

Appendix 01 – Planning Conditions & Informatives

1. Time Limit

- (a) 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.

2. Approved Plans and Documents

- (a) The Development hereby approved shall be carried out in accordance with the following 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:

- SEE APPENDIX 09.

REASON: In order to ensure that the development is carried out in accordance with the approved details.

3. Basement impact mitigation measures (PRE-COMMENCEMENT in part)

- (a) Notwithstanding the information submitted with the application no development shall take place until a final Method Statement for the construction of the basement has been submitted to and approved in writing by the local planning authority. The Method Statement should demonstrate that the proposed construction methodology aims to limit damage to the neighbouring buildings/structures within the zone of influence to Burland Scale Category 1 and where this is not possible it should never be more than Category 2. The Method Statement shall include pre-commencement condition surveys of nearby buildings (being any buildings within the zone that may be impacted by construction works) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail.

- (b) The condition of nearby buildings shall be monitored throughout the construction process and works shall cease immediately if damage in excess of the predicted impact as noted above is recorded. A post-completion condition survey of nearby buildings shall be submitted to and approved in writing by the local planning authority within 6 months of completion.

The method statement shall be carried out by a suitably qualified structural engineer.

Reason: To ensure that the proposed development would have no undue impact on the structural integrity of adjoining and neighbouring buildings, in accordance with Policy DM18 of the Haringey Development Management DPD 2017

4. Accessible Accommodation

- (a) The building hereby approved shall provide level access to all areas of the building and shall meet the required standard of the Approved Document M of the Building Regulations (2015) unless otherwise agreed in writing with the Local Planning Authority.

(b) 5% of the total number of rooms of student accommodation shall be accessible (M4(3)b) and a further 5% of the total number of rooms shall be adaptable bedrooms (M4(2)).

(c) Wheelchair accessible M4(3) and adaptable M4(2) rooms shall be located on every floor near to the main core.

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

5. Commercial Units - Retail Opening Hours

(a) The retail uses (Use Class E(a)) shall only be open to the public between the hours of 08.00 to 20.00 (Monday to Saturday) and 08.00 to 18.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity.

6. BREEAM (PRE-COMMENCEMENT)

(a) Prior to commencement, a BREEAM tracker shall be provided to the Local Planning Authority confirming the BREEAM status and progress towards the target rating(s) of a BREEAM "Very Good" outcome (or equivalent) for the retail use and "Excellent" for the student accommodation.

The Building shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating.

(b) A post construction BREEAM assessment for the retail use and separately the student accommodation shall be submitted within 6 months of occupation and shall demonstrate that a target rating of 'Very Good' has been achieved for the retail use and "Excellent" for the student accommodation, unless otherwise agreed in writing with the local planning authority. Evidence shall be submitted demonstrating that the Certification has been applied for with the BRE and that this part of the condition shall be approved once the certificate has been provided.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted for the Local Planning Authority's written approval within 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Authority's approval of the schedule.

REASON: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan Policy SP4 and DM21.

7. Commercial Units – Noise Attenuation

(a) No occupation of the commercial units shall commence until such times as full details of the floor slab and any other noise attenuation measures between the ground/first floor or commercial unit and student accommodation on adjacent floors has 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 the accommodation and the commercial units shall achieve a noise insulation level for of no less than 55 dB DnT,w + Ctr.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of the commercial units and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

8. Noise Attenuation – Student Accommodation

(a) The student accommodation hereby approved shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the accommodation to which they relate have been submitted to and approved in writing by the Local Planning Authority.

(b) 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	Rooms of accommodation	35dB(A) (L _{Aeq,16hour})
	Communal areas	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Rooms of accommodation	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.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in all facades of the accommodation shall be installed and made operational prior to the occupation of any of the accommodation to which they relate in the building as specified in part (a) of this condition and shall be maintained thereafter.

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

9. Fire Statement

The development must be implemented and maintained in accordance with the provisions of the Fire Safety Statement prepared by Aecom dated 25th June 2021 and the Gateway 1 London Plan Fire Statement prepared by Aecom dated 10th August 2021, or any variation as may be approved in writing by the Council in consultation with the GLA and or HSE.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12 and London Plan Policy D5.

10. Landscape Details

(a) The following external landscaping details of amenity areas shall be submitted to and approved by the Local Planning Authority before first occupation of the development:

- i) Hard surfacing materials;
- ii) Any relevant SUDS features (as identified in the Flood Risk Assessment and Drainage Strategy by Aecom (60644390, Revision 04), dated July 2021) including the internal drainage system and attenuation tank details which shall include details of the controlled release system.
- iii) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development
- iv) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- v) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- vi) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes and proposed numbers/densities where appropriate;
- vii) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- viii) Implementation programme.

