

## HGY/2023/2137

The following conditions have been applied to this consent and these conditions must be complied

with: NOTE:

1. The conditions that relate to individual buildings are split between the various "Plots" that form the planning application development identified on Drawing Reference SK0018 'Plot Plan'. The Plots comprise the following development:
  - "PLOT 1" - The Stadium
  - "PLOT 2" - The Tottenham Experience (including Warrington House)
  - "PLOT 3" - The Hotel
  - "PLOT 4" - The Extreme Sports Building
  - "PLOT 5" - The Residential and Flexible B1 / D1 Space
  - "PLOT 6" - The Community Health Building

Other than those conditions in Section A below the subsequent conditions in each Section B to H shall only be enforceable against the Plot to which they relate.

2. Reference to "Stadium Event" means any event taking place at the completed Stadium attended by more than 10,000 or more spectators excluding staff.
3. For the purposes of interpreting conditions A1, A2, E2, F2 and G2, the timeframes of these conditions should be considered against the date of the hybrid planning permission Ref. HGY/2015/3000 which was granted 15 April 2016.

## **A. CONDITIONS RELATING TO THE WHOLE SITE**

### **A1 Implementation Timescales – Full**

The part of the development where details are approved by this planning application, namely “Plot 1”, “Plot 2” and “Plot 3” shall begin as follows:

- a. The Plot 1 development shall commence within five years of the date of this planning permission;
- b. The Plot 2 development shall commence within five years of the date of this planning permission; and
- c. The Plot 3 development shall commence within seven years of the date of this planning permission.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

[See informative: this condition is deemed discharged]

### **A2 Reserved Matters**

Development shall not be commenced on each Plot submitted in OUTLINE, namely “the Extreme Sports building”, “the Residential” and “the Community Health Centre” until the Council has approved the following reserved matters in respect of each Plot:

- a. Plot 4: The Extreme Sports Building – (i) appearance and (ii) scale;
- b. Plot 5: The Residential and Flexible B1/D1 Space – (i) appearance and (ii) landscape; and
- c. Plot 6: The Community Health Building – (i) appearance.

Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.

[See informative: this condition is partially deemed discharged]

### **A3 Phasing Plan**

The development shall be undertaken in accordance with the phasing plan as indicated on Figures 101, 102 and 103 in the Design and Access Statement Addendum Update Revision 1 dated October 2023 or any amendments to the phasing plan as approved by the Council

REASON: To secure the programming and phasing of, and an orderly pattern to the development.

### **A4 Consented drawings and documents**

The development shall be constructed in accordance with the following drawings and details listed in Schedule 1.

Full List of drawings, parameter plans and documents including Design Code set out in Schedule 1.

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

A5

**Business and Community Liaison construction Group**

For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:

- a) informing local residents and businesses of the design and development proposals;
- b) informing local residents and businesses of progress of pre- construction and construction activities;
- c) considering methods of working such as hours and site traffic;
- d) providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
- e) producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
- f) providing advanced notice of exceptional works or deliveries;
- g) providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bi- monthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

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

A6

**Conformity with Environmental Statement**

The development is to be constructed in accordance with the standards set out in the Environmental Statement and the Environmental Statement Addendum accompanying the

planning application.

Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended and that it has an acceptable impact on the environment.

A7

**Maximum quantum / density**

The total quantum of built floorspace across the development shall not exceed the following:

Land Use	Use Class	Area GIA (sqm)	Units
Leisure (including stadium)	F2(c)	122,000	n/a
Hotel	C1	16,696	180 rooms
Residential	C3	53,298	634
Sui Generis / Tottenham Experience	Sui Generis	4,311	n/a
Business	E(g)	4,000 (max)	n/a
Community and Culture	F1	6,000 (max)	n/a

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

A8

**Materials**

Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and DM1 of the Haringey Development Management DPD July 2017.

A9

**Materials Boards**

All approved materials for each Plot shall be erected in the form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

A10

**Flood Risk Management**

The development shall only be carried out in accordance with the Flood Risk Assessment (FRA) Approved under HGY/2015/3000 and the FRA approved under HGY/2023/2137.

