

Appendix 1 – Conditions and Informatives

Conditions

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

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2) The development hereby permitted shall be carried out in material compliance with the following approved plans and specifications:

211_GA_01 to 04, 10 to 14; 2111_HL_01 to 04; 2111_SL_01 to 04; 2111_UGF_01; 2242-GHA-XX-XX-DR-A-(20)400 to 403; 2242-GHA-ZZ-00-DR-A-(05)100 Rev. P02, 01-DR-A-(05)101, 02-DR-A-(05)102, 03-DR-A-(05)103, 04-DR-A-(05)104, RL-DR-A-(05)105; 2242-GHA-ZZ-ZZ-DR-A-(05)001; 2242-GHA-ZZ-ZZ-DR-A-(05)002; 2242-GHA-ZZ-ZZ-DR-A-(05)010; 2242-GHA-ZZ-ZZ-DR-A-(05)011; 2242-GHA-ZZ-ZZ-DR-A-(05)200 Rev. P01; 2242-GHA-ZZ-ZZ-DR-A-(05)201 Rev. P01; 2242-GHA-ZZ-ZZ-DR-A-(05)300; 2242-GHA-ZZ-ZZ-DR-A-(05)301; 2242-GHA-ZZ-ZZ-DR-A-(05)310 Rev. P01; and 2242-GHA-ZZ-ZZ-DR-A-(05)311 Rev. P01.

Supporting documents also approved:

Affordable Housing Officer letter dated 28th March 2022, Statement of Community Involvement, Planning Statement, Construction Phase Environmental, Health and Safety Management Plan, Noise Impact Assessment, Air Quality Assessment, Design & Access Statement (by Glenn Howells Architects), Desk Study Report, Day & Sunlight Report, Flood Risk Assessment and Drainage Statement Rev. A, Preliminary BREEAM Report, Energy Strategy V2.0, Overheating Assessment, Fire Strategy Report, Fire Statement Form, Archaeological Desk Based Assessment, Built Heritage and Townscape Visual Impact Assessment, Transport Assessment, Arboricultural Impact Assessment Report, Ecological Impact Assessment, Biodiversity Net Gain Report, Design & Access Statement (by Campbell Codey), Financial Viability Assessment Report, Stage 1 Road Safety Audit.

Reason: In order to avoid doubt and in the interests of good planning.

- 3) Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the ground floor non-residential units hereby approved shall be used for activities within Use Class E or Use Class F1 only and shall not be used for any other purpose unless approval first is obtained to a variation of this condition through the submission of a planning application.

Reason: In order to restrict the use of the premises to those compatible with the surrounding area.

- 4) Prior to the commencement of above ground works, detailed drawings (including sections) to a scale of 1:20 to confirm the detailed design and materials of the:
 - a) Detailed elevational treatment;
 - b) Detailing of roof and parapet treatment;

- c) Windows and doors (including plan, elevation and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10), which shall include a recess of at least 115mm;
- d) Details of entrances and porches which shall include a recess of at least 115mm;
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balustrading;
- g) Facing brickwork: sample panels of proposed brickwork to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used;

together with a full schedule of the exact product references for all materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out solely in accordance with the approved details.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1, DM8 and DM9 of the Development Management Development Plan Document 2017.

- 5) Exact details of the size, scale, location, street level visibility and visibility in key local views of any roof level mechanical plant and machinery required for the building's ongoing operation, shall be submitted to the Local Planning Authority prior to the commencement of above ground works. The development shall thereafter be carried out solely in accordance with the approved details and retained/maintained as such thereafter.

Reason: To safeguard and enhance the visual amenities of the locality in compliance with Policies DM1 and DM9 of the Development Management Development Plan Document 2017.

- 6) a) Prior to the commencement of above ground works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of above grade works of each building or phase of said development.

b) Prior to the first occupation of each building or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all features are to be retained.

c) Commercial aspects of the development must achieve the relevant Secured by Design Accreditation at the final fitting stage, prior to residential occupation of such building in accordance with part (b) above and commencement of business. Details shall be submitted to and approved, in writing, by the Local Planning Authority.

