

Appendix 2: Conditions & Informatives

1. Time Limit

The development shall be begun within three years of the date of the permission.

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

2. Approved Plans

The development hereby approved shall be carried out in accordance with the following approved plans:

- SEE APPENDIX 1

The development hereby approved, as depicted on the approved plans, shall be completed in accordance with the approved plans, except where conditions attached to this planning permission or S106 obligations related to this planning permission indicate otherwise.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Contract

Prior to any works of demolition of any building(s) on the site, evidence of contract(s) for the development of Blocks A and B in their entirety shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In order to safeguard the character and appearance of the North Tottenham Conservation Area.

4. Accessible Accommodation

10 per cent of the student bedrooms hereby permitted shall be wheelchair-accessible in accordance with Figure 52 incorporating either Figure 30 or 33 of British Standard BS8300- 2:2018 Design of an accessible and inclusive built environment. Buildings - Code of practice.

And one of the wheelchair-accessible bedrooms shall be affordable student accommodation as defined by London Plan policy H15.

REASON: In order to ensure an adequate supply of accessible accommodation in the Borough, to ensure an inclusive development, and to accord with London Plan policy D5 and the relevant part of Policy E10 Part H whilst providing a proportionate quantity of affordable accessible student accommodation.

5. BREEAM Accreditation

(a) Prior to commencement of any above ground works (excluding demolition),

(i) an application for a design stage BREEAM accreditation certificate confirming that the development will achieve BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”, shall be made to the Building Research Establishment (BRE); and evidence of such an application being made shall be submitted to the local planning authority. The certificate shall thereafter be provided to the local planning authority within 1 month of its issue by the BRE and shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(b) Within 6 months of first occupation,

(i) an application for a post-construction BREEAM accreditation certificate shall be made to the BRE confirming this standard has been achieved; and

(ii) evidence of such an application being made shall be submitted to the local planning authority. The certificate shall thereafter be provided to the local planning authority within 1 month of its issue by the BRE.

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

REASON: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

6. Block A – Noise Attenuation 1

(a) No development of Block A at slab level or above shall commence until such times as full details of the ceiling slab/walls and any other noise attenuation measures between the commercial unit and accommodation on the upper floors of the approved scheme and between this unit and existing homes in Nos. 803-805 High Road and No. 809 High Road have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between existing and proposed dwellings and the first floor commercial unit, the internal noise insulation level for the dwellings is no less than 60 dB DnT,w + Ctr.

(c) The approved ceiling slab/walls and any other noise attenuation measures shall be completed prior to the occupation of the second-floor dwelling directly above the commercial unit is first occupied and shall be maintained thereafter.

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

7. Blocks A & B – Noise Attenuation 2

(a) The accommodation hereby approved in Block A shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the eastern façade of the accommodation have been submitted to and approved in writing by the Local Planning Authority.

(b) Block B shall not be occupied until such times as full details of the glazing specification and mechanical ventilation for habitable rooms in the southern façade of the accommodation have been submitted to and approved in writing by the Local Planning Authority.

(c) The above details shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Bedrooms	35dB(A) (L _{Aeq,16hour})
	Shared Amenity Areas	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm - 7am	Bedrooms	30dB(A) (L _{Aeq,8hour})

With individual noise events not to exceed 45 dB LA_{max} (measured with F time weighting) more than 10-15 times in bedrooms between 23:00hrs – 07:00hrs.

(d) The approved glazing specification and mechanical ventilation measures for the habitable rooms in the eastern façade of the dwellings shall be installed and made operational prior to the occupation of any of the accommodation in Block A and the southern elevations of Block B shall be maintained thereafter.

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

8. Mechanical Plant Noise

The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LA_{eq} arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014.

REASON: In order to protect the amenity of nearby residential occupiers.

