise sources including rail transport so as to achieve the internal ambient noise levels detailed in Table 10.14 (Chapter 10, ES October 2017) and BS8233:2014 shall be submitted to and approved in writing by, the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development. c) Prior to first occupation of the development, a Post Completion Report demonstrating compliance with the mitigation measures in A above shall be submitted to and approved by the Local Planning Authority.**

**Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016)**

12. **COMPLIANCE –RESIDENTIAL MIX**

The development hereby permitted shall comply with the following affordable residential mix; and private residential mix (unless otherwise agreed in writing with the local planning authority):

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
<b>Private Homes (Number or % of homes)</b>	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 70.0% of total habitable rooms)
<b>SO Homes (Number or % of homes)</b>	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (o 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
<b>Affordable Rent Homes (Number or % of homes)</b>	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
<b>Total Number</b>	173	540	866	108	27	1714 (or 100%)	4,555 (or 100% of total habitable rooms)

Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.

13. **COMPLIANCE - Environmental Statement**  
All submissions of details pursuant to the planning permission hereby approved shall be in substantial accordance with the Environmental Statement dated October 2017.  
  
Reason: In order to ensure that the details of the development are within the parameters assessed in the Environmental Statement and that the development is carried out in accordance with the mitigation measures set out in the Environmental Statement in order to minimise the environmental effects of the development.
14. **COMPLIANCE - Development in Conformity with Energy Statement**  
Unless otherwise agreed by the Local Planning Authority, the development hereby approved shall be constructed and delivered to the U-values and other standards set out in the document Energy Statement prepared by Hodkinson dated October 2017 and any energy strategy document thereafter approved.  
  
Reason: to mitigate the impacts of climate change in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2015 (with FALP 2011/REMA 2013).
15. **COMPLIANCE – Hybrid Application Area**  
  
The development shall be implemented in accordance with the hybrid planning application boundary drawing SK411 Parameter Plan 1 Outline and Detail Planning Application Area which defines the area to which detailed planning permission and outline permission applies pursuant to this planning permission.
16. **COMPLIANCE – Architect Retention**  
The existing architects shall be retained as Masterplan Architects to oversee the detailed design unless otherwise agreed in writing by the Local Planning Authority. The existing architect shall also be retained for the implementation of the detailed element of the application unless otherwise agreed in writing by the Local Planning Authority.

Reason: in order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan.

17. **COMPLIANCE - Land Contamination – Part C**

**CON1:**

Before development commences for each phase other than for investigative work:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.

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

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

**And CON2:**

- Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

	Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
18.	<p><b>COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)</b></p> <p>Any tree or plant in the public or private communal amenity areas or public realm delivered as part of the landscape masterplan (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant.</p> <p>Reason: to protect the amenity of the locality.</p>
19.	<p><b>COMPLIANCE – Accessibility</b></p> <p>The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated October 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. 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).</p> <p>Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.</p>
20.	<p><b>COMPLIANCE - Compliance with London Housing Design Standards</b></p> <p>The development shall comply with the London Plan Policy 3.5 and draft London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units, unless otherwise agreed in writing</p> <p>Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.</p>
21.	<p><b>COMPLIANCE - Individual Satellite dishes or television antennas precluded</b></p> <p>The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the application.</p> <p>Reason: to protect the amenity of the locality.</p>
22.	<p>COMPLIANCE - A1-A4 and B1– Access</p> <p><b>The commercial premises shall be minimum door widths of 900mm and a maximum threshold of 25mm to allow access to people with disabilities and people pushing double buggies.</b></p>
23.	<p>COMPLIANCE - Hours of Operation – A3 &amp; A4 Uses</p> <p><b>Any restaurant (A3), public house and wine bar (A4) use shall not be operated before 0700 or after 2300 hours on any day of the week.</b></p>

24.	<p>PRIOR TO ABOVE GROUND WORKS – Electric Vehicle Charging Points</p> <p><b>Prior to above ground works for each phase confirmation on the details and location of the parking spaces, of which all will be equipped with Active Electric Vehicle Charging Points (ECVPS) shall be submitted to and approved by the Local Planning Authority.</b></p> <p><b>The applicant will be required to provide a total of 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion.</b></p> <p><b>The development shall only be carried out in accordance with the approved details.</b></p> <p><b>Reason: To comply with London Plan Policy 6.13 and emerging Wood Green AAP Policy WG11 section 6.</b></p>
25.	<p>Environment Agency – Planting</p> <p><b>Planting all landscaped areas (except privately owned domestic gardens but including green roofs) shall be of locally native plant species only, of UK genetic origin.</b></p>
26.	<p>Network Rail – Demolition</p> <p><b>Any demolition of refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, the stability of the adjoining Network Rail structures.</b></p>
27.	<p>Network Rail – Construction</p> <p><b>Any scaffold, cranes or other mechanical plant must be constructed and operated in a “fail safe” manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail’s Outside Parties Engineer on opsoutheast@networkrail.co.uk before any works begin.</b></p> <p><b>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.</b></p> <p><b>Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.</b></p>
28.	<p>PRE COMMENCEMENT – Updated Air Quality Assessment</p> <p><b>Part A:</b></p>