Reason: To promote sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

A11

**Drainage**

The development shall be carried out in accordance with the Drainage Strategy approved under HGY/2015/3000 and the details for the drainage of each Plot shall be submitted to and approved by the Council in advance of commencement of development for that phase (excepting any works of demolition or piling). Exceedance flood flow routes above the 100-year event plus 40% climate change shall be presented and included on drainage strategy drawings.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

A12

**Interim Landscape and Meanwhile Uses**

The development shall carried out in accordance with the approved Interim Landscaping Plan (ref. THFC-POP-XXSK-XXX-9568 as approved under HGY/2017/1180) and shall be reviewed alongside the meanwhile uses prior to the commencement of development of each Plot.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy D4 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and DM1 of the Haringey Development Management DPD July 2017.

A13

**Plant Noise**

No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of the Haringey

Development Management DPD July 2017.

A14

**Plant and Machinery**

All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <http://nrmm.london/>.

Reason: To protect local air quality and comply with Policy S11 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.

A15

**Demolition of Locally Listed Buildings**

No demolition of the existing three locally listed buildings (746, 748 & 750 High Road) shall take place until the applicant has secured the implementation of a programme of historic building recording and analysis (RCHME Level 3 minimum), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority in consultation with Historic England.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2013 and Policy DM9 of the Haringey Development Management DPD July 2017.

[See Informative: Condition Discharged]

A16

**Elements of the Edmonton Dispensary and Red House Coffee Palace Facade and Interiors Retention**

Prior to the demolition of either the Edmonton Dispensary (746 High Road) and Red House Coffee Palace (748 High Road) a Façade and Interiors Retention Strategy including the elements of the lower part of the façade of 746; and the paneled Boardroom of 748; and any other elements as appropriate to be submitted to and approved in writing by the Council. The demolition of the Edmonton Dispensary and Red House Coffee Palace shall be implemented in accordance with the approved strategy and any retained elements shall be kept in a safe secured place until they are ready to be installed in the new building. Once installed in the Tottenham Experience the elements should be retained in perpetuity.

Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy HC1 of the London Plan 2021, Policy SP12 of the Haringey Local Plan 2013 and Policy DM9 of the Haringey Development Management DPD July 2017.

[See Informative: Condition Discharged]

A17

**Carbon Savings**

Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy SI2 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

[See Informative: Condition Discharged]

**B. CONDITIONS RELATING TO THE STADIUM (PLOT 1)**

**B1 Consented Drawings**

The development of Plot 1 shall be carried out and maintained in accordance with the plans listed under "Plot 1" in Condition A4.

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

**B2 Temporary Site Hoarding**

The temporary site hoarding as approved under HGY/2018/1815 shall be maintained until completion of the later phases of development. Any alterations to be agreed with the Council.

Reason: To protect the environment and amenities of the locality.

**B3 Waste and refuse**

The waste and refuse strategy for the Plot 1 shall be carried out in accordance with the strategy as approved under HGY/2017/1561.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Haringey Development Management DPD July 2017 and Policy SI8 of the London Plan.

**B4 Fixed Illuminated Signage**

Prior to the installation of each sign details of fixed illumination signage shall be submitted to and approved by the Council in accordance with signage zones as shown on Plan POP- 4494-PLN-EL-0175 Rev O and relevant works shall be carried out in accordance with the approved details.

Reason: In order to prevent the excessive proliferation of illuminated signage and to protect the amenity of the area.

**B5 Architectural Lighting**

Architectural lighting shall be maintained in accordance with the strategy approved under HGY/2017/3378.

Reason: To protect the environment and amenities of the locality.

**B6 LED Screens**

The LED Screen strategy shall be maintained in accordance with the strategy approved under HGY/2018/1400.

Reason: To protect the environment and amenities of the locality.

**B7 Event Day Lighting**

The Event Lighting Strategy shall maintained in accordance with the strategy approved under HGY/2018/2168.

Reason: To protect the environment and amenities of the locality.

B8

**CCTV**

The CCTV scheme for the Plot 1 development shall be maintained in accordance with the strategy approved under HGY/2018/0905.

Reason: To protect public safety and the amenities of neighboring residents.

B9

**Major Non-association Football Events**

No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts and no more than 2 boxing, except during the calendar years 2023 and 2024 where there shall be no limit on the number of music concerts within the overall limit of 16 major non-association football events, subject to there being no more than three consecutive days of concerts and only one week in the year where there are more than three concerts in a single week.

Reason: To protect the environment and amenities of the locality.