9. Tree retention

(a) No development shall commence (including demolition), until a scheme for the protection of the existing Common Ash tree (T1 in the Arboricultural Impact Assessment, February 2024) immediately adjacent to the sited trees, in accordance

with BS 5837:2012, including a tree protection plan (TPP) and an arboricultural method statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS:

- i) Location and installation of services/ utilities/ drainage;
- ii) Methods of demolition within the Root Protection Area (RPA as defined in BS 5837: 2012) of the retained trees;
- iii) Details of construction within the RPA or that may impact on the retained trees;
- iv) a full specification for the installation of boundary treatment works;
- v) a specification for scaffolding and ground protection within tree protection zones;
- vi) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area;
- vii) Methodology and detailed assessment of root pruning;
- viii) Arboricultural supervision and inspection by a suitably qualified tree specialist
- ix) Reporting of inspection and supervision; and
- x) Methods to improve the rooting environment for retained and proposed trees and landscaping.

(b) The development thereafter shall be implemented in accordance with the approved details.

REASON: To safeguard the existing tree in order to ensure a satisfactory level of amenity and biodiversity, in accordance with Local Plan Policy DM1 and pursuant to section 197 of the Town and Country Planning Act 1990.

10. Landscape Details

(a) The following external landscaping details of the proposed roof level communal amenity space and Percival Court surface treatment shall be submitted to and approved by the Local Planning Authority before the relevant works listed below commence:

- i) Hard surfacing materials;
- ii) Boundary treatments;
- iii) Planting plans and a full schedule of species of a range of native trees and shrubs proposed to be planted noting species, plant sizes, and proposed numbers/densities where appropriate;
- iv) Sections demonstrating substrate of no less than 250mm for the intensive living roof;
- v) Plans showing the inclusion of biodiversity measures for the living roof, to include:
 - bird boxes and insect hotels,
 - A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces),
 - Plans annotating details of the substrate: showing at least two substrate types across the roof, annotating contours of the varying depths of substrate,
 - Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-

buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays,

- Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roof will not rely on one species of plant life such as Sedum (which are not native),
- Plans and sections showing the relationship between the living roof areas and photovoltaic array,
- Management and maintenance plan, including frequency of watering arrangements,
- A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;
- vi) Written specifications (including cultivation and other operations) associated with plant and grass establishment;
- vii) Implementation programme;
- viii) Irrigation, management and maintenance arrangements.

(b) Prior to the occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof has been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roof has not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition.

(c) The external landscaping shall be carried out in accordance with the approved details and implementation programme unless otherwise agreed in writing by the Local Planning Authority and shall be retained and managed in accordance with the approved irrigation, management and maintenance arrangements thereafter for the lifetime of the development.

(d) Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory level of residential amenity, food growing opportunities, biodiversity enhancement and boundary treatments 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).

11. Building User Guide

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

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.

12. Drainage - Design Implementation, Maintenance, and Management

Prior to commencement of the development (other than demolition, below ground and building core works) an updated Flood Risk Assessment & Drainage Strategy shall be submitted to the Local Planning Authority for approval, the strategy shall include:-

- i) Calculations including a Network Diagram confirming a full range of rainfall data for each return period provided by Micro drainage modelling or similar simulating storms through the drainage system, with results of critical storms, demonstrating that there is no surcharging of the system for the 1 in 1 year storm, no flooding of the site for 1 in 30 year storm and that any above ground flooding for 1 in 100 year storm is limited to areas designated and safe to flood, away from sensitive infrastructure or buildings. These storms should also include an allowance for climate change;
- ii) For the calculations above, more up to date FEH rainfall datasets shall be utilised as opposed to the use of the FSR rainfall method;
- iii) Details of the management and maintenance plan for the installed drainage system in perpetuity as per the above;
- iv) Evidence from Thames Water confirming that the site has an agreed rate and point of discharge; and
- v) Any overland flows as generated by the scheme shall be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development shall be provided.

The scheme shall only be implemented, retained, managed, and maintained in accordance with the approved details.

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

13. External Materials and Details

(a) No development shall commence above ground floor slab level of the relevant Block until details of all proposed external materials and on-site energy infrastructure for that Block have been submitted to and approved by the Local Planning Authority. These details shall include

- i) Blocks A & B - External facing materials and glazing, including sample boards of all cladding materials and finishes;

- ii) Block A & B - Sectional and elevational drawings at 1:20 of junctions between different external materials, parapets to roofs, roof terraces and roofs of stair/lift cores;
- iv) Blocks A & B - Sectional drawings at 1:20 through all typical external elements/facades, including all Openings in external walls including doors and window-type reveals, window heads and window cills;
- v) Blocks A & B - Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- vi) Block B – 1:20 sections of shopfront and internal shutters; and
- vii) Block B - Photovoltaic panels.