The development shall only be carried out in accordance with the approved details.

Reason: To ensure the safety and security of the development and locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

- 7) Prior to first occupation of the development hereby approved details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior Lighting Engineer. Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

Reason: To ensure the design, ecological and environmental quality of the development is protected and enhanced and to safeguard residential amenity in accordance with Policies DM1, DM19 and DM23 of the Development Management Development Plan Document 2017.

- 8) (a) Prior to the commencement of above ground works for the development hereby approved, the recommendations of the approved Ecological Impact Assessment shall be complied with, and details of this compliance submitted to and approved in writing by the Council. For the avoidance of doubt these recommendations and submissions shall include:
- a. Provision of full detailed biodiversity calculations demonstrating a minimum 10% biodiversity net gain.
 - b. Provision of a Biodiversity Enhancement Strategy that includes details of the following:
 - i. Bird boxes
 - ii. Bat roost boxes
 - iii. Insect blocks
 - iv. Arrangement and management of native species with a preference for species that bear flowers, pollen, fruit, berries or nuts
 - c. Details of management and maintenance of the above.
 - d. Justification for the location and type of enhancement measures should be supported by a qualified ecologist.

The development must be completed in accordance with the approved details.

(b) Within six months of the first occupation of the development, photographic evidence and a post-development ecological field survey and impact 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.

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, S11 and S12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan 2017.

- 9) Prior to the first occupation of the development hereby approved full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority, and these works shall thereafter be carried out as approved.

Details shall include information regarding, as appropriate:

- a) Proposed finished levels or contours;
- b) Means of enclosure;

- c) Hard surfacing materials including details of tonal contrasts between pedestrian, cycle and vehicle priority areas;
- d) Minor artefacts and structures (e.g. Furniture, play equipment, refuse or other storage units, wayfinding measures, signs etc.)
- e) detailed management and maintenance plans; and

Soft landscape works shall be supported by:

- f) Planting plans including an assessment of existing and proposed trees;
- g) Written specifications (including details of cultivation and other operations associated with plant and/or grass establishment);
- h) Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and demonstration a tree canopy net gain in the future;
- i) Implementation and long-term management programmes (including a five-year irrigation plan for all new trees).

The soft landscaping scheme shall include detailed drawings of:

- j) Existing trees to be retained;
- k) Existing trees which will require thinning, pruning, pollarding or lopping as a result of this consent; and
- l) Any new trees and shrubs, including street trees, to be planted, together with a schedule of species (all existing trees to be removed shall be replaced);
- m) detailed final urban greening factor plan showing that a factor of no less than 0.4 has been achieved.

The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy DM1 of the Development Management DPD 2017 and Policy SP11 of the Local Plan 2017.

- 10) Prior to the commencement of above ground works for the development hereby approved scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in accordance with the London Cycling Design Standards prior to first occupation of the development and shall be retained thereafter for this use only. Parking spaces for four mobility scooters and their charging equipment shall also be shown as provided within the site boundary. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, and to maximise the accessibility of the development.

- 11) The approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first six months of occupation or at 75% occupancy, whichever comes first. The development shall thereafter be implemented in accordance with the approved details and retained as such thereafter.

Reason: To enable safe, clean and efficient deliveries and servicing. In accordance with Policy DM21 of the Development Management DPD 2017.

- 12) Before development commences other than for investigative work: a) Using the information already submitted in Desk Study Report with reference ASL Report no: 285-21-088-11 prepared by ASL Limited dated September 2021, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site 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. b) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site. c) Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and; d) A report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

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

- 13) 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. The remediation strategy shall be implemented as approved.

Reasons: 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 the National Planning Policy Framework.