B10

**Noise Control Plan**

The noise control plan shall be maintained in accordance with the plan approved under HGY/2017/2565. The noise generated from music concerts must not exceed 75dB LAeq, over a 15 minute period as measured at a distance of 1 metre from the facade of any existing noise sensitive premises.

Reason: To protect the environment and amenities of neighbouring residents.

B11

**Diesel Generators**

Diesel generators in the Plot 1 development shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for the testing as necessary to meet that purpose and shall not be used at any other time. At all times the generators shall be operated to minimise noise impacts and emissions of air pollutants and a log of operational hours shall be maintained and be available for inspection by the Local Planning Authority. Details of the use of the generators should be submitted to the Council annually.

Reason: To protect local air quality and promote sustainable development consistent with Policy SP4 of the Haringey Local Plan 2013 and Policy SI1 of the London Plan.

B12

**Diesel Fuel**

The diesel generators in the Plot 1 development shall run on ultra-low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.

Reason: To protect local air quality consistent with Policy S11 of the London Plan.

B13

**Flues**

Unless otherwise agreed in writing by the Council all combustion flues in the Plot 1 development must terminate at least 1 m above the highest roof in the development in order to ensure maximum dispersion of pollutants.

Reason: To protect local air quality consistent with Policy S11 of the London Plan.

B14

**Team Coaches**

On a Match Day the Team coach drop-off area shall only be used by Team coaches and the coach drop-off area shall be supervised by trained stewards.

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

B15

**High Road Vehicular Access**

The High Road vehicular access to the car park shall not be used between one hour prior to the start of a Stadium Event and one hour after the closure of a Stadium Event. Event day visitors must have their parking spaces allocated at least one hour before arrival.

Reason: To avoid conflict between pedestrians and vehicles in the interest of public safety.

B16

**Mobile Telecommunications Equipment**

Siting and details of mobile telecommunications equipment in the Plot 1 development shall maintained in accordance with the approved details.

Reason: In order to prevent the excessive proliferation of telecommunications equipment and to protect the amenity of the area.

B17

**Contamination**

The construction of the Plot 1 development shall be carried out in accordance with the details in the Ground Contamination, Soil Remediation and Disposal Strategy approved by HGY/2014/1134.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

B18

**Replacement Bird Nests**

The Replacement Bird Nest Scheme shall be maintained in accordance with the details approved under application ref.

HGY/2017/0789.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

**B19 Car Parking Management Plan**

Unless otherwise agreed in writing with LPA, the management of the car park shall be carried out in accordance with the car parking management plan approved under HGY/2018/2169. unless otherwise agreed by the Local Planning Authority.

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

**B20 Swept Path Analysis**

Large delivery vehicles shall exit the site safely without causing unreasonable delays to eastbound traffic along Northumberland Park in accordance with the details approved under HGY/2017/1562.

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

**B21 Cooling Demand**

Details of cooling demand together with an overheating strategy (in compliance with CIBSE TH49) and the thermal modeling for Plot 1 shall maintained in accordance with the details approved under HGY/2016/2066.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

**C. CONDITIONS RELATING TO THE TOTTENHAM EXPERIENCE BUILDING (PLOT 2)**

**C1 Consented Drawings**

The development of Plot 2 shall be maintained in accordance with the plans listed under "Plot 2" in Condition A4.

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

**C2 Waste and refuse**

The waste and refuse strategy for the Plot 2 shall be carried out in accordance with the strategy approved under application Ref. HGY/2018/2070.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Haringey Development Management Plan DPD July 2017 and Policy SI8 of the London Plan 2021.

**C3 External Roof Terrace**

No part of the external roof terrace in the Plot 2 development shall be in use between 24:00 – 07:00 hours any day of the week.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

**C4 Cooling Demand**

Details of cooling demand together with an overheating strategy (in compliance with CIBSE TH49) and the thermal modeling for Plot 2 shall be maintained in accordance with the details approved under HGY/2018/2182.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy SI4 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

**D**

**CONDITIONS RELATING TO THE HOTEL (PLOT 3)**

See Appendix 1 for Conditions and Informatives relating to Plot 3.

**E CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4)**

**E1 Consented Drawings**

The development of Plot 4 shall be constructed in accordance with the plans listed under "Plot 4" in Condition A4.