**Prior to the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will:**

- Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality.
- Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case,
- Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design
- Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development.
- Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development.
- Provide full details of measures that will be implemented to protect the internal air quality of buildings.
- Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided.

**Part B: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority.**

**Part C: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment have been installed will be provided to the satisfaction of and approved in writing by the Planning Authority.**

**Part D: No development works will take place for the outline element , until a detailed site –wide Air Quality Assessment in line with guidance from the GLA has been submitted and approved in writing by the Local Planning Authority.**

**Reason: To protect air quality and people’s health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality**

	<b>Objectives.</b>
29.	<p><b>PRE COMMENCEMENT - Phasing strategy &amp; details</b></p> <p>No part of the development hereby permitted excluding demolition and site preparation works shall be carried out unless and until a phasing strategy showing the location of each building, its relationship to the wider masterplan and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently.</p> <p>The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
30.	<p><b>PRE-COMMENCEMENT (Phase 2) River Moselle De-culverting Plans</b></p> <p>No development or works relating to Phase 2 as defined by the approved Phasing Strategy under condition 29 (excluding demolition of above ground structures and Building C1) shall take place until a detailed plan for the de-culverting of the Moselle has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The development shall be carried out in accordance with the approved details which shall include the following:</p> <ul style="list-style-type: none"> <li>- Details of the annual testing of water quality, including the relevant benchmarks to be achieved in accordance with Annex 1 of the Bathing Water Quality Directive' forming part of the Water Framework Directive or any future equivalent standard</li> <li>- Full options feasibility appraisal and preferred solution</li> <li>- Full landscape details including cross and long sections</li> <li>- A long-term maintenance and management scheme, including how safe access to, and maintenance of, the river will be achieved</li> </ul> <p>Reason: to secure details of an implementable scheme to deliver the future de-culverting of the River Moselle in accordance with London Plan policy 7.24.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
31.	<p><b>COMPLIANCE - Archaeological Watching Brief</b></p> <p>No development (apart from demolition of above ground structures) shall take place within the former Olympia Trading Estate and properties 57-89 Western</p>



	<p>Road until the applicant has secured the implementation of an archaeological watching brief in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority</p> <p>Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan.</p>
32.	<p><b>PRE-COMMENCEMENT – MEANWHILE AND INTERIM USES</b></p> <p>No development of a phase excluding demolition and site preparation works shall be commenced until such times as a Meanwhile Treatment Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The Meanwhile Treatment Strategy for the relevant phase shall include as a minimum:</p> <p>(a) Details of any proposed interim boundary treatment between the relevant phase and adjoining public realm/building(s); and</p> <p>(b) Details of any proposed interim treatment of and use of public realm in adjoining Blocks/phases; and</p> <p>(c) A programme for carrying out the interim boundary and any proposed public realm treatments.</p> <p>The Interim boundary and public realm treatments for the relevant Block shall be carried out in accordance with the approved Meanwhile Treatment Strategy for that Block.</p>
33.	<p><b>PRE-COMMENCEMENT - Confirmation of Site Levels</b></p> <p>Prior to the commencement of each relevant phase (except demolition works and site preparation works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority.</p> <p>Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
34.	<p><b>PRE-COMMENCEMENT Drainage Strategy (Thames Water)</b></p> <p>Development for each phase, excluding demolition and site preparation works, shall not commence until a drainage strategy for each phase detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker.</p>

	<p>No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.</p> <p>Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
35.	<p><b>PRE-COMMENCEMENT – Water supply (Thames Water)</b></p> <p>Prior to the commencement of development in each relevant phase, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water for that phase. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development for that particular phase shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details.</p> <p>Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 ‘Water Quality and Wastewater Infrastructure’ and 5.15 ‘Water Use and Supplies’. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
36.	<p><b>PRE- COMMENCEMENT - Construction Environmental Management Plan</b></p> <p>No phase of the development hereby approved shall commence until a phase specific Construction Environmental Management Plan (CEMP), which includes Waste Management Plan (WMP), Construction Dust Management Plan (CDMP) and Construction Traffic Management Plan (CTMP), has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The WMP will demonstrate compliance with an appropriate Demolition Protocol. The CDMP will incorporate appropriate mitigation measures to minimise dust emissions and will be based on the Mayor’s Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring).</p>