(b) The landscaping and SUDS features shall be carried out in accordance with the approved details, management and maintenance plan and implementation programme unless otherwise agreed in writing by the Local Planning Authority.

(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 amenity, biodiversity enhancement and boundary treatments.

11. Biodiversity

(a) Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Within 3 months of the occupation of the development, photographic evidence and a post-development ecological field survey and assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

(c) Development shall accord with the details as approved and retained for the lifetime of the development.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

12. External Materials and Details

(a) No development of the building shall commence above ground floor slab level until all proposed external materials and elevational details for the building have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

- i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) 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;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;

(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.

13. Living roofs

(a) Prior to the first occupation of the building, details of the living roofs (including the planting proposed for the roof terrace) shall be submitted to and approved in writing by the Local Planning Authority. Living roofs shall be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants shall be grown and sourced from the UK and all soils and compost used must be peat-free. The submission shall include the following unless otherwise agreed in writing:

- i. A roof plan identifying where the living roofs will be located;
- ii. Relevant floor plans identifying where the living walls will be rooted in the ground, if any;
- iii. Sections demonstrating installed and expected settled substrate levels of no less than 120mm for extensive living roofs, and no less than 250mm for intensive living roofs;

- iv. Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v. Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with roof ball of plugs 25m³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native);
- vi. Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vii. Management and maintenance plan, including frequency of watering arrangements.

(b) Within a month of the first occupation of the student accommodation in the building, evidence must be submitted to and approved by the Local Planning Authority that the living roof(s) has been delivered in line with the details set out in point (a) unless otherwise agreed in writing. This evidence shall include photographs demonstrating the measured depth of soil/substrate planting and biodiversity measures. If the Local Planning Authority finds that the living roof(s) has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roof(s) shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity, reduces the impact on climate change and supports the water retention on site during rainfall. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

14. Energy Strategy

(a) Prior to the commencement of the development's superstructure, a revised Energy Statement shall be submitted and approved by the Local Planning Authority. This shall be based on the submitted Energy Statement v2, including the Appendices (dated December 2021), prepared by Aecom, delivering a minimum site-wide carbon emission reduction of 63% using SAP 10.0 carbon factors by connecting to the Decentralised Energy Network (DEN) in the future or 52% using SAP 10.0 carbon factors if the air source heat pump back up solution is implemented, in line with Building Regulations Part L 2013. The revised strategy shall include the following unless otherwise agreed with the local authority:

- 1. Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- 2. A minimum 14.3 kWp solar photovoltaic array;

3. A strategy to seek to improve and respond to the Be Lean requirement to improve the fabric efficiencies towards a 15% reduction with SAP 10.0 carbon factors, including calculations showing how thermal bridging will be reduced;
4. Confirmation of the specification, efficiency, layout of the interim heating solution before connecting to the DEN if required;
5. Details of the estimated comparative running costs for the heating solutions.
6. A metering strategy.

(b) Within six months of the occupation of the development, evidence that the ASHPs (if installed) and solar PV panels have been correctly installed shall be submitted to and approved in writing by the Local Planning Authority, including photographs, and a six-month energy generation statement.

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

Should the agreed target not be able to be achieved on site through energy measures as set out in the aforementioned strategy, then any shortfall should be offset at the cost of £2,850 per tonne of carbon plus a 10% management fee. Should an increased level of CO₂ reduction be achieved, any carbon offset payment would be reduced by £2,850 per tonne.

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved, unless otherwise agreed in writing with the local authority, and shall be operated and maintained as such thereafter. The solar PV array shall be also installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

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, SI3, and Local Plan Policy SP4 and DM22.

15. Overheating (Student Accommodation)

Prior to above ground works, a revised Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk with windows closed and for future weather files and propose a retrofit plan where necessary. This assessment shall be based on the Overheating Report by Aecom (dated 17 December 2021).

The report shall include:

1. Annotated plans showing which habitable rooms will be affected by noise constraints;
2. Modelling of DSY1 2020s weather file demonstrating whether the rooms that are constrained by noise will overheat when the windows are closed, and details of the appropriate overheating and/or noise mitigation measures in line with the Cooling Hierarchy and the Acoustics Ventilation and Overheating Residential Design Guide.

