

Appendix 1 – Conditions and Informatives

Conditions

	CONDITIONS APPLICABLE TO BOTH THE DETAILED AND OUTLINE PHASES
1.	<p>Time limit</p> <p>The development hereby permitted shall be begun before the end of three years from the date of this permission.</p> <p>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.</p>
2.	<p>Approved plans and documents</p> <p>The Development hereby approved shall be carried out in accordance with the following approved plans and documents.</p> <p>Drawings – Detailed Phase</p> <p>N15301-KCA-ZZ-ZZ-DR-A-00000, 00001, 00004 (Rev. C02), 00005 (Rev. C02; N15301-KCA-ZZ-ZZ-DR-A-20001 Sitewide, Existing Site Sections AA, BB N15301-KCA-ZZ-ZZ-DR-A-20002 Sitewide, Existing Site Sections CC, DD N15301-KCA-ZZ-ZZ-DR-A-20003 Sitewide, Existing Site Sections EE, FF N15301-KCA-ZZ-ZZ-DR-A-20011 Sitewide, Proposed Site Sections AA, BB N15301-KCA-ZZ-ZZ-DR-A-20012 Sitewide, Proposed Site Sections CC, DD N15301-KCA-ZZ-ZZ-DR-A-20013 Sitewide, Proposed Site Sections EE, FF N15301-KCA-ZZ-00-DR-A-11100 Phase 1A, Ground Floor Plan, Proposed N15301-KCA-ZZ-01-DR-A-11101 Phase 1A, First Floor Plan, Proposed N15301-KCA-ZZ-02-DR-A-11102 Phase 1A, Second Floor Plan, Proposed N15301-KCA-ZZ-03-DR-A-11103 Phase 1A, Third Floor Plan, Proposed N15301-KCA-ZZ-04-DR-A-11104 Phase 1A, Fourth Floor Plan, Proposed N15301-KCA-ZZ-05-DR-A-11105 Phase 1A, Fifth Floor Plan, Proposed N15301-KCA-ZZ-06-DR-A-11106 Phase 1A, Sixth Floor Plan, Proposed N15301-KCA-ZZ-07-DR-A-11107 Phase 1A, Seventh Floor Plan, Proposed N15301-KCA-ZZ-08-DR-A-11108 Phase 1A, Eighth Floor Plan, Proposed N15301-KCA-ZZ-09-DR-A-11109 Phase 1A, Roof Floor Plan, Proposed N15301-KCA-AX-00-DR-A-11100 Plot A, Ground Floor Plan, Proposed N15301-KCA-AX-01-DR-A-11101 Plot A, First Floor Plan, Proposed N15301-KCA-AX-02-DR-A-11102 Plot A, Second Floor Plan, Proposed N15301-KCA-AX-03-DR-A-11103 Plot A, Roof Plan, Proposed N15301-KCA-B1-00-DR-A-11100 Plot B1, Ground Floor Plan, Proposed N15301-KCA-B1-01-DR-A-11101 Plot B1, First Floor Plan, Proposed N15301-KCA-B1-02-DR-A-11102 Plot B1, Second Floor Plan, Proposed N15301-KCA-B1-03-DR-A-11103 Plot B1, Roof Plan, Proposed N15301-KCA-B2-00-DR-A-11100 Plot B2, Ground Floor Plan, Proposed N15301-KCA-B2-01-DR-A-11101 Plot B2, First Floor Plan, Proposed N15301-KCA-B2-02-DR-A-11102 Plot B2, Second Floor Plan, Proposed N15301-KCA-B2-03-DR-A-11103 Plot B2, Roof Plan, Proposed N15301-KCA-C1-00-DR-A-11100 Building C1, Ground Floor Plan, Proposed N15301-KCA-C1-01-DR-A-11101 Building C1, First Floor Plan, Proposed</p>

N15301-KCA-C1-02-DR-A-11102 Building C1, Second Floor Plan, Proposed
N15301-KCA-C1-03-DR-A-11103 Building C1, Third Floor Plan, Proposed
N15301-KCA-C1-04-DR-A-11104 Building C1, Fourth Floor Plan, Proposed
N15301-KCA-C1-05-DR-A-11105 Building C1, Roof Plan, Proposed
N15301-KCA-CX-00-DR-A-11100 Building C2 / C3, Ground Floor Plan, Proposed
N15301-KCA-CX-01-DR-A-11101 Building C2 / C3, First Floor Plan, Proposed
N15301-KCA-CX-02-DR-A-11102 Building C2 / C3, Second Floor Plan, Proposed
N15301-KCA-CX-03-DR-A-11103 Building C2 / C3, Third Floor Plan, Proposed
N15301-KCA-CX-04-DR-A-11104 Building C2 / C3, Fourth Floor Plan, Proposed
N15301-KCA-CX-05-DR-A-11105 Building C2 / C3, Fifth Floor Plan, Proposed
N15301-KCA-CX-06-DR-A-11106 Building C2 / C3, Sixth Floor Plan, Proposed
N15301-KCA-CX-07-DR-A-11107 Building C2 / C3, Roof Plan, Proposed
N15301-KCA-DX-00-DR-A-11100 Building D1 / D2, Ground Floor Plan, Proposed
N15301-KCA-DX-01-DR-A-11101 Building D1 / D2, First Floor Plan, Proposed
N15301-KCA-DX-02-DR-A-11102 Building D1 / D2, Second Floor Plan, Proposed
N15301-KCA-DX-03-DR-A-11103 Building D1 / D2, Third Floor Plan, Proposed
N15301-KCA-DX-04-DR-A-11104 Building D1 / D2, Fourth Floor Plan, Proposed
N15301-KCA-DX-05-DR-A-11105 Building D1 / D2, Fifth Floor Plan, Proposed
N15301-KCA-DX-06-DR-A-11106 Building D1 / D2, Roof Plan, Proposed
N15301-KCA-D3-00-DR-A-11100 (Rev. C02) Building D3, Ground Floor Plan, Proposed
N15301-KCA-D3-01-DR-A-11101 Building D3, First Floor Plan, Proposed
N15301-KCA-D3-02-DR-A-11102 Building D3, Second Floor Plan, Proposed
N15301-KCA-D3-03-DR-A-11103 Building D3, Third Floor Plan, Proposed
N15301-KCA-D3-04-DR-A-11104 Building D3, Fourth Floor Plan, Proposed
N15301-KCA-D3-05-DR-A-11105 Building D3, Fifth Floor Plan, Proposed
N15301-KCA-D3-06-DR-A-11106 Building D3, Sixth Floor Plan, Proposed
N15301-KCA-D3-07-DR-A-11107 Building D3, Seventh Floor Plan, Proposed
N15301-KCA-D3-08-DR-A-11108 Building D3, Eighth Floor Plan, Proposed
N15301-KCA-D3-09-DR-A-11109 Building D3, Roof Plan, Proposed
N15301-KCA-ZZ-ZZ-DR-A-20100 Phase 1A, Proposed Site Sections AA, BB
N15301-KCA-ZZ-ZZ-DR-A-20101 Phase 1A, Proposed Site Sections CC, DD
N15301-KCA-AX-ZZ-DR-A-21100 Plot A, Sections AA and BB, Proposed
N15301-KCA-B1-ZZ-DR-A-21100 Plot B1, Sections AA and BB, Proposed
N15301-KCA-B2-ZZ-DR-A-21101 Plot B2, Sections AA and BB, Proposed
N15301-KCA-C1-ZZ-DR-A-21100 Building C1, Section AA, Proposed
N15301-KCA-C1-ZZ-DR-A-21101 Building C1, Section BB, Proposed
N15301-KCA-CX-ZZ-DR-A-21100 Building C2 / C3, Section AA, Proposed
N15301-KCA-CX-ZZ-DR-A-21101 Building C2 / C3, Section BB, Proposed
N15301-KCA-CX-ZZ-DR-A-21102 Building C2 / C3, Section CC, Proposed
N15301-KCA-DX-ZZ-DR-A-21100 Building D1 / D2, Section AA, Proposed
N15301-KCA-DX-ZZ-DR-A-21101 Building D1 / D2, Section BB, Proposed
N15301-KCA-D3-ZZ-DR-A-21100 Building D3, Section AA, Proposed
N15301-KCA-D3-ZZ-DR-A-21101 Building D3, Section BB, Proposed
N15301-KCA-ZZ-ZZ-DR-A-30100 Phase 1A, Proposed Site Elevations A, B
N15301-KCA-ZZ-ZZ-DR-A-30101 Phase 1A, Proposed Site Elevations C, D
N15301-KCA-ZZ-ZZ-DR-A-30102 Phase 1A, Proposed Site Elevations E, F
N15301-KCA-AX-ZZ-DR-A-31100 Plot A, North and South Elevations, Proposed
N15301-KCA-AX-ZZ-DR-A-31101 Plot A, East and West Elevations, Proposed
N15301-KCA-B1-ZZ-DR-A-31100 Plot B1, East and West Elevations, Proposed
N15301-KCA-B1-ZZ-DR-A-31101 Plot B1, North and South Elevations, Proposed
N15301-KCA-B2-ZZ-DR-A-31100 Plot B2, East and West Elevations, Proposed
N15301-KCA-B2-ZZ-DR-A-31101 Plot B2, North and South Elevations, Proposed