- 14) Prior to above ground works for the development hereby approved shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include a Construction Logistics Plan (CLP) and Air Quality and Dust Management Plan (AQDMP), and the following information:

a) 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.

b) The CLP will be in accordance with Transport for London's Construction Logistics Plan Guidance (July 2017) and shall provide details on: i. Dust Monitoring and joint working arrangements during the demolition and construction work; ii. Site access and car parking arrangements; iii. Delivery booking systems; iv. Agreed routes to/from the Plot; v. Timing of deliveries to and removals from the Plot (to avoid peak times, as agreed with Highways Authority, 07.00 to 9.00 and 16.00 to 18.00, where possible); and vi. Travel plans for staff/personnel involved in demolition/construction works to detail the measures to encourage sustainable travel to the Plot during the demolition/construction phase; and vii. Joint arrangements with neighbouring developers for staff parking, Lorry Parking and consolidation of facilities such as concrete batching.

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

The development shall be carried out in accordance with the approved details as well as on the applicant submitted proposed mitigation in the Air Quality Report.

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

- 15) 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 thereafter 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 and water utility infrastructure.

- 16) Prior to the first occupation of the development hereby approved, an updated Fire Strategy Report shall be submitted to the Local Planning Authority for its written approval, including the following additional details: where fire and rescue service pumping appliances are to be sited; the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including provisions for the evacuation of mobility impaired residents and details of how the strategy would be communicated to residents; adequate firefighting water supply; how the FSR would be managed, updated and monitored as required. Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.

Reason: In line with Policy D12 of the London Plan.

- 17) Prior to the commencement of above ground works, an updated Air Quality Assessment shall be submitted to the Local Planning Authority for its written approval. The updated AQA shall include:
- An addendum air quality assessment of the proposed development taking into consideration the likely operational impact of the development from its proximity to a major busy road (A10).
 - Monitoring will need to be undertaken at or within the close proximity of the site itself rather than relying purely on baseline monitoring farther away from the site nor Defra mapped background concentrations.
 - Provision of Predicted NO₂ Concentrations beyond 2020 as currently submitted. This needs to be submitted for building operational commencement year and a couple of years following the completion of development.

Once approved the development shall be completed in accordance with the approved details.

Reason: To Comply with the air quality requirements of the London Plan and GLA Sustainable Design and Construction SPG.

- 18) Prior to the first occupation of the development hereby approved exact details of the play space to be installed within the development shall be submitted to the Local Planning Authority for its written approval. Once approved works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To meet the play space requirements of Policy S4 of the London Plan 2021.

- 19) Prior to the first occupation of the development hereby approved a scheme of digital connectivity infrastructure shall be submitted to the Local Planning Authority for its written approval that shows how full fibre connectivity shall be facilitated to all residential and non-residential units. Once approved the details shall be implemented and retained as such thereafter.

Reason: In accordance with Policy SI6 of the London Plan 2021.

- 20) Prior to the commencement of any works on site an Arboricultural Method Statement, in accordance with the tree protection measures shown in the approved Arboricultural Impact Assessment Report, shall be submitted to the Local Planning Authority for its written approval. The AMS shall include enhanced ground protection measures and details for all operations within tree root protection areas. Once approved the details shall be followed thereafter during the construction of the development.

Reason: To protect trees in accordance with Policy DM1 of the Development Management DPD 2017.

- 21) Prior to the commencement of above ground works an existing condition survey shall be carried out in collaboration with the Council with respect to the public highway along the site with particular reference to the carriageway, footway and crossovers. Prior to the first occupation of the development (and again on completion of the development if this occurs after first occupation) a similar final condition survey shall be undertaken. 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 reinstated to the satisfaction of the Council.

All costs to undertake the surveys and carry out any highway works should be paid in full by the applicant.

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

- 22) Prior to the first occupation of the development hereby approved details of Pedestrian/Cycle Route Access Control Arrangements describing the detailed management of public and private access to the proposed new east-west route through the site, including appropriate safeguards in case of damage or lack of functionality, shall be submitted to the Local Planning Authority for its written approval. Details shall include information on accessway design, layout, cycle access, management and maintenance, and rapid repairs in case of non-functionality. Once approved, works shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway.

