

Appendix 6: Conditions & Informatives

Time Limit

1. The development shall be begun within three years of the date of the permission.
REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

Approved Plans

2. The development hereby approved shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The development hereby approved, as depicted on the approved plans, shall be completed in accordance with the approved plans, except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: For the avoidance of doubt and in the interests of proper planning.

Contract

3. Prior to any works of demolition of any building(s) on the site, evidence of contract(s) for the development of Blocks A and B in their entirety shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

Accessible Housing

4. The detailed design for each dwelling in Block A and B hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as follows:

- Dwelling Block B8 shall meet Approved Document M M4(3).
- All other dwellings shall meet Approved Document M M4(2).

REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

BREEAM Accreditation

5 (a) No development shall commence until a design stage accreditation certificate has been submitted to the Local Planning Authority confirming that the development will achieve a BREEAM 'Very Good' outcome (or any such equivalent national measure of sustainable buildings which replaces that scheme).

(b) The retail/commercial units shall not be occupied (Use Class A1/B1 or D1) until a final Certificate has been submitted to the Local Planning Authority certifying that a BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) rating of 'Very Good' for that unit has been achieved.

(d) The Accreditation of 'Very Good' shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure sustainable development in accordance with London Plan (2021) Policy SI2 and Local Plan Policy SP4.

Block A – Noise Attenuation 1

6. (a) No development of Block A at slab level or above shall commence until such times as full details of the ceiling slab/walls and any other noise attenuation measures between the first floor commercial unit (Use Class D2/B1) and dwellings on the second floor of the approved scheme and between this unit and existing homes in Nos. 803-805 High Road and No. 809 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between existing and proposed dwellings and the first floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved ceiling slab/walls and any other noise attenuation measures shall be completed prior to the occupation of the second-floor dwelling directly above the commercial unit is first occupied and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Blocks A & B – Noise Attenuation 2

7. (a) The dwellings hereby approved in Block A shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the eastern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(b) Flats 2, 5 and 8 hereby approved in Block B shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the southern façade of the dwellings have been submitted to and approved in writing by the Local Planning Authority.

(c) The above details shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Living rooms & Bedrooms	35dB(A) (L _{Aeq,16hour})
	Dining Room Area	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB LAmax (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(d) The approved glazing specification and mechanical ventilation measures for the habitable rooms in the eastern façade of the dwellings shall be installed and made operational prior to the occupation of any of the dwellings in Block A and the southern elevations of Flats 2, 5 and 8 shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of these dwellings.

Mechanical Plant Noise

8. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: In order to protect the amenity of nearby residential occupiers.

Tree retention

9. (a) No development shall commence (including demolition), until a scheme for the protection of the existing Common Ash tree (T1 in the Arboricultural Impact Assessment, March 2020) immediately adjacent to the sited trees, in accordance with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- i) Location and installation of services/ utilities/ drainage;
- ii) Methods of demolition within the Root Protection Area (RPA as defined in BS 5837: 2012) of the retained trees;
- iii) Details of construction within the RPA or that may impact on the retained trees;
- iv) a full specification for the installation of boundary treatment works;
- v) a specification for scaffolding and ground protection within tree protection zones;
- vi) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- vii) Methodology and detailed assessment of root pruning;
- viii) Arboricultural supervision and inspection by a suitably qualified tree specialist
- ix) Reporting of inspection and supervision; and
- x) Methods to improve the rooting environment for retained and proposed trees and landscaping.

(b) The development thereafter shall be implemented in accordance with the approved details.

REASON: To safeguard the existing tree in order to ensure a satisfactory level of amenity and biodiversity, in accordance with Local Plan Policy DM1 and pursuant to section 197 of the Town and Country Planning Act 1990.