N15301-KCA-C1-ZZ-DR-A-31100 Building C1, North and South Elevations, Proposed
 N15301-KCA-C1-ZZ-DR-A-31101 Building C1, West Elevation, Proposed
 N15301-KCA-C1-ZZ-DR-A-31102 Building C1, East Elevation, Proposed
 N15301-KCA-CX-ZZ-DR-A-31100 Building C2 / C3, North Elevation, Proposed
 N15301-KCA-CX-ZZ-DR-A-31101 Building C2 / C3, South Elevation, Proposed
 N15301-KCA-CX-ZZ-DR-A-31102 Building C2 / C3, West Elevation, Proposed
 N15301-KCA-CX-ZZ-DR-A-31103 Building C2 / C3, East Elevation, Proposed
 N15301-KCA-DX-ZZ-DR-A-31100 Building D1 / D2, North Elevation, Proposed
 N15301-KCA-DX-ZZ-DR-A-31101 Building D1 / D2, South Elevation, Proposed
 N15301-KCA-DX-ZZ-DR-A-31102 Building D1 / D2, West Elevation, Proposed
 N15301-KCA-DX-ZZ-DR-A-31103 Building D1 / D2, East Elevation, Proposed
 N15301-KCA-D3-ZZ-DR-A-31100 Building D3, North Elevation, Proposed
 N15301-KCA-D3-ZZ-DR-A-31101 Building D3, South Elevation, Proposed
 N15301-KCA-D3-ZZ-DR-A-31102 Building D3, West Elevation, Proposed
 N15301-KCA-D3-ZZ-DR-A-31103 Building D3, East Elevation, Proposed
 N15301-KCA-AX-ZZ-DR-A-45100 Plot A, Bay Study
 N15301-KCA-AX-ZZ-DR-A-45101 Plot A, Bay Study
 N15301-KCA-BX-ZZ-DR-A-45100 Plot B, Bay Study
 N15301-KCA-BX-ZZ-DR-A-45101 Plot B, Bay Study
 N15301-KCA-C1-ZZ-DR-A-45100 Building C1, Bay Study
 N15301-KCA-C1-ZZ-DR-A-45101 Building C1, Bay Study
 N15301-KCA-CX-ZZ-DR-A-45100 Building C2 / C3, Bay Study
 N15301-KCA-CX-ZZ-DR-A-45101 Building C2 / C3, Bay Study
 N15301-KCA-CX-ZZ-DR-A-45102 Building C2 / C3, Bay Study
 N15301-KCA-DX-ZZ-DR-A-45100 Building D1 / D2, Bay Study
 N15301-KCA-DX-ZZ-DR-A-45101 Building D1 / D2, Bay Study
 N15301-KCA-DX-ZZ-DR-A-45101 Building D1 / D2, Bay Study
 N15301-KCA-D3-ZZ-DR-A-45100 Building D3, Bay Study 1:50
 N15301-KCA-D3-ZZ-DR-A-45101 Building D3, Bay Study 1:50
 N15301-KCA-AX-ZZ-DR-A-15100 Plot A, Unit Type 3B5P-A-01
 N15301-KCA-AX-ZZ-DR-A-15101 Plot A, Unit Type 3B5P-A-02
 N15301-KCA-BX-ZZ-DR-A-15100 Plot B, Unit Type 4B6P-B-01
 N15301-KCA-C1-ZZ-DR-A-15100 Building C1, Unit Type 2B3P-C1-01 & 2B3P-C1-02
 N15301-KCA-C1-ZZ-DR-A-15101 Building C1, Unit Type 1B2P-C1-01 & 1B2P-C1-02
 N15301-KCA-C1-ZZ-DR-A-15102 Building C1, Unit Type 1B2P-C1-03 & 1B2P-C1-04
 N15301-KCA-C1-ZZ-DR-A-15103 Building C1, Unit Type 1B2P-C1-05 & 1B2P-C1-06
 N15301-KCA-CX-ZZ-DR-A-15100 Building C2, Unit Type 1B2P-CX-02 & 2B4P-CX-03
 N15301-KCA-CX-ZZ-DR-A-15101 Building C2 / C3, Unit Type 2B3P-CX-02 & 1B2P-CX-03
 N15301-KCA-CX-ZZ-DR-A-15102 Building C2 / C3, Unit Type 2B4P-CX-04 & 2B4P-CX-01
 N15301-KCA-CX-ZZ-DR-A-15103 Building C2 / C3, Unit Type 2B4P-CX-02 & 2B3P-CX-01
 N15301-KCA-CX-ZZ-DR-A-15104 Building C2 / C3, Unit Type 1B2P-CX-01
 N15301-KCA-DX-ZZ-DR-A-15100 Building D1, Unit Type 2B4P-D1-03 & 2B4P-D1-04
 N15301-KCA-DX-ZZ-DR-A-15101 Building D1, Unit Type 2B4P-D1-01 & 2B4P-D1-02
 N15301-KCA-DX-ZZ-DR-A-15102 Building D1, Unit Type 3B5P-D1-01 & 1B2P-D1-03
 N15301-KCA-DX-ZZ-DR-A-15103 Building D1, Unit Type 1B2P-D1-01 & 1B2P-D1-02

<p>N15301-KCA-DX-ZZ-DR-A-15104 Building D2, Unit Type 2B4P-D2-03 & 2B4P-D2-02</p> <p>N15301-KCA-DX-ZZ-DR-A-15105 Building D2, Unit Type 1B2P-D2-02 & 1B2P-D2-01</p> <p>N15301-KCA-DX-ZZ-DR-A-15106 Building D2, Unit Type 2B4P-D2-01</p> <p>N15301-KCA-D3-ZZ-DR-A-15100 Building D3, Unit Type 2B4P-D3-02 & 2B4P-D3-03</p> <p>N15301-KCA-D3-ZZ-DR-A-15101 Building D3, Unit Type 3B5P-D3-01 & 2B4P-D3-01</p> <p>N15301-KCA-D3-ZZ-DR-A-15102 Building D3, Unit Type 1B2P-D3-01</p> <p>N15301-KCA-R1-ZZ-DR-A-61100 Admin Building, Basement & Ground Floor Plans, Demolition</p> <p>N15301-KCA-R1-ZZ-DR-A-61101 Admin Building, First Floor & Roof Plans, Demolition</p> <p>N15301-KCA-R1-ZZ-DR-A-61102 Admin Building, Sections, Demolition</p> <p>N15301-KCA-R1-ZZ-DR-A-61103 Admin Building, Elevations, Demolition</p> <p>N15301-KCA-R2-ZZ-DR-A-61100 Mayfield House, Basement & Ground Floor Plans, Demolition</p> <p>N15301-KCA-R2-ZZ-DR-A-61101 Mayfield House, First Floor, Second Floor & Roof Plans, Demolition</p> <p>N15301-KCA-R2-ZZ-DR-A-61102 Mayfield House, Sections & Elevations, Demolition</p> <p>N15301-KCA-R3-ZZ-DR-A-61100 Peace Building, Ground Floor Plan, Demolition</p> <p>N15301-KCA-R3-ZZ-DR-A-61101 Peace Building, First Floor & Roof Plan, Demolition</p> <p>N15301-KCA-R3-ZZ-DR-A-61102 Peace Building, Sections, Demolition</p> <p>N15301-KCA-R3-ZZ-DR-A-61103 Peace Building, Elevations, Demolition</p> <p>N15301-KCA-R4-ZZ-DR-A-61100 West Gate Lodge, Floor Plans, Demolition</p> <p>N15301-KCA-R4-ZZ-DR-A-61101 West Gate Lodge, Sections & Elevations, Demolition</p> <p>N15301-KCA-R5-ZZ-DR-A-61100 Mulberry House, Floor Plans, Demolition</p> <p>N15301-KCA-R5-ZZ-DR-A-61101 Mulberry House, Sections & Elevations, Demolition</p> <p>N15301-KCA-R6-ZZ-DR-A-61100 East Gate Lodge, Floor Plans, Demolition</p> <p>N15301-KCA-R6-ZZ-DR-A-61101 East Gate Lodge, Sections & Elevations, Demolition</p> <p>N15301-KCA-R7-ZZ-DR-A-61100 Water Tower, Floor Plans, Demolition</p> <p>N15301-KCA-R7-ZZ-DR-A-61101 Water Tower, Sections & Elevations, Demolition</p> <p>N15301-KCA-RX-ZZ-DR-A-61100 St Ann's Road Wall, Elevations 1&2, Demolition</p> <p>N15301-KCA-RX-ZZ-DR-A-61101 St Ann's Road Wall, Elevations 3&4, Demolition</p> <p>N15301-KCA-R1-ZZ-DR-A-62100 Admin Building, Basement & Ground Floor Plans, Proposed</p> <p>N15301-KCA-R1-ZZ-DR-A-62101 Admin Building, First Floor & Roof Plans, Proposed</p> <p>N15301-KCA-R1-ZZ-DR-A-62102 Admin Building, Sections, Proposed</p> <p>N15301-KCA-R1-ZZ-DR-A-62103 Admin Building, Elevations, Proposed</p> <p>N15301-KCA-R2-ZZ-DR-A-62100 Mayfield House, Basement & Ground Floor Plans, Proposed</p> <p>N15301-KCA-R2-ZZ-DR-A-62101 Mayfield House, First Floor, Second Floor & Roof Plans, Proposed</p> <p>N15301-KCA-R2-ZZ-DR-A-62102 Mayfield House, Sections & Elevations, Proposed</p> <p>N15301-KCA-R3-ZZ-DR-A-62100 Peace Building, Ground Floor Plan, Proposed</p> <p>N15301-KCA-R3-ZZ-DR-A-62101 Peace Building, First Floor & Roof Plan, Proposed</p> <p>N15301-KCA-R3-ZZ-DR-A-62102 Peace Building, Sections, Proposed</p> <p>N15301-KCA-R3-ZZ-DR-A-62103 Peace Building, Elevations, Proposed</p> <p>N15301-KCA-R4-ZZ-DR-A-62100 West Gate Lodge, Floor Plans, Proposed</p>