	<p>The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a):</p> <ul style="list-style-type: none"> <li>i) The identification of stages of works;</li> <li>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);</li> <li>iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non-road Mobile Machinery (NRMM);</li> <li>iv) Details of an Unexploded Ordnance Survey;</li> <li>v) Details of community engagement arrangements;</li> <li>vi) Details of any acoustic hoarding;</li> <li>ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);</li> <li>x) Details of external lighting</li> <li>xi) Dust mitigation strategy</li> </ul> <p>b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.</p> <p>The development 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 LPA prior to any works being carried out on the site.No phase of the development hereby approved shall commence</p> <p>Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
37.	<p><b>PRE- COMMENCEMENT - Electricity Sub-station:</b></p> <p>Prior to the commencement of the development, excluding demolition and site preparation works, a survey report on the electricity sub-station and associated electro-magnetic field. The report shall include any mitigation measures that may be required, as well as predicted electro-magnetic levels in the adjoining residential, by reference to relevant standards and studies. The report and any mitigation required will be subject to the approval of the Local Planning Authority.</p>

	<p><b>Reason: In the interests of public safety</b></p> <p><b>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</b></p>
38.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS - Waste Management Scheme</b></p> <p>Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (dated November 2017) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority.</p> <p>The updated scheme shall address:</p> <ol style="list-style-type: none"> <li>1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider)</li> <li>2) The cost implications of collection frequency to future occupiers</li> <li>3) The management of waste on site, including bin rotation and storage layout</li> <li>4) The collection storage areas</li> </ol> <p>The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
39.	<p><b>PRE-COMMENCEMENT - Updated Construction Logistics Plan</b></p> <p>No development shall take place until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:</p> <ol style="list-style-type: none"> <li>i) Update to the Construction Logistics Plan prepared by dated October 2017 to include phased development;</li> <li>ii) Monitoring and joint working arrangements, where appropriate;</li> <li>iii) Site access and car parking arrangements;</li> <li>iv) Delivery booking systems;</li> <li>v) Construction phasing and agreed routes to/from the development replace lorry routeing;</li> <li>vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible);</li> <li>vii) Construction works shall only proceed in accordance with the approved relevant CLP;</li> <li>viii) Travel plans for staff/ personnel involved in construction.</li> </ol>

	<p>Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
40.	<p><b>PRE-COMMENCEMENT - Piling method statement</b></p> <p>No piling shall take place within a phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water for that phase. Piling or any other foundation designs using penetrative methods shall not be permitted except for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>
41.	<p><b>PRE-COMMENCEMENT - Landscaping – Arboricultural Method Statement</b></p> <p>Within each phase of the outline and detailed development hereby approved no development shall commence until an Arboricultural method statement relating to works in that phase, including a tree protection plan, has been prepared in accordance with BS5837:2005 Trees in Relation to Construction”, and approved by the Local Planning Authority for each phase. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities for that phase on site and retained until completion of that phase. It must be designed and installed as recommended in the method statement within each phase. Within each phase the protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.</p>
42.	<p><b>PRE-COMMENCEMENT – Details of Flues</b></p>

	<p>Within each phase where a flue is required, full details of the location and appearance of any flues, including height, design, location and sitting shall be submitted and approved in writing by the Council before work commences on that phase prior to commencement of the superstructure works (excluding Site Preparation Works).</p>
43.	<p><b>PRIOR TO ABOVE GROUND WORKS- Affordable Housing Strategy</b></p> <p>Prior to commencement of above ground works excluding Building C1 for each phase an affordable housing strategy shall be submitted to and approved in writing by the local planning authority setting out how that phase contributes to a minimum site wide requirement of 32.5% Affordable Housing (by habitable rooms) as per the table shown in Condition 16.</p> <p>The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy for each phase, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include:</p> <ul style="list-style-type: none"> <li>i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase;</li> <li>ii. The timing of the construction of the affordable housing;</li> <li>iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing subject to staircasing.</li> </ul> <p>Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.</p>
44.	<p><b>PRIOR TO ABOVE GROUND WORKS – Fibre Broadband Strategy</b></p> <p>Prior to the commencement of any above ground works, except enabling and demolition works and Building C1 a strategy to facilitate ultra-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling or commercial unit, ducting to facilitate the provision of an ultra-fast broadband service to that dwelling or unit from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground or other infrastructure. The development of the site shall be carried out in accordance with the approved strategy.</p> <p>Reason: to accord with Site Allocation policies that support the provision of high speed broadband infrastructure and economic development objectives.</p>
45.	<p><b>PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan</b></p> <ul style="list-style-type: none"> <li>a) Prior to commencement of above ground works for each phase, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall be</li> </ul>