Landscape Details

10. (a) The following external landscaping details of the proposed roof level communal amenity space and Percival Court surface treatment shall be submitted to

and approved by the Local Planning Authority before either Block A or Block B commences above ground floor slab level:

- i) Hard surfacing materials;
- ii) Children's play area and equipment;
- iii) Boundary treatments;
- iv) Planting plans and a full schedule of species of a range of native trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- v) Sections demonstrating substrate of no less than 250mm for the intensive living roof;
- vi) Plans showing the inclusion of biodiversity measures for the living roof, to include bird boxes and 'insect hotels';
- vii) Written specifications (including cultivation and other operations) associated with plant and grass establishment;
- viii) Implementation programme, and
- ix) Irrigation, management and maintenance arrangements.

(b) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority and shall be retained and managed in accordance with the approved irrigation, management and maintenance arrangements thereafter for the lifetime of the development.

(c) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments in accordance with Policies G1, G5, G6, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

Opaque Glazing

11. Those windows identified on Drawings 807-1000-22-L01-GA-A-0821 Rev P2, 807-1000-22-L01-GA-A-0822 Rev P2 and 807HR-1000-ZZ-L03-GA-A-0823 P1 that are identified as being windows with opaque glazing shall be fitted with opaque glazing and this form of glazing shall be retained thereafter.

REASON: To ensure a satisfactory level of residential amenity.

Opaque Glazed Screen

12. (a) No development shall commence above ground floor slab level of Block B until detailed proposals for the installation of a glazed screen along the southern edge of balconies serving the living rooms of Flats 2 and 5 have been submitted to and approved in writing by the Local Planning Authority.

(b) Flats 2 and 5 shall not be first occupied until such times as glazed screen as approved under Part (a) of this condition have been installed.

(c) The installed glazed screens shall be retained thereafter.

REASON: To ensure a satisfactory level of residential amenity.

External Materials and Details

13. (a) No development shall commence above ground floor slab level of the relevant Block until details of all proposed external materials and on-site energy infrastructure for that Block have been submitted to and approved by the Local Planning Authority. These details shall include

- i) Blocks A & B - External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Block A & B - Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of stair/lift cores;
- iii) Blocks A & B - Air Source Heat Pumps in covered yard;
- iv) Blocks A & B - Sectional drawings at 1:20 through all typical external elements/facades, including all Openings in external walls including doors and window-type reveals, window heads and window cills;
- v) Blocks A & B - Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- v) Block B – Details of perforated metal panels and door/gate/shutter opening mechanisms and all external lighting along northern elevation to Percival Court;
- vi) Block B – 1:20 sections of shopfront and internal shutters; and
- vii) Block B - Photovoltaic panels.

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

No Plumbing on outside of buildings

14. No plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings hereby approved unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

No Grilles on outside of Block A

15. No grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the High Road frontage of Block A unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

Secured by Design

16. (a) Prior to the first occupation of Block A or B, a 'Secured by Design' accreditation shall be obtained for such Block or part of such Block or use and thereafter all features are to be permanently retained.
- (b) Accreditation must be achieved according to current and relevant Secured by Design guide lines at the time of above grade works of each Block or Phase of the development.

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

Fire Statement

17. The development shall be carried out in accordance with the provisions of the Fire Safety Review prepared by International Fire Consultants Limited dated March 2020 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with London Plan (2021) Policy D12.

Energy & Sustainability Statement (PRE-COMMENCEMENT)

18. (a) No development shall take place until an updated Energy & Sustainability Statement has been submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that the approved development has made acceptable provisions to connect to a North Tottenham Decentralised Energy Network (DEN), with an interim heating solution and SAP2012 carbon factors. This updated Energy & Sustainability Statement shall include the following:

- i. A plan showing the required layout of infrastructure (including conduit space, pipes and plant room) to connect to a future DEN;
- ii. Drawings and specifications setting out how the detailed design of the heat network and how this complies with CIBSE CoP1 (as amended) and the LBH Generic Specification. This should include detail of pipe routes and lengths, pipe sizes (taking account of flow and return temperatures and diversification) and insulation to determine heat loss from the pipes in W/dwelling in order to demonstrate losses have been minimised;
- iii. Buried pipe (dry and filled with nitrogen) to LBH's approved specification from the ground floor plant room to a manhole at the boundary of their site and evidence of any obstructions in highway adjacent to connection point;
- iv. A clear plan for Quality Assurance of the network post-design approval through to operation, based on CP1;
- v. A clear commercial strategy identifying who will sell energy to residents and how prices/quality of service will be set;
- vi. Calculations to determine how carbon offset payments are to be split between the 'initial offset' (100% of which to be paid on commencement) and the 'deferred offset'. (payable if no connection to a DEN within 10 years from the date of planning permission being granted);
- vii. Details of the interim heating solution, including the proposed system's seasonal efficiency (in energy, carbon and NOx emissions); and
- viii. A metering strategy