N15301-KCA-R4-ZZ-DR-A-62101 West Gate Lodge, Sections & Elevations, Proposed
 N15301-KCA-R5-ZZ-DR-A-62100 Mulberry House, Floor Plans, Proposed
 N15301-KCA-R5-ZZ-DR-A-62101 Mulberry House, Sections & Elevations, Proposed
 N15301-KCA-R6-ZZ-DR-A-62100 East Gate Lodge, Floor Plans, Proposed
 N15301-KCA-R6-ZZ-DR-A-62101 East Gate Lodge, Sections & Elevations, Proposed
 N15301-KCA-R7-ZZ-DR-A-62100 Water Tower, Floor Plans, Proposed
 N15301-KCA-R7-ZZ-DR-A-62101 Water Tower, Sections & Elevations, Proposed
 N15301-KCA-RX-ZZ-DR-A-62100 St Ann's Road Wall, Elevations 1&2, Proposed
 N15301-KCA-RX-ZZ-DR-A-62101 St Ann's Road Wall, Elevations 3&4, Proposed
 N15301-KCA-RX-ZZ-DR-A-62110 Retained Buildings, Bay Elevations
 N15301-KCA-RX-ZZ-DR-A-62120 St. Ann's Road Wall, Window Openings, Proposed
 N15301-KCA-RX-ZZ-DR-A-62121 St. Ann's Road Wall, Pedestrian Openings, Proposed
 N15301-KCA-RX-ZZ-DR-A-62122 St. Ann's Road Wall, Vehicular Openings, Proposed
 N15301-A&S-ZZ-ZZ-DR-L-40011 Detail Existing Tree Plan 01
 N15301-A&S-ZZ-ZZ-DR-L-40012 Detail Existing Tree Plan 02
 N15301-A&S-ZZ-ZZ-DR-L-40013 Detail Existing Tree Plan 03
 N15301-A&S-ZZ-ZZ-DR-L-40014 Detail Existing Tree Plan 04
 N15301-A&S-ZZ-ZZ-DR-L-40015 Detail Existing Tree Plan 05
 N15301-A&S-ZZ-ZZ-DR-L-40016 Detail Existing Tree Plan 06
 N15301-A&S-ZZ-ZZ-DR-L-40021 Detail Proposed Tree Plan 01
 N15301-A&S-ZZ-ZZ-DR-L-40022 Detail Proposed Tree Plan 02
 N15301-A&S-ZZ-ZZ-DR-L-40023 Detail Proposed Tree Plan 03
 N15301-A&S-ZZ-ZZ-DR-L-40024 Detail Proposed Tree Plan 04
 N15301-A&S-ZZ-ZZ-DR-L-40025 Detail Proposed Tree Plan 05
 N15301-A&S-ZZ-ZZ-DR-L-40026 Detail Proposed Tree Plan 06
 N15301-A&S-ZZ-ZZ-DR-L-40031 Detail Planting Plan 01
 N15301-A&S-ZZ-ZZ-DR-L-40032 Detail Planting Plan 02
 N15301-A&S-ZZ-ZZ-DR-L-40033 Detail Planting Plan 03
 N15301-A&S-ZZ-ZZ-DR-L-40034 Detail Planting Plan 04
 N15301-A&S-ZZ-ZZ-DR-L-40035 Detail Planting Plan 05
 N15301-A&S-ZZ-ZZ-DR-L-40036 Detail Planting Plan 06
 N15301-A&S-ZZ-ZZ-DR-L-40037 Phase 1a Planting Mix List
 N15301-A&S-ZZ-ZZ-DR-L-30000 Proposed GA Site Plan
 N15301-A&S-ZZ-ZZ-DR-L-30011 Detail Plan 01
 N15301-A&S-ZZ-ZZ-DR-L-30012 Detail Plan 02
 N15301-A&S-ZZ-ZZ-DR-L-30013 Detail Plan 03
 N15301-A&S-ZZ-ZZ-DR-L-30014 Detail Plan 04
 N15301-A&S-ZZ-ZZ-DR-L-30015 Detail Plan 05
 N15301-A&S-ZZ-ZZ-DR-L-30016 Detail Plan 06
 N15301-A&S-ZZ-ZZ-DR-L-30030 Proposed GA Site Levels Plan
 N15301-A&S-ZZ-ZZ-DR-L-30040 Proposed GA Parking Layout Plan
 N15301-A&S-ZZ-ZZ-DR-L-30050 Proposed GA Refuse Collection Plan
 N15301-A&S-ZZ-ZZ-DR-L-31000 Proposed GA Site Sections 01
 N15301-A&S-ZZ-ZZ-DR-L-31010 Proposed GA Site Sections 02
 N15301-A&S-ZZ-ZZ-DR-L-31020 Proposed GA Site Sections 03
 N15301-A&S-ZZ-ZZ-DR-L-31030 Proposed GA Site Sections 04
 N15301-A&S-ZZ-ZZ-DR-L-31040 Proposed GA Site Sections 05
 N15301-A&S-ZZ-ZZ-DR-L-31050 Proposed GA Site Sections 06
 N15301-A&S-ZZ-ZZ-DR-L-31060 Proposed GA Site Sections 07

	<p>Drawings – Outline Phase Parameter Plans</p> <p>N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205.</p> <p>Drawings - Illustrative</p> <p>N15301-KCA-ZZ-00-DR-A-09999 Sitewide, Proposed Basement Floor Plan N15301-KCA-ZZ-00-DR-A-10000 Sitewide, Proposed Ground Floor Plan N15301-KCA-ZZ-01-DR-A-10001 Sitewide, Proposed First Floor Plan N15301-KCA-ZZ-02-DR-A-10002 Sitewide, Proposed Second Floor Plan N15301-KCA-ZZ-03-DR-A-10003 Sitewide, Proposed Third Floor Plan N15301-KCA-ZZ-04-DR-A-10004 Sitewide, Proposed Fourth Floor Plan N15301-KCA-ZZ-05-DR-A-10005 Sitewide, Proposed Fifth Floor Plan N15301-KCA-ZZ-06-DR-A-10006 Sitewide Proposed Sixth Floor Plan N15301-KCA-ZZ-07-DR-A-10007 Sitewide, Proposed Seventh Floor Plan N15301-KCA-ZZ-08-DR-A-10008 Sitewide, Proposed Eighth Floor Plan N15301-KCA-ZZ-09-DR-A-10009 Sitewide, Proposed Roof Plan N15301-A&S-ZZ-ZZ-DR-L-40001 Illustrative Masterplan-Existing Tree Plan N15301-A&S-ZZ-ZZ-DR-L-40002 Illustrative Masterplan-Urban Greening Factor Plan</p> <p>Documents</p> <p>Arboricultural Impact Assessment, Design & Access Statement – Volume 1, Design & Access Statement – Volume 2 - Landscape, Access Statement, Planning Statement, Health Impact Assessment, Design Code Rev. C02, Internal Daylight & Sunlight Report dated October 2022, Daylight & Sunlight Report, Environmental Statement Volume 1, Environmental Statement Volume 2, Environmental Impact Assessment Non-Technical Summary, Fire Strategy Report, Fire Statement, Energy Statement dated October 2022, Circular Economy Statement, Contaminated Land Assessment, Flood Risk Assessment and Drainage Strategy Report, Whole Lifecycle Carbon Assessment, Sustainability Statement, Pre-Demolition and Pre-Refurbishment Audit, Operational Waste Management Strategy, Site Waste Management Plan, Car Parking Management Plan, Transport Assessment, Construction Logistics Plan, Framework Residential Travel Plan, Delivery and Servicing Plan, Phase 1A Refuse Stores, Demolition Environmental Management Plan, Demolition and Construction Logistics Plan (Phase 1A/1B).</p> <p>Reason: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.</p>
3.	<p>Phasing plan</p> <p>The Development shall not be commenced unless and until a Phasing Plan showing the location of each Phase and including details of the order in which the Development Phases will be commenced has been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that housing and other uses are delivered in a co-ordinated way.</p>