- 23) Prior to the commencement of above ground works for the development hereby approved details of the residential access arrangements to Block D shall be submitted to the Local Planning Authority for its written approval. The access pathway to the north of Block D shall be fitted with a gate of a size, detailed design and materiality that is appropriate for its heritage context as well as providing ease of access and appropriate security for the residents of Block D. Once approved, the gate shall be installed in accordance with the approved details and retained/maintained as such thereafter.

Reason: To promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 24) Details of exact finishing materials to the boundary treatments and site access controls shall be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. Once approved the details shall be provided as agreed.

Reason: In order to provide a good quality local character, to protect residential amenity, and to promote secure and accessible environments in accordance with Policies DM1, DM2 and DM3 of the Development Management Development Plan Document 2017.

- 25) Prior to the commencement of above ground works for the development hereby approved a Stage 2 Road Safety Audit based on the scope of the Stage 1 Road Safety Audit shall be submitted to the Local Planning Authority for its written approval. The recommendations of the Stage 2 RSA shall be taken up and followed in the design of the development as appropriate and retained as such thereafter.

Reason: In order to protect amenity and the safety of the public highway.

- 26) The development hereby approved shall be constructed in accordance with the Energy Strategy prepared by AJ Energy Consultants (dated 25 March 2022, Rev 2) delivering a minimum 60% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, and a minimum 35.5 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, the Energy Strategy shall be resubmitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Redesign of the heating strategy, prioritising a communal system with the ability to connect to a Decentralised Energy Network in the future and an alternative low-carbon heating solution.
- Confirmation of the necessary fabric efficiencies to achieve a minimum 27% reduction in carbon emissions under Be Lean, including details to reduce thermal bridging, and how the average heating demand will be limited to 18.4 kWh/m²/year and the cooling demand for Blocks A and B to 15 kWh/m²/year;
- 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 units;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a fully annotated 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).

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 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.

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 (2017) Policies SP4 and DM22.

27) Prior to the commencement of above ground of construction work, details relating to the future connection to the DEN must be submitted to and approved by the local planning authority. This shall include:

- 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.);
- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- 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;

- 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;
- 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;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- 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;
- Details of a future pipework route from the temporary boiler location to the plant room.

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.

- 28) No development shall take place beyond the superstructure of the development until a detailed scheme for energy monitoring has been submitted to and approved in writing by the Local Planning Authority. The details shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/ low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the first occupation of each building and the monitored data for each block shall be submitted to the Local Planning Authority, at daily intervals for a period of 5 years from final completion.

Within six months of first occupation of any dwellings, evidence shall be submitted in writing to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

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.

- 29) Prior to the commencement of above ground works for the development hereby approved, an overheating report shall be submitted to and approved by the Local Planning Authority to confirm the mitigation strategy following the detailed design stage. The model will assess the overheating risk in line with CIBSE TM59 (using the London Weather Centre TM49 weather DSY1 file for the 2020s) and demonstrate how the overheating risks have been mitigated and removed through design solutions and in line with Building Regulations Part O. These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained thereafter for the lifetime of the development.

This report will include:

- Details of the design measures incorporated within the scheme in line with the Cooling Hierarchy as set out in the Overheating Assessment prepared by AJ

Energy Consultants (dated 28 March 2022, Rev 2) (including details of the feasibility of prioritising passive cooling and ventilation measures over active cooling) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is reduced as far as possible for Blocks A and B;

- Specification of the external awnings, cooling modules and any additional mitigation measures found necessary;
- Appropriate design responses to mitigate risk of crime, and reduce exposure to air pollution and noise pollution in line with the AVO Residential Design Guide;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

- 30) At least six months prior to the 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 weather files for 2020s for the CIBSE TM49 central London dataset, with and without active cooling. It shall set out:

- How the active cooling demand is reduced below the notional cooling demand, aiming for a cooling demand of below 15 kWh/m²/year, prioritising passive design measures.
- The modelled mitigation measures which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.

The mitigation measures hereby approved shall be implemented prior to occupation 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 London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

- 31) Prior to occupation, a Building User Guide for new residential occupants shall be submitted in writing to and for approval by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems. The Building User Guide will be issued to any residential occupants before they move in.