	<p>in accordance with the Environmental Statement (dated October 2017) and include:</p> <ul style="list-style-type: none"> <li>i) Integration of bird and bat boxes;</li> <li>ii) Details of native and 'nectar rich' landscaping; and</li> <li>iii) Soft landscaping management &amp; maintenance.</li> </ul> <p><b>b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented.</b></p> <p>Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan.</p>
46.	<p><b>PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage</b></p> <p>Prior to the commencement of above ground works for each phase details of the design, implementation, maintenance and management of the sustainable drainage scheme for each phase shall be submitted to, and approved in writing by, the local planning authority. Those details shall include:</p> <ol style="list-style-type: none"> <li>1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;</li> <li>2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);</li> <li>3. Flood water exceedance routes, both on and off site;</li> <li>4. A timetable for its implementation, and</li> <li>5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</li> </ol> <p>Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.</p> <p>Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan.</p> <p>The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.</p>

47.	<p><b>PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential</b></p> <p>Evidence that each commercial unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of each phase of the development.</p> <p>Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).</p>
48.	<p><b>PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs</b></p> <p>Prior to the commencement of above ground development for each phase, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council for that phase. Development shall accord with the details as approved.</p> <p>This will include the following:</p> <ul style="list-style-type: none"> <li>• A roof(s) plan identifying where the living roofs will be located;</li> <li>• Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s);</li> <li>• Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat;</li> <li>• Details on the diversity of substrate types and sizes;</li> <li>• Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates;</li> <li>• Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native);</li> <li>• Details of the location of log piles / flat stones for invertebrates;</li> </ul> <p>The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency.</p> <p>The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council. And shall be maintained as such thereafter.</p> <p><b>Reason:</b> 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. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.</p>



49.	<p><b>PRIOR TO ABOVE GROUND WORKS - Secured by Design</b></p> <p><b>Part A</b></p> <p>Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) has incorporated the principles and practices of Secured by Design. The development shall be implemented in accordance with the approved details.</p> <p><b>Part B</b></p> <p>Prior to the first occupation of each building or part of a building or use of that phase, a 'Secured by Design' accreditation shall be obtained for such building or part of such building or use.</p> <p>Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.</p>
50.	<p><b>PRIOR TO ABOVE GROUND WORKS – External Solar Shading and Passive Ventilation Study (Residential only)</b></p> <p>Prior to the commencement of any superstructure work on each phase, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk using future weather temperature projections (2050) and London weather files, and the report will demonstrate how the risks have been mitigated and removed through design solutions.</p> <p>This report will include details of the design measures incorporated within the scheme (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 <b>beyond the assessment methodology thresholds</b>. The report will include the following:</p> <ul style="list-style-type: none"> <li>- the standard and the impact of the solar control glazing;</li> <li>- that all heating pipework is appropriately insulated</li> <li>- that passive cooling and ventilation features have been included</li> <li>- highlight the mitigation strategies to overcome any overheating risk</li> </ul> <p>Air Conditioning will not be supported unless justification is given.</p> <p>Once approved the development shall be constructed in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority.</p> <p>REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.</p>
51.	<p><b>PRIOR TO SUBMISSION OF RMA - Energy Strategy</b></p> <p>Notwithstanding the submitted details and prior to the submission of any</p>