4.	<p>Delivery and Servicing Plan</p> <p>Prior to first occupation of the relevant Phase of the development (other than Phase 1A), a detailed delivery and servicing plan (DSP) for that Phase shall be submitted to and approved in writing by the Local Planning Authority. The relevant Phase of the development shall be implemented in accordance with the approved details.</p> <p>Once all Phases have been delivered and occupied, an all Phase DSP shall be consolidated into one overarching full delivery and servicing plan and submitted to the Local Planning Authority for its written approval. All phases shall be completed and shall operate in accordance with the approved details and shall be retained thereafter (other than in the event of being superseded by the final DSP)</p> <p>REASON: To enable safe, clean and efficient deliveries and servicing.</p>
5.	<p>West - East Connections</p> <p>The two pedestrian and cycle connections between the application site and the retained medical campus to the east shall be provided prior to the final occupation of Phase 2 or 3, shall be retained in perpetuity thereafter and shall not be closed.</p> <p>Reason: To ensure the eastern permeability of the site is retained.</p>
6.	<p>Whole Life Carbon Assessment</p> <p>Within three months of occupation of the final block in the relevant Phase of the development hereby approved, the post-construction tab of the GLA's Whole Life Carbon Assessment template should be completed in line with the GLA's Whole Life Carbon Assessment Guidance for the relevant Phase. The post-construction assessment should provide an update of the information submitted at planning submission stage. 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.</p> <p>Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.</p>
7.	<p>Post Construction Monitoring</p> <p>Within three months of occupation of the final block in the relevant Phase of the development hereby approved, a Post-Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance for the relevant Phase. The relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@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.</p> <p>Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policies D3, SI2 and SI7, and Local Plan (2017) Policies SP4, SP6, and DM21.</p>

8.	<p>Demolition Logistics Plan (DLP)</p> <p>No development shall take place in any Phase of the development until a Detailed Demolition Logistics Plan (DLP) in relation to that Phase of works has been submitted to and approved in writing by the Local Planning Authority for that Phase. The plan shall conform with Transport for London's Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police, and shall include the following details:</p> <ul style="list-style-type: none"> i) Site access and car parking arrangements; ii) Delivery booking systems; iii) Demolition and / or Construction phasing and agreed routes to/from the development for lorry routeing; 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; <p>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 sensitive neighbouring uses and to maintain traffic safety.</p>
9.	<p>Demolition Environmental Management Plan</p> <p>(a) No development shall take place other than investigation works shall commence in any Phase of the development until a Demolition Environmental Management Plan (DEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.</p> <p>(c) The DEMP shall provide details of how demolition and construction works respectively in the relevant Phase are to be undertaken and shall include:</p> <ul style="list-style-type: none"> 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 hoarding/ 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 infrastructure protection measures xi. Interim way finding signage xii. Details of any other standard environmental management and control measures to be implemented. <p>(c) the DEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds and roosting bats. Mitigation measures</p>

	<p>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.</p> <p>(d) Demolition and construction works shall only be carried out in a Phase in accordance with an approved DEMP for that Phase.</p> <p>Reason: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality, ecology and the amenity of the locality.</p>
10.	<p>Construction Logistics Plan (CLP)</p> <p>No development (aside from demolition and preparatory works) shall take place in any Phase of the development until a Detailed Construction Logistics Plan (CLP) in relation to that Phase of works has been submitted to and approved in writing by the Local Planning Authority for that Phase. The plan shall conform with Transport for London's Construction Logistics Planning Guidance (2021), and in consultation with the Metropolitan Police, and shall include the following details:</p> <ul style="list-style-type: none"> i) Site access and car parking arrangements; ii) Delivery booking systems; iii) Construction phasing and agreed routes to/from the development for lorry routeing; 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; <p>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 sensitive neighbouring uses and to maintain traffic safety.</p>
11.	<p>Construction Environmental Management Plan</p> <p>(a) No development shall take place (aside from demolition and preparatory works) shall commence in any Phase of the development until a Construction Environmental Management Plan (CEMP) for that Phase has been submitted to and approved in writing by the Local Planning Authority.</p> <p>(b) The CEMP shall provide details of how construction works respectively in the relevant Phase are to be undertaken and shall include:</p> <ul style="list-style-type: none"> 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 hoarding/ 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);

	<p>ix. Details of external lighting; x. Details of infrastructure protection measures xi. Interim way finding signage xii. Details of any other standard environmental management and control measures to be implemented.</p> <p>(c) the CEMP shall also include consideration as to whether any ecological protection measures are required in respect of the relevant Phase such consideration to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds and roosting bats. 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.</p> <p>(d) Construction works shall only be carried out in a Phase in accordance with an approved CEMP for that Phase.</p> <p>REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality, ecology and the amenity of the locality.</p>
12.	<p>Secured By Design</p> <p>a) Prior to the first occupation of each Phase, relevant part of each building or Phase or its first use, 'Secured by Design' certification shall be obtained for such building or part of such Phase or its use and submitted to the Local Planning Authority for its written approval. Thereafter all features are to be retained.</p> <p>Reason: To ensure safe and secure development and reduce crime.</p>
13.	<p>Air Quality and Dust Management</p> <p>(a) No development shall take place on the relevant Phase of the development, save for investigative and site preparatory work, until a detailed Air Quality and Dust Management Plan (AQDMP) for that Phase, 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:</p> <p>i) Monitoring locations; ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works; iii) a Dust Risk Assessment.</p> <p>(b) Demolition and construction works shall only be carried out in a particular Phase in accordance with an approved AQDMP for that Phase.</p> <p>REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.</p>
14.	<p>NRMM</p> <p>No development shall take place in any Phase of the development until evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during that Phase of the development shall be submitted to and approved by the Local Planning Authority in writing.</p>

	<p>REASON: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ.</p>
15.	<p>Plant and Machinery</p> <p>All plant and machinery to be used during the demolition and construction Phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.</p> <p>REASON: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ.</p>
16.	<p>Remediation Strategy</p> <p>(a) Prior to above ground works for the relevant block or Phase, a Remediation Strategy setting out full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved by the Local Planning Authority. This shall include how different phases of the Site are to be Remediated in accordance with a zoned approach agreed with the Local Planning Authority.</p> <p>(b) A verification plan for each phase providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (a) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be provided to the Local Planning Authority for its written approval prior to the undertaking of any remediation.</p> <p>All submissions shall be accompanied by a plan that shows the exact extent of each phase, block or building.</p> <p>Any changes to these components once approved require the express written consent of the local planning authority. The scheme shall thereafter be implemented as approved.</p> <p>Reason: Controlled waters are particularly sensitive at this location because the proposed development site is located within a Source Protection Zone 2 and an inner groundwater protection zone (SPZ1). Areas in SPZ1 are the catchment areas for sources of potable water, high quality water supplies usable for human consumption. Groundwater at this location is therefore particularly vulnerable to polluting uses on the surface. All development proposals are carefully monitored within SPZ1. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
17.	<p>Verification Report</p> <p>Prior to the first occupation of each relevant block, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.</p> <p>All submissions shall be accompanied by a plan that shows the exact extent of each phase, block or building.</p>

	<p>Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
18.	<p>Monitoring and Maintenance Plan (Contamination)</p> <p>Prior to any piling works starting for each relevant Phase, a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports. On completion of the monitoring specified in the plan for each Phase a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the site does not pose any further risk to the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
19.	<p>Unexpected Contamination</p> <p>If, during development, contamination not previously identified is found to be present at the site then no further development within the vicinity of the contaminated land (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy for the relevant phase to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.</p> <p>All submissions shall be accompanied by a plan that shows the exact extent of each phase, block or building affected by the unexpected contamination.</p> <p>Reason: No investigation can completely characterise a site. This condition ensures that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
20.	<p>Borehole Management</p> <p>A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes within each Phase shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The</p>