3. Justification why active cooling is proposed for the communal areas on levels 7 and 24 with modelling results and that the need for cooling has been reduced, and details of the cooling method and load;
4. Further modelling of the habitable rooms based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the 2050s and 2080s periods, high emissions, 50% percentile;
5. Technical details of mitigation measures, including the fixing mechanism, specification, and shading coefficient of any internal and external shading features, and the energy demand of the active cooling for communal areas;
6. Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
7. Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

The development must be built in accordance with the overheating measures as approved, unless otherwise agreed in writing with the local authority, and retained thereafter for the lifetime of the development.

REASON: In the interest of reducing the impacts of climate change, 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.

16. Overheating (Commercial Areas)

Prior to occupation of each non-residential area, an Overheating Report must be submitted to and approved by the Local Planning Authority if that space is to be occupied for an extended period of time or will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

The report shall be based on the current and future weather files for 2020s, 2050s and 2080s for the CIBSE TM49 central London dataset. It shall set out:

1. The proposed occupancy profiles and heat gains in line with CIBSE TM52
2. The modelled mitigation measures which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.
3. A retrofit plan that demonstrates which mitigation measures would be required to pass future weather files, with confirmation that the retrofit measures can be integrated within the design.

The mitigation measures hereby approved shall be implemented prior to occupation of the commercial units to which they relate and retained thereafter for the lifetime of the development, unless otherwise agreed in writing with the Local Authority.

REASON: In the interest of reducing the impacts of climate change, 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.

17. Energy Monitoring

Upon final completion, suitable devices for the monitoring of the energy use and renewable/low-carbon energy generation (by accommodation unit) shall have been installed in line with CIBSE TM39.

REASON: To ensure the development can comply with the Energy Hierarchy in line with London Plan 2021 Policy SI 2 and Local Plan Policy SP4 before construction works prohibit compliance.

18. Circular Economy

Within 3 months post first occupation the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, within 3 months post first occupation.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

19. Whole Life Carbon

Within 3 months post first occupation of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, within 3 months post first occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

20. Low-carbon heating solution details

Prior to the above ground commencement of construction work, details relating to the future connection to the DEN, or a fall-back alternative low-carbon heating solution must be submitted to and approved in writing by the local planning authority. This shall include for a DEN solution:

- i. Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by

- CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);
- ii. Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- iii. Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
- iv. A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- v. Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;
- vi. Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- vii. Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- viii. Details of a future pipework route from the temporary boiler location to the plant room.

And shall include the following for a ASHP solution:

- i. the Seasonal Coefficient of Performance (SCOP) based on a dynamic calculation of the system boundaries over the course of a year
- ii. how the heat pump will operate alongside any other heating/cooling technologies being specified for the development including thermal stores
- iii. whether any additional technology is required for top up, for instance during peak loads.
- iv. the approach to generating domestic hot water
- v. the heating and/or cooling energy the heat pump would provide to the development and the electricity the heat pump would require for this purpose.
- vi. the CO2 savings that are expected to be realised through the use of this technology
- vii. the expected heating costs to occupants, demonstrating that the costs have been minimised
- viii. a diagram of the proposed location of the heat pumps and the associated condenser units

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 SI3, and Local Plan (2017) Policies SP4 and DM22.

21. PV Arrays

The installed PV Arrays shall be maintained in good working order in accordance with the manufacturer's instructions and cleaned at least annually unless self cleaning panels are installed.

REASON: To ensure that the installed PV arrays generate renewable energy at their full potential.

22. Secured by Design

(a) Prior to the first occupation of the building, or within an alternative timescale as may be agreed in writing with the LPA, a 'Secured by Design' accreditation shall be obtained and thereafter all security features included in the accreditation are to be permanently retained.

(b) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of the development.

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

23. Stage I Written Scheme of Investigation of Archaeology (PRE-COMMENCEMENT)

(a) No development, other than demolition, shall commence until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing for the building. For land that is included within the WSI, no demolition or development 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.

REASON: to protect the historic environment

24. Stage II Written Scheme of Investigation of Archaeology

(a) If heritage assets of archaeological interest are identified by a Stage 1 Written Scheme of Investigation (WSI) of Archaeology, then for those parts of the site which have archaeological interest, a Stage 2 WSI shall be submitted to and approved by the Local Planning Authority in writing. For land that is included within the Stage 2 WSI, no development other than demolition 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

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

REASON: to protect the historic environment

25. Foundation Design – Archaeology (PRE-COMMENCEMENT)

(a) In the event that the Stage I and/or Stage II Written Scheme of Investigation of Archaeology identifies any archaeological remains that require protection, no development, other than demolition, shall take place until details of the foundation design and construction method to protect any archaeological remains in that phase have been submitted and approved in writing by the Local Planning Authority.

(b) The development shall be carried out in accordance with the approved details.

REASON: The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF.