(b) Prior to the first occupation of Blocks A or B, written evidence shall be submitted to the Local Planning Authority that the proposed solar photovoltaic (PV) array of at

least 6.93 kWp and associated monitoring equipment has been installed correctly with energy generation meter reading equipment. The solar PV array shall be maintained and cleaned at least annually thereafter for the lifetime of the development.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan Policies SP4 and DM22

Overheating

19. (a) No development shall take place until written evidence to demonstrate the following has been submitted to and approved by the Local Planning Authority:

- i. How the detailed design stage has explored and identified further mitigation measures to reduce the risk of overheating for the development under Design Summer Years 2 and 3 for London under TM59
- ii. Details of a home user guide that shall be made available to all residents that first occupy the approved dwellings.

(b) The development shall be built and maintained in accordance with the Overheating Assessment (dated August 2020) by eb7 and any further necessary mitigation measures approved in relation to (a) above.

REASON: To enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained, in accordance with Policy SI4 of the London Plan (2021), and Policies SP4 and DM21 of the Local Plan.

Mechanical Ventilation and Heat Recovery

20. (a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter for the lifetime of the development.

REASON: To ensure the new homes are adequately ventilated as required by London Plan (2021) Policy SI 4.

Land Contamination – Part 1 (PRE-COMMENCEMENT)

21. (a) No development shall commence other than investigative work until:

- i) Taking account of information in the Phase I Environmental Site Assessment Report (Reference 325713.0000.0000, TRC Companies Ltd, September 2019), a site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. 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.

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

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

Land Contamination – Part 2

22. Where remediation of contamination on the site is required pursuant to the condition above, 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 first occupied.

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

Unexpected Contamination

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

(b) The remediation strategy shall be implemented as approved.

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

Archaeology 1

24. (a) No development, including demolition, shall take place until a stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development, including demolition, shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

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

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

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

REASON: to protect the historic environment

Archaeology 2

25. (a) No development, including demolition, shall take place until a detailed scheme showing the complete scope and arrangement of the foundation design and other below ground works has been submitted to and approved in writing by the Local Planning Authority.

(b) Development, including demolition, shall only take place in accordance with a detailed scheme approved under (a) above.

REASON: The Local Planning Authority wishes to ensure that any significant remains are not disturbed or damaged by foundation works but are, where appropriate, preserved in situ.

Cycle Parking Provision

26. (a) Before any of the residential units hereby approved are first occupied, a 1:50 scale drawing showing details of the proposed cycle storage and stacking system proposed for the Cycle Storage area shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P7 for 20 long-stay spaces shall be submitted to and approved in writing by the Local Planning Authority.

(b) The residential cycle parking as approved under (a) above and the 4 short-stay spaces shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P7 shall be provided and made available before any of the dwellings or the shop unit to which they relate are first occupied and shall be maintained thereafter.

REASON: To ensure adequate cycle parking provision and promote environmentally sustainable travel.

Car Parking Provision

27. (a) Before any of the approved residential units in Block B are first occupied, the car parking space and associated Electric Vehicle Charging Point shown on Drawing 807HR-1000-ZZ-L00-GA-A-0820 Rev P7 shall be provided and made available for use.

(b) The car parking space shall be maintained thereafter.

REASON: To ensure adequate car parking provision for the wheelchair accessible home.