	<p>scheme as approved shall be implemented prior to the occupation of any part of the permitted development.</p> <p>Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 174 of the National Planning Policy Framework and Position Statement N Groundwater resources of 'The Environment Agency's approach to groundwater protection'.</p>
21.	<p>Piling Method Statement</p> <p>Piling, deep foundations and other intrusive groundworks using penetrative measures shall not be carried out within each relevant Phase other than with the prior written consent of the local planning authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that any proposed piling, deep foundations and other intrusive groundworks do not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and Position Statement N. Groundwater Resources of 'The Environment Agency's approach to groundwater protection'.</p>
22.	<p>Drainage Systems</p> <p>No drainage systems for the infiltration of surface water to the ground shall be permitted other than with the prior written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework.</p>
23.	<p>Source Protection Strategy</p> <p>Development (other than demolition and site preparation works) within any Phase shall not commence until a Source Protection Strategy detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction has been submitted to and approved by, the local planning authority in consultation with the water undertaker. The development shall thereafter be constructed in line with the recommendations of the strategy.</p> <p>Reason: To ensure that the water resource is not detrimentally affected by the development.</p>
24.	<p>Water Pressure</p> <p>Prior to the last occupation of the final block of each Phase, confirmation shall be provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing</p>

	<p>plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.</p> <p>Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.</p>
25.	<p>Considerate Contractor</p> <p>Prior to the commencement of works within the relevant Phase, the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on each Phase.</p> <p>Reason: To ensure the effective management of construction works to the benefit of local residential and public amenity.</p>
26.	<p>Arb Method Statement (Phase 1B)</p> <p>Phase 1B of the development hereby approved shall be provided in accordance with the arboricultural method statement hereby approved.</p> <p>Reason: To enable adequate protection of trees on site during the development.</p>
27.	<p>Arb Method Statement</p> <p>Prior to the commencement of the relevant Phase of the development (with the exception of all works within Phase 1A and demolition only in Phase 1B) an Arboricultural method statement, including a tree protection plan, shall be prepared in accordance with BS5837:2005 "Trees in Relation to Construction" in relation to the relevant Phase and approved in writing by the Local Planning Authority. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed and inspected by the Council Arboriculturalist prior to commencement of construction activities within the relevant Phase and retained until completion. It must be designed and installed as recommended in the method statement.</p> <p>REASON: To protect the trees which are to be retained and in the interest of the visual amenities of the area.</p>
28.	<p>Revised Energy Statement</p> <p>(a) Prior to the commencement of Phase 1a, a revised Energy Strategy shall be submitted to and approved by the Local Planning Authority. This shall be based on the approved Energy Strategy prepared by XCO2 (dated October 2022), delivering as a minimum a 76.1% (new build) and 56.6% (refurbishment) improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, a low-carbon heating strategy, and a minimum 178 kWp solar photovoltaic (PV) array. The strategy will set out:</p> <ul style="list-style-type: none"> - Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

	<ul style="list-style-type: none"> - Confirmation of achieving the highest possible fabric improvements, aiming for a minimum reduction of 26% reduction under Be Lean; - Specifications, location, pipework routes for the proposed heating and ventilation strategies; - Confirmation of the space heating demand of the retained and new buildings; - Air tightness testing results and strategy to improve air tightness in the existing buildings; - Strategy to reduce thermal bridging and insulation of existing buildings; - Confirmation that the two large retained buildings will be connected to the Phase 1a energy network; - Confirmation and details of how Phase 1a will form part of a site-wide network in future phases; - How the solar PVs have been maximised on Blocks A, C and D, and the retained buildings; - The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout); - A metering strategy. <p>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 and shall be operated and maintained as such thereafter.</p> <p>(b) Within six months of first occupation by block, evidence that the solar PV arrays have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, a six-month energy generation statement.</p> <p>Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</p> <p>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.</p>
29.	<p>Overheating</p> <p>Prior to the commencement of Phase 1a, a revised overheating model and report shall be submitted to and approved by the Local Planning Authority, based on acceptable principles as approved, taking into account any detailed design changes and responding the outstanding actions at application stage. The model will assess the overheating risk in line with CIBSE TM52 and TM59 (using the London Weather Centre TM49 weather DSY1-3 files for the 2020s, and DSY1 for the 2050s and 2080s) for the residential units and demonstrate how the overheating risks have been mitigated and removed through design solutions.</p> <p>This report will include:</p>

	<ul style="list-style-type: none"> - Reconfirmed details of the design measures incorporated within the scheme in line with the Cooling Hierarchy (including details of the feasibility of prioritising passive cooling and ventilation measures) to ensure adaptation to higher temperatures are addressed, the spaces do not overheat, and the use of active cooling is avoided; - Specification of mitigation measures; - Modelled pipework heat losses from the communal heating system that comply with CP1 2020, reducing the heat losses to reduce energy demand of extract ventilation in corridors; - A retrofit plan to mitigate the future risks of overheating by setting out how the future mitigation measures are shown to help pass future weather files and confirming 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) and include any replacement / repair cycles and the annual running costs for the occupiers; - Submit a clearer annotated plan and a list of the modelled dwellings, making it clear what building they are in and ensuring all habitable rooms have easy-to-identify numbers. Set out what number of dwellings are modelled per block. - Specification and visual appearance of the proposed security shutters, and any further external shading measures proposed. <p>These mitigation measures shall be operational prior to the first occupation of the development hereby approved and retained (through a like-for-like in specification) thereafter for the lifetime of the development.</p> <p>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.</p>
30.	<p>Building User Guide</p> <p>Prior to occupation of each plot/block, 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 for different heatwave scenarios. The Building User Guide should be easy to understand, and will be issued to any residential occupants before they move in, and should be kept online for residents to refer to easily.</p> <p>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.</p>
31.	<p>Energy Monitoring</p> <p>No development shall take place beyond the superstructure of each relevant Phase of the development until a detailed scheme for energy monitoring has been</p>

	<p>submitted to and approved in writing by the Local Planning Authority for that Phase. The details shall include details of suitable 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 in the relevant Phase.</p> <p>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.</p>
32.	<p>Ecological Enhancement</p> <p>a) Prior to occupation of the first building in each Phase of the development details of ecological enhancement measures, monitoring and maintenance for that Phase 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 (including 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.</p> <p>(b) Within 3 months of occupation of the last building in the relevant Phase photographic evidence and a post-development ecological field survey and impact assessment of that Phase 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.</p> <p>(c) Development within the relevant Phase shall accord with the details as approved and retained for a minimum of 30 years.</p> <p>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).</p>
33.	<p>Non-Residential Uses</p> <p>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 within the development shall be used for activities within Use Class E, F1 or F2 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.</p> <p>Reason: In order to restrict the use of the premises to those compatible with the surrounding area.</p>
34.	<p>Hours of Operation</p> <p>Exact details of the use and hours of opening of each of the proposed non-residential units shall first be submitted to the local planning authority prior to their first occupation/use. Once approved there shall be no deviation from the agreed use/hours without prior agreement in writing from the local planning authority.</p> <p>Reason: In order to ensure a good quality place and to protect residential and other sensitive end user amenity in accordance with Policy DM1 of the Development Management DPD 2017.</p>

35.	<p>Permitted Development</p> <p>Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 2015 or any Order revoking or re-enacting that Order, no roof extensions or rear extensions to any home shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.</p> <p>Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy D6 of the London Plan 2021 and Policy DM1 of the Development Management DPD 2017.</p>
36.	<p>Rainwater Harvesting</p> <p>Prior to above ground floor slab level of the relevant Phase, details of grey and rainwater harvesting in accordance with the submitted Flood Risk Assessment for each Phase shall be submitted to the local planning authority for its written approval. Once approved the details shall be implemented and retained as such thereafter.</p> <p>Reason: To ensure adequate on site water management and to minimise surface water runoff.</p>
37.	<p>Satellite Dishes</p> <p>Notwithstanding permitted development rights 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). 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.</p> <p>Reason: To protect the visual amenity of the locality and residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017.</p>
38.	<p>Tree Replacement</p> <p>Any trees or plants which within five years from them being planted die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species.</p> <p>Reason: To ensure that the approved soft landscaping thrives and makes a positive contribution to residential amenity and publicly accessible open space.</p>
39.	<p>Water Use</p> <p>The development hereby approved shall minimise the use of mains water by achieving mains water consumption of 105 litres or less per head per day (excluding allowance of up to five litres for external water consumption) for all residential development (excluding retained buildings), and shall achieve at least the BREEAM excellent standard for the 'Wat 01' water category (12.5% improvement over baseline standard) or equivalent for all non-residential development, and shall</p>