	<p>detailed reserved matters, excluding demolition and site preparation works, an updated energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network. Details of the site wide heating and hot water facilities, the phasing of delivery, and associated network infrastructure will be submitted for approval to the Council. The strategy shall explore all reasonable options for improving the energy efficiency of the building and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 'Minimising carbon dioxide emissions'. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved.</p> <p>Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan.</p>
52.	<p><b>PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)</b></p> <p>Prior to installation, details of the Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for approval. The details shall be implemented as approved and shall be maintained thereafter.</p> <p>Reason: To protect local air quality.</p>
53.	<p><b>PRIOR TO OCCUPATION – Commercial and Workspace Strategy</b></p> <p>Prior to the occupation of any commercial floorspace a strategy for commercial and workspace shall be submitted to and approved in writing by the Local Planning Authority (LPA).</p> <p>The strategy shall include:</p> <ol style="list-style-type: none"> <li>a) a strategy that complements the existing and emerging cultural and economic offer in and around the site</li> <li>b) setting out a timetable for the marketing and occupation of such workspace;</li> <li>c) explaining how such workspace is designed to meet the needs of commercial undertakings;</li> <li>d) indicating the proposed lease terms and the proposed levels of rent for businesses together with an explanation of how those terms and rent compare with the lease terms and rent for equivalent commercial space elsewhere within the Borough;</li> </ol>

	Reason: to ensure the placemaking and economic objectives of the Wood Green AAP are secured.
54.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details</b></p> <p>Prior to any superstructure works on each approved phase, details of arrangements for cycle storage (including provision for a total of cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction.</p> <p>Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.</p>
55.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS – Sample Materials</b></p> <p>Samples of all materials to be used for all external facing surfaces and roofing materials for each phase of the development, shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced on that phase. Samples shall include sample panels in addition to a schedule of the exact product references. All approved materials shall be erected in the form of a samples board and shall be retained on site throughout the works period for the phase concerned. Thereafter only such approved materials and finishes shall be used in carrying out the development.</p>
56.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS – CCTV and Security Lighting</b></p> <p>Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works), a scheme showing full details of the following for that phase shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>a) CCTV; b) Security lighting</p>
57.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS – Shopfronts</b></p> <p>Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works) the design and external appearance of the shopfronts for that phase, including detailed design of the fascias, shall be submitted to and approved in writing by the Local Planning Authority.</p>
58.	<p><b>PRIOR TO SUPERSTRUCTURE WORKS - Environment Agency – Landscape Management Plan</b></p> <p>Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works) a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The</p>

	landscape management plan shall be carried out as approved.
59.	<p><b>PRIOR TO OCCUPATION – Soft landscaping and play space</b></p> <p>Prior to occupation of each phase, details of the children’s playspace and soft landscaping provision contained within the private and communal amenity areas in accordance with the Design and Access Statement (October 2017) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>The details shall include the:</p> <ol style="list-style-type: none"> <li>a. location, layout, design of the playspace; and</li> <li>b. equipment/ features</li> <li>c. hard surfacing materials</li> <li>d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting).</li> </ol> <p>Soft landscape details shall include:</p> <ol style="list-style-type: none"> <li>a. Planting plans</li> <li>b. Written specifications (including cultivation and other operations associated with plant and grass establishment)</li> <li>c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate</li> <li>d. Implementation timetables.</li> </ol> <p>The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children’s playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.</p> <p>REASON: To secure the appropriate provision and design of children’s playspace.</p>
60.	<p><b>PRIOR TO OCCUPATION - Estate Management &amp; Maintenance Plan</b></p> <p>Prior to the occupation of each phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.</p> <p>Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.</p>
61.	<p><b>PRIOR TO OCCUPATION– Lighting strategy</b></p> <p>Prior to the occupation of each phase a lighting strategy to address all external lighting across the development shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.</p>

	Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.
62.	<p><b>PRIOR TO OCCUPATION - Details of Central Dish/Receiving System</b></p> <p>Prior to the occupation of each phase development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved 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.</p> <p>Reason: to protect the amenity of the locality.</p>
63.	<p><b>PRIOR TO OCCUPATION – Delivery and Servicing Plan</b></p> <p>Prior to occupation of each phase of development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority and the development thereafter managed in accordance with the approved details.</p> <p>Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.</p>

#### **INFORMATIVES:**

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.

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.

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.

Party Wall Act (LBH Development Management)

INFORMATIVE: 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.

Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the

Water Industry Act 1991. We 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)."

Attenuation of Storm Flows. Combined Sewer drain to nearest manhole.

Connection for removal of ground water precluded. Approval required for discharge to public sewer (Thames Water).

INFORMATIVE: In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres (Thames Water).

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

INFORMATIVE: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (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.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

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.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that 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.

New Development Naming (LBH Transportation)

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

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.  
Archeaology.

INFORMATIVE: 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 WSI The written scheme 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. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.  
Asbestos.

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.  
Highways Licenses.