26. Land Contamination – Part 1 (PRE-COMMENCEMENT)

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

i) Taking account of information in the in the Phase1 Land Contamination Report with reference 60644390 prepared by AECOM Ltd dated June 2021, an intrusive 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 prior to that remediation being carried out on site.

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.

27. Land Contamination – Part 2

(a) Where remediation of contamination on the site is required pursuant to the condition above, completion of the remediation detailed in the method statement for the building 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.

28. Unexpected Contamination

(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 that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 183 of the National Planning Policy Framework.

29. Cycle & Mobility Scooter Parking Details (PRE-COMMENCEMENT in part)

(a) No development of the shall commence until details of cycle and scooter parking (341 long-stay residential including 3 mobility scooter spaces, 3 commercial, 20 visitor spaces, unless otherwise agreed in writing) and charging points for mobility scooters in the building have been submitted to and approved in writing by the Local Planning Authority.

(b) prior to the occupation of the commercial units, provision for changing/locker space and facilities for the commercial units shall be submitted to and approved in writing by the Local Planning Authority

(c) The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.

(d) The cycle parking provision and facilities shall be implemented in accordance with the approved details and retained thereafter for this use only unless otherwise agreed in writing.

REASON: To promote travel by sustainable modes of transport and to comply with Policy T5 of the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

30. Delivery and Servicing Plan

(a) No element of the development (student accommodation or commercial units) shall be occupied until a Delivery and Servicing plan (DSP) for that element, other than details of the location and dimensions of all proposed loading bays, has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be in broad conformity with the Draft Delivery and Servicing Plan (within the Transport Assessment prepared by AECOM, dated July 2021) and Transport for London's Delivery and Servicing Plan Guidance (2020).

(b) The DSP, approved under (a) above shall be implemented and updated following the results of the first delivery and servicing survey to be undertaken within 12 months of first occupation of the proposed development.

(c) the DSP shall provide clarity regarding any unforeseen circumstances such as a greater degree of non-service vehicle use of bays by blue badge holders or other private vehicles. And shall include considerations for different profiles and levels of delivery and servicing activity and what changes to management and/or provision may address any potential issues without comprising the free flow of the Highway and pedestrian facility around the site.

(d) Further surveys and updates of the full DSP shall be approved in writing by the Local Planning Authority.

REASON: To set out the proposed delivery and servicing strategy for the development, including the predicted impact of the development upon the local highway network and both physical infrastructure and day-to-day policy and management mitigation measures. To ensure that delivery and servicing activities are adequately managed such that the local community, the pedestrian, cycle and highway networks and other highway users experience minimal disruption and disturbance. To enable safe, clean and efficient deliveries and servicing.

31. Student Accommodation Waste Management Plan

(a) None of the units of student accommodation in the building shall be first occupied until a Waste Management Plan for the building has been submitted to and approved in writing by the Local Planning Authority.

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

- (i) the private waste contractor contracted to collect waste; and
- (ii) The timing of such movements and how it will be carried out, ensuring that bins are not stored on the footway and cleansing arrangements.

(c) The approved Waste Management Plan shall be implemented upon first occupation of any of the units of student accommodation 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 for the accommodation.

32. Detailed Construction Logistics Plan (PRE-COMMENCEMENT)

(a) No development shall commence until a Detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

(b) The Detailed CLP shall conform with Transport for London's Construction Logistics Planning Guidance (2021) and 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

- 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) Travel plans for staff / personnel involved in construction.
- vi) Crane Lifting Management Plan (CLMP)
- vii) Crane Erection and Dismantling

REASON: To provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety.

33. Public Highway Condition (PRE-COMMENCEMENT)

- (a) No development shall commence until an existing condition survey of the carriageway and footway (surrounding the site on The Hale and Hale Road) has been undertaken in collaboration with the Council's Highways Maintenance team and submitted in writing to the Local Planning Authority.
- (b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in (a) in collaboration with the Council's Highways Maintenance team and submitted in writing to the Local Planning Authority.
- (c) The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of the public highway is reinstated to the satisfaction of the Council's Highways Maintenance team in accordance with an associated Highway Agreement.

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site.

34. Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

- (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the building has been submitted to and approved in writing by the Local Planning Authority.
- (b) 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.
- (c) 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;
- 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;
- x. Details of any other standard environmental management and control measures to be implemented.

(d) the CEMP shall also include consideration as to whether any ecological protection measures are required, to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in a particular Phase in accordance with an approved DEMP and CEMP for that Phase.