	<p>incorporate measures such as smart metering, water saving and recycling measures, including retrofitting such measures to existing buildings as appropriate.</p> <p>Reason: To help to achieve lower water consumption rates in accordance with Policy SI5 of the London Plan 2021 and Policy DM29 of the Council's Development Management DPD 2017.</p>
40.	<p>PVs</p> <p>All photovoltaic panel arrays installed as part of the approved development shall be maintained in good working order and shall be cleaned at least annually.</p> <p>Reason: To ensure that the installed photovoltaic arrays generate renewable energy at their full potential.</p>
41.	<p>Broadband</p> <p>The development hereby approved shall ensure that sufficient ducting spaces for full fibre connectivity is provided to all end users.</p> <p>Reason: To ensure adequate provision of digital infrastructure and in accordance with London Plan Policy SI 6.</p>
42.	<p>Noise Assessment</p> <p>None of the non-residential units hereby approved within any Phase shall be occupied until a noise assessment for all plant/extraction equipment, in accordance with BS8233:2014, for the relevant unit/Phase has been first submitted to and approved in writing by the Local Planning Authority. The assessment will provide appropriate mitigation measures to ensure that the nearest residential occupiers retain a satisfactory internal noise environment. That is daytime noise not exceeding 35dBA and 40dB (AEQ, 16 Hour) for living rooms, bedrooms and dining rooms respectively and night time noise levels not exceeding 30dB(A) LAeq, 8 hour). The approved mitigation measures shall be implemented prior to the first occupation of the unit/Phase and be retained and maintained so long as the commercial use continues.</p> <p>Reason: In order to ensure a satisfactory internal noise environment for occupiers of nearby dwellings.</p>
43.	<p>Public Highway</p> <p>(a) No development shall commence within a Phase until an existing condition survey of the associated public highway has been undertaken in collaboration with the Council's Highways Maintenance team.</p> <p>(b) Within one month of the completion of the respective Phase works, including any associated highway works, a final condition survey shall be undertaken of the highway areas identified in collaboration with the Council's Highways Maintenance team.</p> <p>Reason: To ensure the construction works do not result in the deterioration of the condition of the public highway.</p>

44.	<p>Drainage Management and Maintenance Plan</p> <p>Prior to eight weeks of first occupation of each relevant Phase of the development hereby approved, a detailed drainage 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.</p> <p>Reason: To prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system</p>
45.	<p>Boundary Wall</p> <p>Prior to the commencement of relevant above ground works detailed drawings to a scale of 1:20 shall be provided to the local planning authority for its written approval for all amendments to and new features within in the northern boundary wall. Once approved the development shall be completed in accordance with the detailed and retained as such thereafter.</p> <p>Reason: to ensure the overall design quality of the development and to preserve and enhance local heritage in accordance with Policy DM1 and DM9 of the Development Management DPD 2017.</p>
46.	<p>Public Areas (Management and Maintenance)</p> <p>Prior to the final occupation of each relevant Phase of the development hereby approved a management and maintenance plan for all public areas around the new buildings within each relevant Phase shall be submitted to the local planning authority for its written approval. Once approved the development shall be completed in accordance with the detailed and retained as such thereafter.</p> <p>Reason: To ensure the overall design quality of the development.</p>
47.	<p>Courtyard Access</p> <p>Prior to the first occupation of each relevant Phase (excluding terraced houses) details of Courtyard Access Control Arrangements describing the detailed management of public and private access to the proposed landscaped courtyard areas within the relevant Phase, 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 access point design, layout, 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.</p> <p>Reason: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway.</p>
48.	<p>Electric Charge Points (Vehicular)</p> <p>All parking spaces within the development hereby approved shall be provided with electric vehicle charging infrastructure (80% passive, 20% active). Details of the charging infrastructure shall be submitted to the Local Planning Authority for its</p>

	<p>written approval prior to installation, which shall be no later than the first occupation of each relevant Phase. 20% of the spaces (on a Sitewide basis) shall have 'active' charging points and all remaining spaces shall have 'passive' charging infrastructure. The infrastructure shall be installed in accordance with the approved documentation and retained as such thereafter.</p> <p>Reason: In order to ensure low carbon and low air quality impact of the development.</p>
49.	<p>Written Scheme of Investigation</p> <p>No development (excluding demolition and above ground site clearance works) shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. 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.</p> <p>If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:</p> <p>A. 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</p> <p>B. Where appropriate, details of a programme for delivering related positive public benefits</p> <p>C. 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."</p> <p>Reason: To protect heritage assets with particular reference to archaeology.</p>
50.	<p>External Lighting</p> <p>Prior to first occupation of any each relevant Phase a detailed external lighting scheme for that Phase shall be submitted to and approved by the local planning authority. The scheme shall include the locations, heights, and specifications and Lux plans of the proposed lighting scheme. The lighting scheme shall be designed to avoid lighting ecological features. The development shall be completed and retained thereafter in accordance with the approved details.</p> <p>REASON: In the interest of highway and public safety and neighbour amenity.</p>
	<p>CONDITIONS APPLICABLE TO THE DETAILED PHASE 1A ONLY</p>
51.	<p>Car Park Management (Phase 1a)</p> <p>The applicant shall submit a Car Parking Management Plan for Phase 1A to the local planning authority for its written approval prior to the occupation of the relevant Phase which must include details of the allocation and management of the on-site</p>

	<p>car parking spaces including all accessible spaces car parking spaces which shall be allocated in the following order (and shall not be sold):</p> <ol style="list-style-type: none"> 1) Wheelchair accessible units or residents with a disability with the need for a car parking space 2) Family size units (4 & 3 bedroom units) 3) 2 bed four person units 4) 2 bed 3 person units 5) Any other units, as appropriate <p>Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.</p> <p>Reason: To ensure those with a requirement for car parking are prioritised.</p>
52.	<p>Delivery and Servicing (Phase 1a)</p> <p>Phase 1A of the development hereby approved shall be provided in accordance with the detailed Delivery and Servicing Plan (DSP) hereby approved.</p> <p>Reason: To enable safe, clean and efficient deliveries and servicing.</p>
53.	<p>Arb. Method Statement (Phase 1a)</p> <p>Phase 1A of the development hereby approved shall be provided in accordance with the arboricultural method statement hereby approved.</p> <p>Reason: To enable adequate protection of trees on site during the development.</p>
54.	<p>Cycle Storage (Phase 1a)</p> <p>Long stay cycle parking for Phase 1A shall be provided in accordance with the approved plans.</p> <p>Reason: To ensure inclusive access to cycle parking in accordance with London Plan Policy T5.</p>
55.	<p>Landscaping (Phase 1a)</p> <p>Notwithstanding the details submitted as part of the application, three months prior to the beginning of relevant works in Phase 1A, full details of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:</p> <ol style="list-style-type: none"> i) Hard surfacing materials; ii) Children's play areas and equipment; iii) Boundary treatments iv) Any relevant SUDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.); vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

	<p>vii) 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;</p> <p>viii) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and</p> <p>ix) Implementation programme.</p> <p>x) Long term management</p> <p>xi) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team);</p> <p>xii) details of short stay parking to be provided in accordance with the London Cycle Design Standards.</p> <p>The development within Phase 1A shall thereafter 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.</p> <p>REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments along with appropriate management and maintenance arrangements.</p>
56.	<p>Materials (Phase 1a)</p> <p>No development of any building in Phase 1A beyond the superstructure shall commence until all proposed external materials and elevational details for that Block have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:</p> <p>i) External facing materials and glazing, including sample boards of all cladding materials and finishes;</p> <p>ii) Sectional drawings at 1:20 (or other appropriate scale) through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;</p> <p>iii) Sectional and elevational drawings at 1:20 (or other appropriate scale) of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;</p> <p>iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 (or other appropriate scale) and elevations of entrance doors at 1:20 (or other appropriate scale);</p> <p>The development shall thereafter be carried out in accordance with the approved details.</p> <p>REASON: In the interest of visual amenity.</p>
57.	<p>Green Roofs (Phase 1a)</p> <p>No development shall take place beyond the superstructure in Phase 1A until full details of any living roofs within Phase 1a have been submitted to and approved by the Local Planning Authority. The 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:</p> <p>i. A roof plan identifying where the living roofs will be located;</p> <p>ii. 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;</p>

	<p>iii. Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;</p> <p>iv. Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;</p> <p>v. Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;</p> <p>vi. Roof plans and sections showing the relationship between the living roof areas, photovoltaic array(s), air source heat pumps and other plant;</p> <p>and</p> <p>vii. Management and maintenance plan, including frequency of watering arrangements.</p> <p>The development within Phase 1A shall thereafter proceed in accordance with the approved details.</p> <p>b) Prior to the end of the first planting season following completion of each building in Plot A, the living roof/wall of that building shall be provided in accordance with the approved details and retained thereafter.</p> <p>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, S11 and S12 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).</p>
58.	<p>Fire Strategy (Phase 1a)</p> <p>Prior to commencement of above ground works for Phase 1A of the development hereby approved, a construction phase fire strategy, to include: details of access for firefighting personnel and equipment; that there is sufficient firefighting water supply; and details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved by the Local Planning Authority for Phase 1A of the development. Once approved the development shall be completed in accordance with the approved details.</p> <p>Reason: In line with Policy D12 of the London Plan 2021.</p>
59.	<p>Fire Strategy Statement (Phase 1a)</p> <p>Prior to the first occupation of Phase 1A of the development hereby approved, an updated Fire Strategy Statement to include the following additional details for all building within Phase 1A: 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 FSS would be managed, updated and monitored as required, shall be submitted to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details and retained as such thereafter.</p>