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

**CIL**

THIS IS A PHASED DEVELOPMENT FOR THE PURPOSES OF THE CIL REGULATIONS (2010 AS AMENDED). A PHASE CAN COMPRISE: SITE PREPARATION AND DEMOLITION WORKS, SUB-STRUCTURES, AND/OR BUILDINGS, PLOTS OR GROUPS OF PLOTS. THE EXTENT OF THE CIL PHASE WILL BE DEFINED ON THE RELEVANT PHASING PLAN.

For the Outline Permission Application:

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.

**Piling Works:**

In one of the gas holders there remains at depth asbestos materials and other contaminants, such as lead and hydrocarbons. At the time of writing a concrete capping in place to prevent risk to human health. Any piling works on/in the environs of proposed residential Block B3 and surrounding proposed amenity / open space land has the potential to cause exposure of the contaminants in the gas holder and so a risk to human health.

**Site Preparation Works:**

Site Preparation Works comprise the following “Demolition of buildings and structures, surveys, site clearance, works of archaeological, ground investigation, remediation and Gasholder pit infill, the erection of fencing or hoardings, the provision of security measures and lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads”

**SubStructure:**

Substructure works are defined as building foundations or underlying supporting substructure

**Superstructure**

Superstructure works are defined as part of the building above its foundations

**Phasing:**

A phase of development relates to a phase defined by planning condition (CIL condition), or any subsequent construction sub-phase agreed with the Local Planning Authority, or the outline component or detailed component and/or Site Preparation Works

**Meanwhile Uses:**

Interim works comprise, inter alia, meanwhile uses.

**INFORMATIVE:** The applicant is referred to details within the Design Code and Design and Access Statement encouraging the use of Green & Living Walls. Green walls are essentially vertical gardens that can attach to either the inside or outside of a wall and are slightly different from other designs, utilising plants such as climbing ivy or clematis, in that the plant material is actually rooted into the wall fixing itself. The use of living and green walls is encouraged as part of future detailed design and soft landscape details submitted in support of planning conditions.

**Section 106 Heads of Terms:**

1. Affordable Housing



- No less than 32.5% affordable housing (site-wide on habitable rooms basis) on a tenure split of 48.3% affordable rent: 51.7% shared ownership by habitable rooms.
- Affordable Housing Plan to be submitted to include a phasing plan showing how no less than 32.5% site wide would be achieved.
- Occupation restriction per phase (market housing) until affordable units delivered would need to be agreed in line with an agreed phasing plan.
- Housing mix as follows, unless otherwise agreed:

Mix	Manhattan	1 bed	2 bed	3 bed	4 bed	Total Homes	Habitable Rooms
<b>Private Homes (Number or % of homes)</b>	173 (or 13.6%)	431 (or 33.9%)	626 (or 49.3%)	39 (or 3.1%)	1 (or 0%)	1,270 (or 100%)	3,074 (or 100% of private habitable rooms and 70.0% of total habitable rooms)
<b>SO Homes (Number or % of homes)</b>	0 (or 0%)	87 (or 32.5%)	181 (or 67.5%)	0 (or 0%)	0 (or 0%)	268 (or 100%)	766 (or 100% of shared ownership habitable rooms or 51.7% of affordable habitable rooms)
<b>Affordable Rent Homes (Number or % of homes)</b>	0 (or 0%)	22 (or 12.5%)	59 (or 33.5%)	69 (or 39.2%)	26 (or 14.8%)	176 (or 100%)	715 (or 100% of affordable rent habitable rooms or 48.3% of affordable habitable rooms)
<b>Total Number</b>	173	540	866	108	27	1714 (or 100%)	4,555 (or 100% of total habitable rooms)

All affordable rented units in the development will be nominated units with targeted rents as follows:

- I. up to 80% of the local market rent or local housing allowance levels, for one-beds (whichever is lower);
  - II. up to 65% of the local market rent or local housing allowance levels, for two-beds (whichever is lower), and
  - III. social/target rent for three-beds.
- All shared ownership affordable units in the development are to be aimed at those households with average household incomes up to £55k and £75k for the one and two bed homes All shared ownership units to remain affordable until and unless affordable occupiers staircase to 100% outright ownership
  - Time Limited marketing the scheme, for a period of six months, to persons who live or are employed in Haringey.