Delivery and Service Plan

28. (a) No development shall be first occupied until a Delivery and Service Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) A Delivery and Service Plan shall include servicing arrangements for residential dwellings and the ground floor retail unit and address the following matters:

- i. Identifying where safe and legal loading and unloading can take place;
- ii. Ensuring delivery activities do not hinder the flow of traffic on the public highway;
- iii. Managing deliveries to reduce the number of trips, particularly during peak hours;
- iv. Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and
- v. Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).

(c) The approved Delivery and Service Plan shall be implemented upon first occupation of development and the development shall be operated in accordance with the approved Delivery and Service Plans

REASON: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.

Residential Waste Management Plan

29. (a) None of the residential dwellings shall be first occupied until a Residential Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) The Residential Waste Management Plan shall set out details of:

- (i) who will be responsible for moving waste and recyclable Wheelie Bins or Euro Bins from the ground floor bin storage area to a designated location on the High Road footway and taking them back to the bin storage area on collection day; and
- (ii) The timing of such movements, ensuring that bins are not stored on the footway overnight before they are collected and ensuring that bins are taken back in to the store as soon as reasonably practicable after collection.

(c) The approved Residential Waste Management Plan shall be implemented upon first occupation of any of the residential dwellings and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is requested in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory waste and recycling collection.

Construction Logistics Plan PRE-COMMENCEMENT

30. (a) No development shall commence until a Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development replace lorry routeing, including a response to existing or known projected major building works at other sites in the vicinity and local works on highways;

- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Details of measures to protect pedestrians and other highway users from construction activities on Percival Court
- vi) Travel plans for staff/ personnel involved in construction.
- vii) Crane Lifting Management Plan (CLMP)
- viii) Crane Erection and Dismantling

(b) Construction works shall only be carried out in accordance with an approved CLP.

REASON: To protect the amenity of the locality.

Demolition/Construction Environmental Management Plans PRE-COMMENCEMENT

31. (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) The DEMP/CEMP shall include an Air Quality and Dust Management Plan (AQDMP).

(c) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(d) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

(e) The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;

- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

(f) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP. Additionally, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out.

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

Impact Piling Method Statement PRE-COMMENCEMENT

32. (a) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement

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 to discuss the details of the piling method statement.

Business and Community Liaison (PRE-COMMENCEMENT)

33. (a) For the duration of the demolition and construction works the developer and its contractors shall inform local residents and businesses of the following:

- i) Hours of working and any temporary traffic/highway works;
- ii. Telephone contacts to get advice or raise comments of complaints regarding the development with the view of resolving any concerns that might arise; and
- iii. Advanced notice of exceptional works or deliveries.

(b) The proposed methods for achieving the requirements of (a) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

Telecommunications

34. The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the residential units details of which are to be submitted to the Local Planning Authority for its written

approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

Reason: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

1. Working with the applicant. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the estimated Mayor's CIL would be 78,849 and (based on the current Haringey CIL charge rate for the Eastern Zone of £15 per square metre (£20.96 with indexation) the estimated Haringey CIL charge would be £19,179, giving a total of £98,029. This will be collected by Haringey after the scheme is 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

3. Hours of Construction Work. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

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

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

5. Numbering New Development. The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.

6. Asbestos Survey prior to demolition. 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.

7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.

8. Heritage assets of archaeological interest. The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed foundation designs for approval.

9. Written Scheme of Investigation – Suitably Qualified Person. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

10. Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

11. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

Geoarchaeological Assessment and Coring

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

Evaluation

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

The scope of the archaeological mitigation will depend on the results of the above phases of work. You can find more information on archaeology and planning in Greater London on our website This response only relates to archaeology. You should also consult Historic England's Development Management on statutory matters.

12. Disposal of Commercial Waste. 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.

13. Piling Method Statement Contact Details. Contact Thames Water
<https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk

14. Minimum Water Pressure. 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.

15. Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website: www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection

16. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.

17. Designing out Crime Officer Services. The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.

18. Land Ownership. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

19. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; 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 internal site roads.

20. Tree works. The following British Standards should be referred to:
a) BS: 3998:2010 Tree work – Recommendations and b) BS: 5837 (2012) Trees in relation to demolition, design and construction - Recommendations