	Reason: In line with Policy D12 of the London Plan 2021.
60.	<p>Surface Water Drainage (Phase 1a)</p> <p>Prior to the commencement of above ground level works for Phase 1A a detailed Surface Water Drainage scheme for that Phase shall be submitted and approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicates the location of all proposed drainage elements demonstrating that 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.</p> <p>Reason: To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.</p>
	CONDITIONS APPLICABLE TO THE OUTLINE PHASE/RMs
61.	<p>Reserved Matters Submission (Outline)</p> <p>No Phase within the Development hereby approved in the Outline Component shall be commenced unless and until details of the following:</p> <ul style="list-style-type: none"> a) appearance b) landscaping c) layout; and d) scale <p>(hereinafter referred to as the "reserved matters") in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority. The "Outline Component" can be defined as "the Phases of the development to be shown on the phasing plan approved pursuant to Condition 3 in respect of which this decision notice grants outline planning permissions subject to the approval of the reserved matters detailed in 63.</p> <p>Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.</p>
62.	<p>Reserved Matters Timeframe (Outline)</p> <p>The final Reserved Matters Application must be made to the Local Planning Authority for approval no later than the expiration of 10 years from the date of this permission.</p> <p>Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.</p>
63.	Reserved Matters Compliance Statement (Outline)

	<p>Each application for Reserved Matters submitted pursuant to Condition 63 shall contain the information set out in the Reserved Matters Compliance Statement included at Annex 1 of this Decision Notice.</p> <p>Reason: To ensure that the development is undertaken in accordance with the plans and documents approved herein</p>
64.	<p>Outline Parameters (Outline)</p> <p>The Parameter Plans, Development Specification and Design Code relating to the land shown outline in red and unshaded on drawing refs. N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205. may be revised from time to time subject to obtaining the prior written approval of the Local Planning Authority and the Local Planning Authority being satisfied that any such proposed revisions are (a) unlikely to have significantly different environmental effects when compared to the assessment contained in the Environmental Statement hereby approved or (b) to the extent that such proposed revisions are likely to have significantly different environmental effects when compared to the assessment contained in the Environmental Statement hereby approved such revisions have been subject to an Environmental Impact Assessment. The development of the outline component thereafter shall be designed and carried out in accordance with such approved revised Parameter Plans, Development Specification and Design Code.</p> <p>Reason: To enable a mechanism to address potential future conflicts between overlapping planning permissions.</p>
65.	<p>Drawing References (Outline)</p> <p>Each Reserved Matters application for landscaping, layout, scale and appearance (a) must conform with the approved Design Code and Development Specification and Parameters Plans including drawing numbers:</p> <p>N15301-KCA-ZZ-ZZ-DR-A-01200 to 01205.</p> <p>And (b) must be accompanied by a written statement setting out how the development within the relevant reserved matters submission conforms with the approved Design Code, Development Specification and Parameters Plans.</p> <p>REASON: For the avoidance of doubt and in the interest of visual amenity, neighbour amenity, limiting the impact of the development on heritage assets and to ensure that the development conforms with the aspirations and principles of the site allocation SA28.</p>
66.	<p>Cycle Provision (Outline)</p> <p>Each reserved matters application shall include details of long and short-stay cycle parking provision, for both residential and non-residential elements of the development, in line with the London Plan (2021) standards and the London Cycle Design Standards.</p> <p>Reason: To promote travel by sustainable modes of transport and to comply with the London Plan (2021) standards and the London Cycle Design Standards</p>

67.	<p>Accessible Housing (Outline)</p> <p>Each reserved matter(s) application for layout shall be accompanied by comprehensive accessible housing strategy that demonstrates how the submission meets and provides 10% of residential dwellings in accordance with Approved Document M M4(s) (2b) ('wheelchair user dwellings') of the Building Regulations (2015) and all other meet approved document M M4(2) ('Accessible and adaptable dwellings') across the whole of the Masterplan.</p> <p>REASON: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.</p>
68.	<p>Landscaping (Outline)</p> <p>Each reserved matter(s) application for landscaping shall include full details of:</p> <ul style="list-style-type: none"> i) Hard surfacing materials; ii) Children's play areas and equipment; iii) Boundary treatments; iv) Any relevant SuDs features and associated SUDS management and maintenance plans, detailing future management and maintenance responsibilities for the lifetime of the development; v) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.); vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); vii) 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; viii) Any food growing areas and soil specification; ix) Written specifications (including cultivation and other operations) associated with plant and grass establishment; x) Implementation programme; xi) Long term management; xii) Full details of wayfinding signage including their location, material and mounting (developed in consultation with the Council's Regeneration team); and xiii) A written statement outlining how the potential for urban greening has been maximised, in line with London Plan and Urban Greening Factor benchmark targets. xiv) what measures will be delivered to the relevant external amenity area(s) that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts. <p>(b) The external 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.</p> <p>REASON: To ensure a satisfactory level of residential amenity, children's play opportunities, food growing opportunities, biodiversity enhancement and boundary treatments along with appropriate management and maintenance arrangements.</p>
69.	<p>Fire Statement (Outline)</p> <p>Each reserved matter(s) application for layout, scale and appearance shall be accompanied by a detailed fire statement (in order to meet Gateway One or equivalent). The development shall thereafter proceed in accordance with recommendations and mitigation measures recommended in the statement.</p>

	<p>REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.</p>
70.	<p>Ecological Impact Assessment (Outline)</p> <p>Each reserved matters application for landscaping shall be accompanied by detailed ecological impact assessment, undertaken by a suitably qualified individual, that includes the results of appropriate up to date surveys, full details of on site mitigation and enhancement measures to deliver a net gain in biodiversity (including bat boxes, bird boxes, bee bricks and a sensitive lighting scheme) and associated long term maintenance and monitoring plan. The development shall proceed in accordance with the mitigation and enhancement measures.</p> <p>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).</p>
71.	<p>Car Park Management (Outline)</p> <p>The applicant shall submit a Car Parking Management Plan to the local planning authority for each reserved matters application for its written approval prior to the commencement of works for that Phase which must include details of the allocation and management of the on-site car parking spaces including all accessible spaces car parking spaces which shall be allocated in the following order (and shall not be sold):</p> <ol style="list-style-type: none"> 1) Wheelchair accessible units or residents with a disability with the need for a car parking space 2) Family size units (4 & 3 bedroom units) 3) 2 bed four person units 4) 2 bed 3 person units 5) Any other units, as appropriate <p>Once approved the CPMP shall be implemented and followed thereafter, unless otherwise agreed in writing in advance by the local planning authority.</p> <p>Reason: To ensure those with a requirement for car parking are prioritised.</p>
72.	<p>Green Roofs (Outline)</p> <p>Each reserved matter(s) application for appearance and landscaping shall include where applicable:</p> <ol style="list-style-type: none"> a) full details of any living roofs or walls. The roofs/walls 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: <ol style="list-style-type: none"> i. A roof plan identifying where the living roofs will be located; ii. A ground floor plan 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;

	<p>iv. Roof plans annotating details of the diversity of substrate depths and substrate types across the roof to provide contours of substrate, including annotation of substrate mounds and sandy piles in areas with the greatest structural support to provide a variation in habitat, with a minimum of one feature per 10m² of living roof;</p> <p>v. Roof plans annotating details of the location of semi-buried log piles / flat stones for invertebrates, with a minimum footprint of 1m² and at least one feature per 10m² of living roof;</p> <p>vi. Details on the range of native species of (wild)flowers, herbs in the form of seeds and plug plants planted on the living roofs, or climbing plants planted against walls, to benefit native wildlife;</p> <p>vii. Roof plans and sections showing the relationship between the living roof areas, photovoltaic arrays and location of air source heat pumps and other plant; and</p> <p>viii. Management and maintenance plan, including frequency of watering arrangements.</p> <p>The development shall thereafter proceed in accordance with the approved details.</p> <p>b) Prior to the end of the first planting season following completion of each building hereby approved the living roof/wall for that building shall be provided in accordance with the approved details and retained thereafter.</p> <p>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).</p>
73.	<p>Circular Economy Statement (Outline)</p> <p>Each reserved matter (s) application for scale, layout and appearance shall be accompanied shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Draft Guidance dated September 2020, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.</p> <p>REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.</p>
74.	<p>Surface Water Drainage Scheme (Outline)</p> <p>Each reserved matters application shall be submitted with a detailed Surface Water Drainage scheme for site that shall be approved in writing by the Local Planning Authority. The detailed drainage scheme should also accompany a detailed drainage plan appropriately cross-referenced to supporting calculations for the development and they should clearly indicates the location of all proposed drainage elements demonstrating that 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.</p>