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

**Reserved Matters**

**E2** The first reserved matters application for Plot 4 shall be made to the Council before the expiration of five years from the date of the original planning permission. The development on Plot 4 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**E3 Construction Environmental Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a CEMP in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

**E4 Air Quality and Dust Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

**E5 Construction Waste Management Plan**

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 4

development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

E6

**Construction Hours**

Construction work which will be audible at the site boundary will be restricted to the following hours: 8.00am - 6.00pm Monday to Friday, 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM21 of the Haringey Development Management Plan DPD July 2017.

E7

**Piling Method Statement**

No piling shall take place during the construction phase of the Plot 4 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling on Plot 4 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer.

E8

**Lighting**

Prior to the first occupation of the Plot 4 development an external lighting strategy for the Plot 4 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

E9

**Waste and refuse**

A waste and refuse strategy for the Plot 4 development to be submitted and approved by the Council prior to occupation of the Plot 4 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Haringey Development Management Plan DPD July 2017 and Policy SI8 of the London Plan 2021.

E10

**Landscape Management**

Within 1 year of commencing the Plot 4 development the applicant shall submit a landscape maintenance scheme for the Plot 4 development for approval by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D8 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.

E11

**External Climbing Wall**

The external climbing wall shall not be in use between the hours 23:00 – 07:00.

Reason: To protect the environment and amenities of the locality.

E12

**Contamination**

Prior to the commencement of development of sub structure works on Plot 4 development:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
  - a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.

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

- c. If the risk assessment and refined Conceptual Model

indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

E13

**Contamination Remediation**

Where remediation of contamination on the Plot 4 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the Plot 4 development is occupied.

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

E14

**Energy Centre Flues**

Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 4 development shall be submitted and approved by the Council before installation of the flues on Plot 4.

Reason: To protect local air quality consistent with Policy SI1 of the London Plan.

E15

**Cooling Demand**

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modeling for Plot 4 shall be submitted and approved by the Council prior to the commencement of any work above ground on Plot 4.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

E16

**Telecommunications**

Prior to construction of the of the Extreme Sports Building super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be carried out in accordance with the approved scheme

Reason: In order to ensure that the proposal does not

prejudice the enjoyment of neighbouring occupiers of their properties.

**F. CONDITIONS RELATING TO THE RESIDENTIAL FLEXIBLE FLOORSPACE (PLOT 5)**

**F1 Consented Drawings**

The development of Plot 5 shall be constructed in accordance with the plans listed under "Plot 5" in Condition A4.

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

**F2 Reserved Matters**

The first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission. The development on Plot 5 hereby permitted shall be begun before the expiration of nine years from the date of the original planning permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**F3 Construction Environmental Management Plan**

The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a CEMP in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

**F4 Air Quality and Dust Management Plan**

The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

- F5                   **Construction Waste Management Plan**  
The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.
- Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
- F6                   **Construction Hours**  
Construction work which will be audible at the site boundary will be restricted to the following hours: 8.00am - 6.00pm Monday to Friday, 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.
- Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM21 of the Haringey Development Management Plan DPD July 2017.
- F7                   **Piling Method Statement**  
No piling shall take place during the construction phase of the Plot 5 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling on Plot 5 must be undertaken in accordance with the terms of the approved piling method statement.
- Reason: To prevent the contamination of the underlying aquifer.
- F8                   **Wheelchair Accessible Homes**  
10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair adaptable housing.
- Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.
- F9                   **Design Code**  
The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement.
- Reason: In order to avoid doubt and in the interests of good

planning.

F10

**Dwelling Mix**

No more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units.

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

F11

**Car Parking Management Plan**

Prior to the commencement of development above Podium level (and excluding any temporary landscaping proposals) of Plot 5, a parking management plan and scheme setting out the location of electric charging spaces and blue badge spaces in the Plot 5 development to be submitted and approved by the Council.

Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.

F12

**Cycle Parking**

Prior to the commencement of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) a detailed cycle parking layout for the Plot 5 development to be submitted and approved by the Council.

Reason: To promote sustainable modes of transport in accordance with Policy T1 and T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2013.

F13

**CCTV**

Prior to the first occupation of the Plot 5 development a CCTV scheme for the Plot 5 development shall be submitted to and approved by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To protect public safety and the amenities of neighboring residents.

F14

**Lighting**

Prior to the first occupation of the Plot 5 development an external lighting strategy for the Plot 5 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

F15

**Waste and refuse**

A waste and refuse strategy for the Plot 5 development to be submitted and approved by the Council prior to occupation of the Plot 5 development and the development shall be implemented in accordance with the approved strategy.