Review mechanism

- 'Pre-Implementation Review' to be attached to the detail component. This will require implementation to occur within 18 months of the date of the hybrid planning permission.
- 'Pre-Implementation Review' to be attached to the first phase only of the outline component. St William agree to a timescale of 3 years from approval of first reserved matters to implement the outline component, and will commit to submitting the first reserved matters application within 5 years of the date of the hybrid planning permission. The first reserved matters application may be for the whole, or part of, the outline component.
- Uplift funds to be used for on-site provision in the first instance capped at 40% affordable by habitable room with a tenure split of 60% affordable rent: 40% shared ownership.
- Any 'Pre-Implementation Review' would:
  - include a review of the land value
  - review the undelivered phases only

## 2. Energy Centre

- The development does not pay carbon offset payment but provides a land interest (100-year lease at peppercorn rent) and build the LBH Energy Centre box.
- Provisions for the construction of a 900m<sup>2</sup> LBH Energy Centre box to be leased to LBH at nil cost for a 100year term in order for LBH to install and maintain an Energy Centre that will serve the wider Wood Green Heating Network.
- St William to provide the 900m<sup>2</sup> LBH Energy Centre box to a 'shell and core' standard (specification to be agreed)
- Notices from St William to LBH on completion / handover of constructed LBH Energy Centre box. Period of notice to be agreed.
- St William will undertake a DEN Feasibility Study that will assess the DEN performance against agreed performance and management KPI's (to be agreed). Should all agreed KPI's be met then St William will connect the Site into the LBH Energy Centre.

- The LBH Energy Centre box will be served by a below ground dedicated service route to the site boundary, to an agreed specification, to enable future utility connections to be made.
- Prior to the fit out and commissioning of the LBH Energy Centre, all space heating and hot water requirements of completed phases within the Site will be served by the Temporary Energy Plant.
- Upon connection to LBH Energy Centre any existing temporary energy centres will be decommissioned.
- The connection system will be designed to comply with CIBSE Code of Best Practice.

### 3. Highways & Transport

- Car-free Development - ensure that the residential units are defined as “car free” and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order (TMO) controlling on-street parking in the vicinity of the development. The applicant must contribute a sum of £4000 (four thousand pounds) towards the amendment of the Traffic Management Order for this purpose.
- Travel Plan (Residential) - within six (6) months of first occupation of the proposed new residential development a Travel Plan for the approved residential uses shall have been submitted to and approved by the Local Planning Authority detailing means of conveying information for new occupiers and techniques for advising residents of sustainable travel options. The Travel Plan shall then be implemented in accordance with a timetable of implementation, monitoring and review to be agreed in writing by the Local Planning Authority, we will require the following measure to be included as part of the travel plan in order to maximise the use of public transport:
  - a) The developer must appointment of a travel plan co-ordinator, working in collaboration with the Estate Management Team, to monitor the travel plan initiatives annually for a minimum period of 5 years.
  - b) Provision of welcome induction packs containing public transport and cycling/walking information like available bus/rail/tube services, map and timetables, to every new resident.
  - c) Establishment or operate a car club scheme, which includes the provision of 2 car club bays and two cars with, one years’ free membership for all residents.
  - d) We will also like to see Travel Information Terminals erected at strategic points within the development, which provides real time travel information
  - e) The travel plan must include specific measures to achieve the 8% cycle mode share by the 5th year.
  - f) The applicants are required to pay a sum of £10,000 (ten thousand pounds) for monitoring of the travel plan initiatives.
- A Work Place travel plan. As part of the travel plan, the following measures must be included in order to maximise the use of public transport.
  - a) The applicant submits a Works place Travel Plan for the commercial aspect of the Development and appoints a travel plan coordinator who must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually for a period of 5 years and must include the following measures:

- b) Provision of welcome residential induction packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team.
  - c) The applicant will be required to provide, showers lockers and changing room facility for the work place element of the development.
  - d) Establishment or operate a car club scheme, which includes the provision of 1 car club bays and one cars with, one years' free membership for all commercial units.
  - e) The developer is required to pay a sum of £10,000 (ten thousand pounds) for monitoring of the travel plan
- Walking and cycling - financial contribution of £255,000 (two hundred and fifty-five thousand pounds) towards a package of measures to improve walking and cycling conditions including the following key routes:
  - a) Penstock Foot path
  - b) Hornsey Park Road
  - c) Mayes Road
  - d) Coburg Road, Caxton Road/ Caxton Road to Wood Green High Road.
- Control Parking Zone consultation CPZ - contribute a sum of £42,000 (fourth two thousand pounds) towards the design and consultation on the implementing parking management measures to the south east of the site, which are currently not covered by a control parking zone and may suffer from displaced parking as a result of residual parking generated by the development proposal.
- Section 278 Highway Act 1980 - the owner shall be required to enter into agreement with the Highway Authority under Section 278 of the Highways Act to pay for any necessary highway works (plan to be attached), which includes if required, but not limited to, footway improvement works, access to the Highway, measures for street furniture relocation, carriageway markings, and access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in the Highway Works Estimate or Payment. Cost estimate is based on current highways rates of the permanent highways scheme.
- Temporary or interim measures - details of any temporary highways scheme required to enable the occupation of each phase of the development, which will have to be costed and implemented independently of this cost estimate.
- Parking Management Plan - provide a Parking Management Plan which must include details on the allocation and management of the on-site car parking spaces including the wheel chair accessible car parking spaces to the front of the building and the 5 commercial car parking spaces. The residential car parking spaces must be allocated in order of the following priorities subject to a cap of 102 spaces for the 444 affordable homes (24.4% (affordable in extant consent) of the 419 residential spaces):

