

Planning Sub Committee 14th September 2021

ADDENDUM REPORT FOR ITEM

UPDATE FOR CONSIDERATION AT PLANNING SUB-COMMITTEE Item No.8

Reference No: HGY/2021/2075	Ward: Bounds Green
Address:	
Proposal: Redevelopment of the site comprising the demolition of existing garages and the erection of a nine-storey building to accommodate 23 residential units for council rent (Class C3). Associated cycle and refuse/recycling storage facilities, accessible car-parking spaces, and landscaping and public realm improvements including a children's play space. Relocation of existing refuse/recycling facility.	
Applicant: London borough of Haringey	
Ownership: Council	

CONDITION AND HEADS OF TERMS

Para 2.4: ADD additional condition: No.29 (Piling Method Statement)

Para 2.8: (Payment Head of Terms):

AMEND Initial carbon offset contribution & Deferred carbon offset contribution from "£14,170' to '£11,913"

REPORT AMENDMENTS

Para 6.132 (Sustainability, Energy and Climate Change):

REPLACE: £25,764 + 10% with: £23,826 including 10% and £14,170 with: £11,913

MATERIAL PLANNING CONSIDERATIONS

Para 6.2: ADD 'Fire Safety' to list of planning issues, and text to section below;

Fire safety

6.1.1 Fire safety is generally assessed at Building Regulations stage along with other technical building requirements relating to structure, ventilation, and electrics, for example. However, Policy D12 London Plan 2021 also makes clear that all

development proposals must achieve the highest standards of fire safety. It requires all major proposals to be supported by a Fire Statement.

- 6.1.2 A comprehensive fire statement produced by a suitably qualified third-party assessor (as required by the policy) has been submitted with the application. It consists of a high-level review of fire safety requirements for the proposed development based on relevant British Standards. It addresses means of warning and escape, internal and external fire spread and how these are addressed (e.g. automatic fire suppression systems, internal linings of walls and ceilings, fire doors, cavity barriers), and access and facilities for the fire and rescue service. It also outlines addresses fire safety maintenance and management issues.
- 6.1.3 The London Fire Brigade and Haringey Building Control were consulted on this application. Both have confirmed that they are satisfied with the proposed development details at this stage.
- 6.1.4 The development would be required to meet the Building Regulations in force at the time of its construction by way of approval from a relevant Building Control Body. As part of the Building Control plan checking process a consultation with the London Fire Brigade would be carried out. On completion of work, the relevant Building Control Body would issue a Completion Certificate to confirm that the works comply with the requirement of the Building Regulations.
- 6.1.5 Considering the above, the proposed fire safety details are acceptable and satisfy the requirements of planning policy.

CONSULTEE UPDATES (Para 4.10):

Internal Consultees:

No.1 (LBH Transportation Group)

REPLACE: *“No objection subject to conditions further details of waste/recycling and servicing arrangements. Awaiting further information from applicant and review before revised comments.”*

with

“No objection subject to conditions – Having regard to further details submitted and evaluation, proposals acceptable, including in terms of servicing/access/deliveries and vehicle movements, including those serving the new bin store to the block of flats opposite.”

No.4 (LBH Cleansing)

REPLACE: *“No objection in principle but raised queries with further information expected to be submitted to address them”*

with

“No objection – Having regard to further details submitted and evaluation, proposals acceptable, including in terms of waste bin servicing/access and replacement purpose-built bin store to serve the block of flats opposite”

External Consultees:

No.11 London Fire Brigade

REPLACE: “No comment” with: “No objection – “information [which] shows satisfactory fire fighting access and facilities”

Thames Water

REPLACE: “No comment” with: “No objection subject to condition for piling method statement and informative”

Section 5. Local Representations - Update

Further third party responses received since publish of main report (x3 objections, issues raised already summarised in report)

APPENDIX 1 Planning Conditions and Informatives

ADD the following additional conditions

29. Piling Method Statement

No piling shall take place until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

Reason: To protect nearby underground sewerage utility infrastructure in accordance with Policy DM28 of the Haringey Development Management DPD 2017.