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

35. Management and Control of Dust (PRE-COMMENCEMENT)

(a) No development shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations
- ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- iii) Details confirming the Plot has been registered at <http://nrmm.london>;
- iv) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;
- v) 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);
- vi) a Dust Risk Assessment;
- vii) Lorry Parking, in joint arrangement where appropriate.

(b) Demolition and construction works shall only be carried out in a particular Phase in accordance with an approved AQDMP for that Phase.

REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.

36. Impact Piling Method Statement (PRE-COMMENCEMENT)

(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 and water infrastructure, and the programme for the works) for the building 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 for the building.

REASON: The proposed works will be in close proximity to underground sewerage and water main utility infrastructure. Piling has the potential to impact on local underground sewerage and water main utility infrastructure. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement.

37. Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

(a) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of preconstruction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

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

38. Telecommunications

(a) 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 units of accommodation, 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.

39. Wind Mitigation

(a) The student accommodation shall not be occupied until details for the wind mitigation measures that are designed meet those described in the Pedestrian Wind Environment Study WF961-06F02(REV0)- WE REPORT dated January 10, 2022, have been submitted to and approved in writing by the Local Planning Authority (These shall include measures to the terraces which should comprise up to 30% porous 1.5m vertical screening; and a maintenance schedule for all mitigation).

(b) The approved wind mitigation measures shall be implemented prior to the first occupation of the student accommodation and shall be maintained and functional and permanently retained thereafter for the lifetime of the building.

REASON: In order to prevent adverse impact on wind microclimate, in accordance with Policy D9 of the London Plan (2021) and Local Plan Policy DM6.

40. Foundation Design (PRE- COMMENCEMENT)

Details demonstrating that the following on foundation design shall be submitted to the Local Planning Authority (LPA) for its written approval prior to commencement of the development (excluding demolition) hereby approved.

- a. the methods to be used;
- b. the depths of the various structures involved;
- c. the density of piling if used; and
- d. details of materials to be removed or imported to site.

The approved foundation details shall be implemented as approved.

Reason: To ensure that construction of the foundations would not detrimentally affect the groundwater resource.

41. Noise from building services plant and vents

Noise emitted by plant equipment hereby permitted shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor.

The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, they shall be switched off and not used again until it is able to comply.

Reason - In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

42. Anti-vibration mounts for building services plant / extraction equipment

All plant and equipment installed shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

Reason - In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

43. Evidence of operational public hydrants/suitable alternatives

Details demonstrating that the public hydrants proposed to service the development are operational and sufficient shall be submitted to the Local Planning Authority (LPA) for its written approval prior to occupation of the development hereby approved. If it cannot be demonstrated that the public hydrants are fit for purpose, then satisfactory alternative solutions must be proposed and approved in writing by the LPA before occupation. The approved provision shall be retained thereafter and kept functional for the lifetime of the development.

REASON: To ensure that the development incorporates the necessary fire safety measures and in order to accord with the Mayor's London Plan Policy D12.

44. Estate Management Plan

The development must be implemented and maintained in accordance with the provisions of the Estate Management Plan prepared by CRM Students, or any variation as may be approved in writing by the Council.

Reason: To ensure that the development is managed appropriately in accordance with London Plan Policy H15 and in the interests of amenity.

INFORMATIVES

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 based on the information given on the plans, the Mayoral CIL charge will be approximately £835,159.80 (13,919.33sqm x £60) and the Haringey CIL charge will be £1,131,973.05 (13,317.33sqm x £85). This will be collected by Haringey should the scheme 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. An informative will be attached advising the applicant of this charge.
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. 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.

9. Deemed Approval Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed approval under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
10. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:
11. 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.
12. Evaluation. An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

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

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

15. 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.
16. 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
17. 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.
18. 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.
19. 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.
20. 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.
21. s106 Agreement and s278 Agreement. This planning permission must be read in conjunction with the associated s106 Agreement and any associated s278 Highway Act Agreement(s).
22. Revised Fire Statement required with any revised submission. The applicant is advised that if there are any changes to the scheme which require subsequent Section 96a or Section 73 applications following the grant of any planning permission, an amended Fire Statement should also be submitted which incorporates the proposed scheme amendments so that the content of the Fire Statement always remains consistent with the latest scheme proposals.

23. Building Control - All building work carried out should meet current building codes and regulation requirements. The Council's Building Control Service ensures that buildings are designed and constructed in accordance with the Building Regulations and associated legislation. Please Note: It is the responsibility of those carrying out the work to ensure that the provisions of the regulations are fully met. The role of Building Control is only to check that they do so.
24. Building Regulations – Soundproofing. The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Council's Building Control Department, River Park House, 225 High Road, N22 8HQ (Tel. 020 8489 5504).