- a) Parking for the disabled residential units to total 10% of the total number of units proposed.
  - b) A minimum of 1-wheel chair accessible car parking space for the commercial element of the development.
  - c) The affordable housing viability assumes 44 car parking spaces allocated to affordable only. Should the registered provider not wish to take the car parking spaces to reduce service charge they may offer the spaces to St William at nil cost.
- Bus Route Contribution - the applicant will be required to enhance the existing bus route contribution to £900,000 (Nine Hundred thousand pounds) to secure the level of bus service required.
  - Bus Route feasibility study - pay a sum of £30,000 (thirty thousand pounds) towards the bus diversion feasibility study into providing two new bus routes to service the development.
4. Considerate Contractors Scheme – evidence to be provided.
5. Local Labour and Training
- Prior to implementation an Employment skills plan will be required to be submitted outlining how St William aim to achieve the target local labour provisions of not less than 20% of those employed during construction being residents of LB Haringey;
  - St William to use reasonable endeavors to target LB Haringey residents for uptake of 25% of full time apprenticeships;
  - End User Skills Training financial contribution of £150,000 (One Hundred and Fifty Thousand pounds) towards LB Haringey's Employment and Recruitment Partnership's activities.
6. Other developer Obligations
- Reasonable endeavours for developer to organise and run Residents and Business Liaison Group on a quarterly basis
  - Reasonable endeavours to implement Cultural Strategy (October 2017); prior to commencement on Outline scheme, submit for written approval an updated Cultural Strategy.
7. Council Obligations
- Future highways adoption plan / stopping up plan resulting from realignment of Mary Neuner Road
8. Public Realm
- The development proposal will provide public access 24 hours a day (to public square, public park)– requirement for the developer to enter into a public access agreement which safeguards the public access, the agreement which is for the life of the development must include, maintenance of footways, lighting, public furniture, public art, and CCTV.
  - Maintain and manage the development of public realm areas in accordance with standards to be agreed with the Council.

## 9. Moselle River

- Reasonable endeavours to work in partnership with EA, LB Haringey and other partners to de-culvert the Moselle in the future
- to carry out annual testing of the water quality of the River Moselle (testing specification to be agreed with the EA and the Council) until 5 years after practical completion of the development using the following sequence;
  - (1) Prior to Phase 2 or should the water quality meet an agreed standard then St William will submit for approval by the Council a plan for de-culverting the Moselle;
  - (2) St William will undertake the works subject to funding being available.

## 10. Monitoring Fee

- Pay the monitoring fee contribution (to be agreed).
- 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 the provision of Affordable Housing, the proposal would have an unacceptable impact on affordable housing provision within the Borough. As such, the proposal would be contrary to Local Plan policy SP2 and London Plan policy 3.12.
- (ii) In the absence of a financial contribution towards the amendment of the Traffic Management Order, highways works and car club funding, the proposal would have an unacceptable impact on the highway and fail to provide a sustainable mode of travel. As such, the proposal would be contrary to Local Plan policy SP7, saved UDP policy UD3 and London Plan policies 6.9, 6.11 and 6.13.
- (iii) In the absence of a financial contribution towards the carbon offsetting and suitable commitment to the district heating network, the proposal would fail to deliver an acceptable level of carbon saving. As such, the proposal would be contrary to Local Plan policy SP4 and London Plan policy 5.2.
- 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.

**168. UPDATE ON MAJOR PROPOSALS**

**RESOLVED** that the report be noted.

**169. APPLICATIONS DETERMINED UNDER DELEGATED POWERS**

**RESOLVED** that the report be noted.

**170. NEW ITEMS OF URGENT BUSINESS**

None.

**171. DATE OF NEXT MEETING**

22 February 2018

CHAIR: Councillor Natan Doron

Signed by Chair .....

Date .....

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