(b) Thereafter the development shall be carried out in accordance with the approved details and materials.

REASON: To ensure that the development hereby approved is satisfactory.

14. No Plumbing on outside of buildings

No plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the buildings hereby approved unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

15. No Grilles on outside of Block A

No grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the High Road frontage of Block A unless shown on the drawings hereby approved, or submitted to and approved by the Local Planning Authority in relation to the conditions above.

REASON: In order to safeguard the appearance of this important façade within the North Tottenham Conservation Area.

16. Secured by Design

(a) Prior to the first occupation of Block A or B, a 'Secured by Design' accreditation shall be obtained for such Block or part of such Block or use and thereafter all features are to be permanently retained.

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

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

17. Fire Statement

The development shall be carried out in accordance with the provisions of the Fire Statement (Revision R02) prepared by OFR dated 28/02/2024 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with London Plan (2021) Policy D12.

18. Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy & Sustainability Strategy by P3R (dated 19 February 2024) delivering a minimum 86.5% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, a single point of connection for a future heat network, and solar photovoltaic (PV) array generating a minimum 4,320 kWh/year; and a minimum 15% improvement with a communal heat pump system.

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

- Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction;
- Improvement in the Fabric Energy Efficiency;
- Methodology and calculation of the space heating demand and energy use intensity, demonstrating how the GLA benchmarks are being met;
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHP pipework and noise and visual mitigation measures;
- How the VRF heat pump system is compatible with the DEN;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); inverter capacity; and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions;
- A metering strategy.

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

(b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are

operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

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

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

19. Overheating

Prior to the above ground commencement of the development (excluding demolition), an updated Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan. This assessment shall be based on the CIBSE TM52 Overheating Assessment by P3R (dated January 2024).

This report shall include:

- Demonstrating the mandatory pass for DSY1 2020s can be achieved following the Cooling Hierarchy and in compliance with Building Regulations Part O, demonstrating that any risk of crime, noise and air quality issues are mitigated appropriately, and evidenced by the proposed location and specification of measures;
- Modelling of mitigation measures required to pass current and future weather files to reduce the cooling demand, clearly setting out which measures will be delivered before occupation and which measures will form part of the retrofit plan;
- Confirmation that the retrofit measures can be integrated within the design (e.g., if there is space for pipework to allow the retrofitting of cooling and ventilation equipment), setting out mitigation measures in line with the Cooling Hierarchy;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Openable windows;
- Window g-values of 0.30 or better;
- Mechanical ventilation;
- Hot water pipes insulated to high standards.
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the design is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

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.

20. Mechanical Ventilation and Heat Recovery

(a) Prior to installation, written and drawn details of the Mechanical Ventilation and Heat Recovery (MVHR) systems shall be submitted to the Local Planning Authority. Details shall include the efficiency, location of the units to ensure easy access for servicing and plans showing the rigid ducting.

(b) The approved MVHR details shall be installed prior to first occupation of the Block to which they relate and shall be retained thereafter for the lifetime of the development.

REASON: To ensure the new homes are adequately ventilated as required by London Plan (2021) Policy SI 4.

21. Land Contamination – Part 1

No development shall commence other than investigative work and above ground demolition until:

A risk assessment, refined Conceptual Model and Site Investigation Report (alluded to in section 4 of the Preliminary Risk Assessment with reference WIE20262-102-R-1-2-1-PRA, prepared by Waterman Infrastructure & Environment Limited, dated February 2024) has been submitted to and approved in writing by the Local Planning Authority.

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

22. Land Contamination – Part 2

Where remediation of contamination on the site is required pursuant to the condition above, 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 is first occupied.

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

23. Unexpected Contamination

(a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority.

(b) The remediation strategy shall be implemented as approved.