Reason: In order to protect the amenities of the locality and to comply with Policy DM1 of the Haringey Development Management Plan DPD July 2017 and Policy SI7 of the London Plan 2021.

F16

**Landscape Management**

Within 1 year of commencing the Plot 5 development the applicant shall submit a landscape maintenance scheme for the Plot 5 development for approval by the Council and the development shall be implemented in accordance with the approved scheme.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D8 of the London Plan 2021 and Policy SP11 of the Haringey Local Plan 2013.

F17

**Wind Mitigation**

The submission of the reserved matters application for appearance for the residential development will be accompanied by a statement outlining how wind mitigation has been incorporated in to the Plot 5 landscaping scheme.

Reason: To protect the environment and amenities of the locality.

F18

**Green/Brown Roofs**

Prior to the construction of the residential development on Plot 5 a scheme for green or brown roofs on the Plot 5 development shall be submitted and approved by the LPA.

Reason: To ensure a sustainable development consistent with Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

F19

**Contamination**

Prior to the commencement of the Plot 5 development:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and

Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

- b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-
- a risk assessment to be undertaken,
  - refinement of the Conceptual Model, and
  - the development of a Method Statement detailing the remediation requirements.
- The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.
- c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

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

F20

#### **Contamination Remediation**

Where remediation of contamination on the Plot 5 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development on Plot 5 is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

F21

#### **Retention of Architects**

The existing architects for the residential element of the scheme shall be retained for the detailed design of the residential phase or other such architects as approved in writing by the Local Authority.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

F22

**Water Use**

Water use in the residential towers is limited to 105 litres per person per day.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

F23

**Energy Centre Flues**

Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 5 development shall be submitted and approved by the Council before installation of the flues on Plot 5.

Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.

F24

**Cooling Demand**

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modeling for Plot 5 shall be submitted and approved by the Council prior to the commencement of work on Plot 5.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

F25

**Telecommunications**

Prior to construction of the Residential development super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

**G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6)**

**G1 Consented Drawings**

The development of Plot 6 shall be constructed in accordance with the plans listed under "Plot 6" in Condition A4.

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

**G2 Reserved Matters**

The first reserved matters application for Plot 6 shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

**G3 Construction Environmental Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

**G4 Air Quality Dust Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To protect the environment and amenities of the locality.

**G5 Construction Waste Management Plan**

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

- G6           **Construction Hours**  
Construction work which will be audible at the site boundary will be restricted to the following hours: 8.00am - 6.00pm     Monday to Friday, 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.
- Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Policy DM21 of the Haringey Development Management Plan DPD July 2017.
- G7           **Lighting**  
Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.
- Reason: To protect public safety and the amenities of neighboring residents.
- G8           **Waste and Refuse**  
A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the     Plot 6 development and the development shall be implemented in accordance with the approved strategy.
- Reason: In order to protect the amenities of the locality and to comply with Saved Policy DM4 of the Haringey Development Management Plan DPD July 2017 and Policy SI7 of the London Plan 2021.
- G9           **Green/Brown Roof**  
Prior to installation of the roof a scheme for green or brown roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.
- Reason: To ensure a sustainable development consistent with Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
- G10          **Cooling Demand**  
Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modeling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6.
- Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

## **H. CONDITIONS RELATING TO PUBLIC REALM**

### **H1 Consented Drawings**

The development of Public Realm shall be constructed in accordance with the plans listed under "Public Realm" in Condition A4.

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

### **H2 Public Realm Strategy**

Prior to the occupation of the relevant plot, a public realm strategy including a public realm phasing plan for that plot will be submitted to and approved by the LPA. No subsequent Plot shall be occupied until the relevant part of the public realm attributed to that Plot is delivered as provided for in the approved strategy. The public realm strategy shall provide detailed landscaping for the public realm, including:

- a) Hard surfacing materials;
- b) Details of pedestrian only areas;
- c) Details of servicing and delivery routes;
- d) Boundary treatments;
- e) Any relevant SuDs features;
- f) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
- g) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signage strategy etc.);
- h) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);
- i) 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;

Reason: In order to avoid doubt and in the interests of good planning and to ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy D8 of the London Local Plan 2021, Policy SP11 of the Haringey Local Plan 2013.