	<p>Reason: To endure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter.</p>
75.	<p>Boundary Walls (Outline)</p> <p>The reserved matters applications for Phases 2 and 3 shall include details, including section and detailing drawings at 1:20 scale, of a boundary wall to the eastern side of the development site. The wall shall be constructed in a single phase, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: Reason: To ensure the overall design quality of the development.</p>
76.	<p>Energy Strategy (Outline)</p> <p>(a) Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by an Energy Strategy. This phase block shall achieve the minimum requirements in line with the most up to date planning policy framework at the time of submission and shall achieve no less than a reduction in carbon emissions of 76% (residential) compared to a Building Regulations Part L 2013 compliant building with SAP10 carbon factors, or higher where revised policy requirements are in place at the time of submission.</p> <p>The strategy will set out:</p> <ul style="list-style-type: none"> - Confirmation of how this phase will meet the zero-carbon policy requirement in line with the Energy Hierarchy; - How the development aims to achieve minimum carbon reductions at the Be Lean Stage of 26% for the domestic new build; - Strategy to reduce thermal bridging; - Confirmation and details of how the proposed phase will form part of a site-wide network in future phases; - The proposed heating, renewable energy and ventilation strategies (including their efficiency, output, location and pipework layout); - A metering strategy. <p>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 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.</p> <p>(b) Within six months of completion of each block, a final Energy Assessment must be submitted to the local planning authority to demonstrate achieved carbon emission savings on site. Evidence shall also be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.</p> <p>Within six months of first occupation by block, evidence that the solar PV arrays have been installed correctly shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, a six-month energy generation statement.</p> <p>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</p>

	line with London Plan (2021) Policy SI2 and SI3, and Local Plan (2017) Policies SP4 and DM22.
77.	<p>Overheating Strategy (Outline)</p> <p>(a) Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by a detailed Overheating Assessment. The Overheating Assessment shall be submitted for the written approval of the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 for the residential spaces and TM52 for the non-residential spaces and TM49 weather files for London’s future weather/temperature projections. The assessment shall be undertaken in line with the following:</p> <ul style="list-style-type: none"> • The London Weather Centre dataset for all three DSYs; • Future weather patterns to projected impacts over the time periods DSY1 for 2050s and 2080s, all time periods should be modelled; • Mitigation for the 2020s period must be integrated into the design through passive design measures. The risks and the mitigation strategy for the periods of the 2050s and 2080s should be set out in a retrofit plan, confirming that measures can be fitted in the future and who will own the overheating risk; • Specification and location of mitigation measures (especially where they are mitigating risk of crime, air or noise pollution); • Confirmation of the modelled pipework heat losses; • Include any replacement / repair cycles and the annual running costs for the occupiers; • Floor plans highlighting the modelled dwellings across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings: <ul style="list-style-type: none"> ○ At least 15% of all rooms across the development site; ○ All single-aspect dwellings facing west, east, and south; ○ At least 50% of rooms on the top floor; ○ 75% of all modelled rooms will face South or South/west; ○ Strategy that mitigates any risk of crime / noise and / or air pollution in line with the AVO Residential Design Guide, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments). <p>(b) Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter for the lifetime of the development.</p> <p>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.</p>

78.	<p>Climate Change Adaptation (Outline)</p> <p>Each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by annotated plans and details on what measures will be delivered to the external amenity areas that will help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.</p> <p>Reason: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, and SI7, and Local Plan (2017) Policies SP4 and DM21.</p>

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 plans, the Mayoral CIL charge for Phase 1A (detailed element) will be £850,352 (14,088sqm x £60.36) and the Haringey CIL charge will be £704,400 (14,088sqm x £50) for both detailed and outline elements combined. Social housing relief has been included in these calculations.
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.	The application shall be completed in accordance with the Section 106 and Section 278 legal agreements associated within this application.
6.	Prior to the demolition or construction on the existing land, 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.	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.
8.	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.

9.	<p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.</p> <p>https://www.thameswater.co.uk/developers/larger-scale-developments/planningyour-development/working-near-our-pipes</p>
10.	<ul style="list-style-type: none"> (i) The developer / designer must ensure that the development line is set back from the Network Rail fence line to achieve sufficient gap / space to inspect and maintain Network Rail fence line and provide an access for inspection and maintenance of the proposed development or other assets in the future without imposing any risks to the operational railway. This would normally be 2-5m from the boundary fence depending on the adjacent NR assets or boundary fence. (ii) Existing railway infrastructures including embankment should not be loaded with additional surcharge from the proposed development unless the agreement is reached with Network Rail. Increased surcharge on railway embankment imports a risk of instability of the ground which can cause the settlement on Network Rail infrastructure (Overhead Line Equipment / gantries, track, embankment etc.). (iii) The developer is responsible for a detailed services survey to locate the position, type of services, including buried services, in the vicinity of railway and development site. Any utility services identified shall be brought to the attention of Senior Asset Protection Engineer (SAPE) in Network Rail if they belong to railway assets. The SAPE will ascertain and specify what measures, including possible re-location and cost, along with any other asset protection measures shall be implemented by the developer. (iv) The developer must ensure any future maintenance does not import the risks to the operational railway. The applicant must ensure that the construction and subsequent maintenance of their development can be carried out without adversely affecting the safety of operational railway. (v) Operation of mobile cranes should comply with CPA Good Practice Guide 'Requirements for Mobile Cranes Alongside Railways Controlled by Network Rail'. Operation of Tower Crane should also comply with CPA Good Practice Guide 'Requirements for Tower Cranes Alongside Railways Controlled by Network Rail'. Operation of Piling Rig should comply with Network Rail standard 'NR-L3-INI-CP0063 - Piling

	<p>adjacent to the running line'. Collapse radius of the cranes should not fall within 4m from the railway boundary unless possession and isolation on NR lines have been arranged or agreed with Network Rail.</p> <p>(vi) Any temporary structures which are to be constructed adjacent to the railway boundary fence (if required) must be erected in such a manner that at no time will any item fall within 3 metres from the live OHLE and running rail or other live assets. Suitable protection on temporary works (for example: Protective netting around scaffold) must be installed.</p> <p>(vii) The developer must ensure that any piling work near or adjacent to the railway does not cause an operational hazard to Network Rail's infrastructure. Impact/Driven piling scheme for a development near or adjacent to Network Rail's operational infrastructure needs to be avoided, due to the risk of a major track fault occurring. No vibro-compaction/displacement piling plant shall be used in development.</p> <p>(viii) Where required, the developer should provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. Network Rail's existing fencing / wall must not be removed until it is agreed with Network Rail.</p> <p>(ix) Any lighting associated with the construction works (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers' vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.</p> <p>(x) If there is hard standing area / parking of vehicles area near the property boundary with the operational railway, Network Rail would recommend the installation of vehicle incursion barrier or structure designed for vehicular impact to prevent vehicles accidentally driving or rolling onto the railway or damaging the railway lineside fencing.</p> <p>(xi) The applicant shall provide all construction methodologies relating to works that may import risks onto the operational railway and potential disruption to railway services, the assets and the infrastructure for acceptance prior to commencing the works. All works must also be risk assessed to avoid disruptions to the operational railway.</p> <p>(xii) Network Rail's infrastructures should be monitored for movement, settlement, cant, twist, vibration etc if there are risks from the proposed development (if there the proposed development import these risks in the operational railway) to mitigate the risk of adverse impact to the operational railway in accordance with Network Rail standard 'NR/L2/CIV/177 -</p>
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	<p>Monitoring track over or adjacent to building or civil engineering works’.</p> <p>(xiii) The developer must ensure that the locations and extent of invasive plant (if any, for example: Japanese Knotweed) are identified and treated in accordance with the current code of practice and regulations if exists on site. Any asbestos identified on site should be dealt in accordance with current standard, Health and Safety Guideline and regulations by the developer.</p> <p>(xiv) Contractors are expected to use the 'best practical means' for controlling pollution and environmental nuisance complying all current standards and regulations. The design and construction methodologies should consider mitigation measures to minimise the generation of airborne dust, noise and vibration in regard to the operational railway.</p> <p>(xv) Traffic management should be in place and carefully mitigated any traffic jam near level crossing.</p> <p>(xvi) Network Rail strongly recommends the developer contacts the Asset Protection Team AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site, and Network Rail Infrastructure Limited Registered Office: Network Rail, One Eversholt Street, London, NW1 2DN Registered in England and Wales No. 2904587 www.networkrail.co.uk OFFICIAL also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/assetprotection-and-optimisation/.</p>
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