Reason: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

- 32) (a) Prior to commencement on site, a design stage accreditation certificate per commercial unit must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM "Very Good" outcome (or equivalent), aiming for "Excellent". This should be accompanied by a tracker demonstrating which

credits are being targeted, and why other credits cannot be met on site. The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Prior to occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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 our written approval with 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, or the full costs and management fees given to the Council for offsite remedial actions.

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 (2017) Policies SP4 and DM21.

- 33) (a) Prior to the commencement of above ground works for the development hereby approved, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:
- i) A roof plan identifying where the living roofs will be located;
 - ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
 - iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
 - 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 roofs 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) Prior to the occupation of 90% of the dwellings, evidence must be submitted to and approved by the Local Planning Authority that the living roof have been delivered in line with the details set out in point (a). This evidence shall include photographs

demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs 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 and supports the water retention on site during rainfall. In accordance with London Plan (2021) Policies G1, G5, G6, S11 and S12 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

- 34) No commencement of above ground works shall take place until a detailed Surface Water Drainage scheme for site has been submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme shall demonstrate that : i) The surface water generated by this development (For all the rainfall durations starting from 15 min to 10080 min and intensities up to and including the climate change adjusted critical 100 yr storm) can be accommodated and disposed of without discharging onto the highway and without increasing flood risk on or off-site. ii) For the calculations above, we request that the applicant utilises more up to date FEH rainfall datasets rather than usage of FSR rainfall method iii) Any overland flows as generated by the scheme will need to be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development. iv) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter retained.

Reason: To ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.

- 35) Prior to first occupation of the development hereby approved, a detailed management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by an appropriate public body or statutory undertaker, management by residents' management company or other arrangements to secure the operation of the drainage scheme throughout the lifetime of the development. The development shall be constructed in accordance with the approved details and thereafter retained.

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

- 36) At least 10% of residential units shall be built to Part M4(3) 'wheelchair user dwellings' of the Building Regulations 2013 (as amended) and all remaining residential units shall be built to Part M4(2) 'accessible and adaptable dwellings' of the same Regulations, unless otherwise agreed in writing in advance with the Local Planning Authority.

Reason: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Local Plan 2017 Policy SP2 and London Plan Policy D7.

- 37) The placement of a satellite dish or television antenna on any external surface of the development is precluded, with an exception provided only for a communal solution(s), unless an exception is given in advance in writing by the Local Planning Authority. Details of any communal dish/antenna must be submitted to the Local

Planning Authority for its written approval prior to the first occupation of any residential unit within the development hereby approved. The communal dish/antenna solutions provided shall thereafter be retained as installed.

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

- 38) The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1 metre from the facade of nearest residential premises shall be a rating level 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 +A1:2019. Within 30 days of any request by the Council a noise report shall be produced by a competent person and shall be submitted to and approved by the Council to demonstrate compliance with the above criteria.

Reason: To protect residential amenity in accordance with Policy DM1 of the Development Management DPD 2017.

- 39) The site or Contractor Company shall 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 above ground level.

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

Informatives

1. 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. Based on the information given on the submitted CIL form the Mayoral CIL charge will be £435,014.52 (7,207sqm x £60.36) and the Haringey CIL charge will be £337,096 (6,741.92sqm x £50).
3. The applicant is reminded that this planning permission does not infer consent for any signage that may be attached to the development hereby approved and separate advertisement consent may need to be sought.
4. The new development will require numbering. The applicant should contact Haringey Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3797 / email: street.naming@haringey.gov.uk) to arrange for the allocation of a suitable address.
5. 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.
6. 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.
7. The applicant must seek the 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.
8. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: • on or within 8 metres of a main river (16 metres if tidal) • on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal) • on or within 16 metres of a sea defence • involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert • in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

9. The applicant may be required to take additional corrective measures in the event the noise levels from uses and activities on adjacent sites specified in the condition above are exceeded.