Condition 2 (In accordance with approved plans)

REPLACE:

“MLM Group' Summer Overheating Assessment in Dwellings - CIBSE TM59 Compliance for Partridge Way, Haringey, REV.01 dated 14/12/2020”

with

“*MLM Group' Summer Overheating Assessment in Dwellings - CIBSE TM59 Compliance for Partridge Way, Haringey, REV.03 dated 03/09/2021*”

DELETE: [duplicate] “*MLM Group' Energy Statement REV.03 dated 23/06/2021*”

REPLACE:

“*MLM Group' Energy Statement REV.03 dated 23/06/2021*”

with

“*SWECO' Energy Statement, ref: 66201764-MLM-ZZ-XX-RP-SU-0001, Rev.4*”

Condition 6 Energy Strategy:

REPLACE: “*...Energy Statement (dated 23 June 2021) prepared by MLM, delivering a minimum 64% improvement ...*”

With

“...Energy Statement (dated 6 September 2021) prepared by Sweco, delivering a minimum 67% improvement...”

DELETE: *“(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA’s Be Seen energy monitoring platform.”*

Condition 6 Details of hard and soft landscaping

Insert- after written specifications “and maintenance plan”

REPLACE: *“...The landscaping scheme, once implemented, is to be retained thereafter...”*

With

“...The landscaping scheme, once implemented, is to be retained thereafter and maintained in perpetuity for the lifetime of the development...”

APPENDIX 3 Consultation Responses – Internal and External Consultees

AT ‘Carbon Management’;

First section: ADD: “Revised comments received on 07/09/21 & 09/09/21 confirmed no objection or further queries, subject to details outlined in revised comments. Confirmed the new carbon offset contribution would be £23,826 (including the 10% management fee).”

ADD latest revised Carbon Management comments (in light of additional & revised supporting information) received 07/09/2021 as follows;

“The applicant submitted an updated Energy Statement prepared by Sweco (dated 6 September 2021, Revision 5) to respond to the questions and comments noted above on 11/8. A summary of the changes is noted below.

Be Lean

The average Fabric Energy Efficiency improvement is 21%.

The average space heating requirement is 17.05 kWh/m²/year, which almost meets the Passive House standard of 15 kWh/m²/year, which is supported. The individual apartments range in space heating demand from 9.22 kWh/m²/year to 31.26 kWh/m²year.

Carbon Offset Contribution

A revised offset contribution has been calculated below based on the updated report.

	Residential	
<i>(SAP10 emission factors)</i>	tCO₂	%
Baseline emissions	22.7	
Be Lean savings	3	13%
Be Clean savings	0	0%
Be Green savings	12.1	54%
Cumulative savings	15.1	67%
Carbon shortfall to offset (tCO₂)	7.6	
Carbon offset contribution	£95 x 30 years x 8.3 tCO ₂ /year = £21,660	
10% management fee	£2,166	
Total carbon offset contribution	£23,826	

Updated Planning Conditions

As a planning obligation will not be appropriate to ensure the scheme complies with London Plan Policy SI2 under Be Seen, the following planning condition is recommended:

Be Seen Energy Monitoring

Within 4 weeks of the grant of Planning Permission to submit to the GLA verified estimates of the 'be seen' energy performance indicators through the GLA's dedicated portal.

On or prior to Practical Completion to ensure that Automatic Meter Reading Devices are installed and in operation at the Development in accordance with the Approved Metering Strategy and not to Occupy or permit the Occupation of the Development until the Automatic Meter Reading Devices have been installed and are in operation.

On Practical Completion to submit updated and verified energy performance estimates to the GLA through its dedicated portal and not to Occupy or permit the Occupation of the Development until those estimates have been submitted.

In respect of each Residential Unit on expiry of the defects liability period and on each anniversary of this date thereafter for a period of 5 years to submit to the GLA via its dedicated portal the energy performance data.

Energy Strategy [Revised]

The development hereby approved shall be constructed in accordance with the Energy Statement (dated 6 September 2021) prepared by Sweco, delivering a minimum 67% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies (min. 13% reduction), air source heat pumps (ASHPs) and minimum 8.4 kWp solar photovoltaic (PV) energy generation.

(a) Prior to above ground construction, details of the proposed ventilation and heating systems and solar PV shall be submitted to and approved by the Local Planning Authority. This must include:

- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV including: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp) and the final carbon reduction at the Be Green stage of the energy hierarchy;
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained and cleaned at least annually thereafter.

(b) Within six months of first occupation, evidence that the solar PV and ASHPs installation have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, a six-month energy generation statement, and a Microgeneration Certification Scheme certificate.

(c) Within one year of first occupation, evidence shall be submitted to and approved by the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way and that issues have been dealt with. This should include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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 Policy SP4 and DM22.”

At ‘Thames Water’ ADD:

“Waste Comments

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: “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 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. “No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and

type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.”

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide ‘working near our assets’ to ensure your workings will be in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/>

Working-near-or-diverting-our-pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewaterservices>.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. 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.

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

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

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-nearor-diverting-our-pipes>"