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

24. Archaeology 1

(a) No development, excluding above ground demolition, shall take place until a stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no development, including demolition, 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.

(b) 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 in writing by the Local Planning Authority. 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:

- i. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
- ii. The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: to protect the historic environment

25. Archaeology 2

(a) No development, excluding above ground demolition, shall take place until a detailed scheme showing the complete scope and arrangement of the foundation design and other below ground works has been submitted to and approved in writing by the Local Planning Authority.

(b) Development, including demolition, shall only take place in accordance with a detailed scheme approved under (a) above.

REASON: The Local Planning Authority wishes to ensure that any significant remains are not disturbed or damaged by foundation works but are, where appropriate, preserved in situ.

26. Cycle Parking Provision

(a) Before any of the student accommodation units/commercial unit hereby approved are first occupied, a 1:50 scale drawing showing details of the proposed cycle storage for 19 long-stay and 1 short-stay (PBSA); and 2 long-stay and 6 short-stay (Commercial) shall be submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking as approved under (a) above shall be provided and made available before any of the accommodation or the commercial unit to which they relate are first occupied and shall be maintained thereafter.

REASON: To ensure adequate cycle parking provision and promote environmentally sustainable travel.

27. Car Parking Provision

(a) Before any of the approved accommodation in the development is first occupied, the car parking space and associated active Electric Vehicle Charging Point shown on Drawing 807HR-F3A-XX-00-GA-A-0820 Rev P1 shall be provided and made available for use.

(b) The car parking space and associated active Electric Vehicle Charging Point shall be maintained thereafter.

(c) Before the development is first occupied, details of the allocation and management of the single on-site car disabled parking space shall be submitted to the Local Planning Authority for approval.

(b) The development shall only be carried out in accordance with the details as approved under (c) unless otherwise agreed in writing.

REASON: To ensure adequate wheelchair accessible car parking provision and EV charging points.

28. Delivery and Service Plan

(a) No development shall be first occupied until a Delivery and Service Plan has been submitted to and approved in writing by the Local Planning Authority.

(b) A Delivery and Service Plan shall include servicing arrangements for the student accommodation and the ground floor commercial unit and address the following matters:

- i. Identifying where safe and legal loading and unloading can take place;
- ii. Ensuring delivery activities do not hinder the flow of traffic on the public highway;
- iii. Managing deliveries to reduce the number of trips, particularly during peak hours;
- iv. Minimising vehicles waiting or parking at loading areas so that there would be a continuous availability for approaching vehicles; and

- v. Using delivery companies who can demonstrate their commitment to best practice through the Fleet Operator Recognition Scheme (FORS).
- vi. How moving in and out of the accommodation would be coordinated so as not to put undue pressure on the highway network and parking within the immediate area.

(c) The approved Delivery and Service Plan shall be implemented upon first occupation of development and the development shall be operated in accordance with the approved Delivery and Service Plans

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

29. Student Accommodation and Commercial Waste Management Plans

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

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

- (i) Who will be responsible for moving waste and recyclable Wheelie Bins or Euro Bins from the ground floor bin storage area to a designated location on the High Road footway and taking them back to the bin storage area on collection day;
- (ii) The timing of such movements, ensuring that bins are not stored on the footway overnight before they are collected and ensuring that bins are taken back in to the store as soon as reasonably practicable after collection; and
- (iii) Any spillages / dumping by the bins is the responsibility of the building management team to clear.

(c) The approved Waste Management Plans shall be implemented upon first occupation of any of the accommodation and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is requested in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

REASON: To ensure satisfactory waste and recycling collection.

30. Construction Logistics Plan (PRE-COMMENCEMENT)

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

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development, lorry routing, including a response to existing or known projected major building works at other sites in the vicinity and local works on highways;
- 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) Details of measures to protect pedestrians and other highway users from construction activities on Percival Court;
- vi) Travel plans for staff / personnel involved in construction;
- vii) Crane Lifting Management Plan (CLMP); and
- viii) Crane Erection and Dismantling

(b) Construction works shall only be carried out in accordance with an approved CLP.

REASON: To protect the amenity of the locality.

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

(a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the relevant part of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) The DEMP/CEMP shall include an Air Quality and Dust Management Plan (AQDMP).

(c) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(d) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays;
- iii. Details of plant and machinery to be used during demolition/construction works;
- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting; and,
- x. Details of any other standard environmental management and control measures to be implemented.

(e) The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i. Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii. Details confirming the Plot and all plant and machinery to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london>;
- iii. Evidence of Non-Road Mobile Machinery (NRMM) and plant registration shall be available on site in the event of Local Authority Inspection;

- iv. An inventory of NRMM currently on site (machinery should be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- v. A Dust Risk Assessment for the works; and
- vi. Lorry Parking, in joint arrangement where appropriate.

(f) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP. Additionally, 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.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, to protect the amenity of the locality, and to protect local air quality and comply with Policy 7.14 of the London Plan and the GLA NRMM LEZ.

32. Impact Piling Method Statement

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

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement

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

33. Business and Community Liaison (PRE-COMMENCEMENT)

(a) For the duration of the demolition and construction works the developer and its contractors shall inform local residents and businesses of the following:

- i. Hours of working and any temporary traffic/highway works;
- ii. Telephone contacts to get advice or raise comments of complaints regarding the development with the view of resolving any concerns that might arise; and
- iii. Advanced notice of exceptional works or deliveries.

(b) The proposed methods for achieving the requirements of (a) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

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

34. Telecommunications

The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the residential units details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

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

35. Water Efficiency Condition

The student rooms shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

INFORMATIVES:

1. Working with the applicant. In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.
2. Community Infrastructure Levy. The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the estimated Mayor's CIL charge would be £56,670.48 based on the current Mayor's CIL charge rate of £69.27/sqm (818.11sqm x £69.27). The estimated Haringey CIL charge would be £68,588.38 based on the current Haringey CIL charge rate of £97.55/sqm for student accommodation (703.11sqm x £97.55). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules are subject to indexation.

3. Hours of Construction Work. The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -
 - 8.00am - 6.00pm Monday to Friday
 - 8.00am - 1.00pm Saturdayand not at all on Sundays and Bank Holidays.
4. Party Wall Act. The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
5. Numbering New Development. The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.
6. Asbestos Survey prior to demolition. Prior to demolition or any construction work of the existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.
8. Heritage assets of archaeological interest. The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed foundation designs for approval.
9. Written Scheme of Investigation – Suitably Qualified Person. Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.
10. Deemed Discharge Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
11. Composition of Written Scheme of Investigation. Historic England GLAAS envisages that archaeological fieldwork would comprise the following:

Geoarchaeological Assessment and Coring

Geoarchaeology is the application of earth science principles and techniques to the understanding of the archaeological record. Coring involves boreholes drilled into the buried deposits to record (and sample) their characteristics, extent and depth. It can assist in identifying buried landforms and deposits of archaeological interest, usually by using the results in deposit models. Coring is often undertaken when the deposits of interest are too deep for conventional digging, or when large areas need to be mapped. It is only rarely used in isolation usually forming part of either an archaeological evaluation to inform a planning decision or the excavation of a threatened heritage asset.

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

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

12. Disposal of Commercial Waste. Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within

Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under Section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

13. Piling Method Statement Contact Details. Contact Thames Water
<https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk
14. Minimum Water Pressure. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
15. Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website:
www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection
16. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life.
17. Designing out Crime Officer Services. The applicant must seek the continual advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
18. Land Ownership. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
19. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; the erection of fencing or hoardings; the provision of security measures and lighting; the erection of temporary buildings or structures associated with the development; the laying, removal or diversion of services; construction of temporary access; temporary highway works; and temporary internal site roads.

20. Tree works. The following British Standards should be referred to: BS: 3998:2010 Tree work – Recommendations and b) BS: 5837 (2012) Trees in relation to demolition, design and construction – Recommendations
21. Thames Water (Waste) 1. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide ‘working near our assets’ to ensure your workings are in line with the necessary processes you need to follow if you’re considering working above or near our pipes or other structures.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
22. Thames Water (Waste) 2. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.