

## **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 from 15/04/2016.;
- b. The Plot 2 development shall commence within five years from 15/04/2016.; and
- c. The Plot 3 development shall commence within seven years from 15/04/2016.

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.

### **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.

### **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 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.
- h) providing a forum for local people and businesses to provide feedback on the operations and management of events.

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 (sqm)	GIA 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 NO<sub>x</sub> 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 SI1 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 Façade 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]

## **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)**

### **D1 Consented Drawings**

The development of Plot 3 shall be constructed in accordance with the plans listed under "Plot 3" in Condition A4.

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

### **D2 Construction Environmental Management Plan**

The construction of the Plot 3 development above podium (and excluding any temporary landscaping proposals) shall not commence until a CEMP in relation to the construction works for the Plot 3 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.

### **D3 Air Quality and Dust Management Plan**

The construction of the Plot 3 development above ground 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 3 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.

### **D4 Construction Waste Management Plan**

The construction of the Plot 3 development above ground 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 3 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 2017.

## **D5 Construction Hours**

Unless otherwise agreed in writing, the 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.

## **D6 Piling Method Statement**

No piling shall take place during the construction phase of the Plot 3 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 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer.

## **D7 Temporary Site hoarding**

Prior to occupation of the Plot 3 development a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the Plot 3 development.

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

## **D8 CCTV**

Prior to the first occupation of the Plot 3 development a CCTV scheme for the Plot 3 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 neighbouring residents.

## **D9 Lighting**

Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 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 neighbouring residents.

#### **D10 Waste and refuse**

A waste and refuse strategy for the Plot 3 development to be submitted and approved by the Council prior to occupation of the Plot 3 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.

#### **D11 Energy Centre Flues**

Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 3 development shall be submitted and approved by the Council before installation of the flues on Plot 3.

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

#### **D12 Landscape Management**

Within 1 year of commencing above podium level works of the Plot 3 development the applicant shall submit a landscape maintenance scheme for Plot 3 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 2021, Policy SP11 of the Haringey Local Plan 2017.

#### **D13 Hours of Operation of Rooftop Facilities**

No external areas in the Plot 3 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 DM1 of the DPD July 2017.

#### **D14 Contamination**

Prior to the commencement of development of sub structure works on Plot 3:

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.

#### **D15 Contamination Remediation**

Where remediation of contamination on the Plot 3 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 3 development is occupied.

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

## **D16 Telecommunications**

Prior to construction of the Hotel above the height of the stadium 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.

## **D17 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 modelling for Plot 3 shall be submitted and approved by the Council prior to the commencement of any work above podium on Plot 3.

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.

## **D18 Parking Management Plan**

Prior to the first occupation of Plot 3 a Car Parking Design and Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The CPMP shall include details of the following:

- i. Location and design of hotel and residential car parking spaces.
- ii. Location and design of any visitor car parking spaces.
- iii. Provision of Electric Vehicle Charging Points (direct provision for 20% of spaces, with passive provision for the remaining 80%).
- iv. Allocation, management and enforcement of residential car parking spaces (prioritising wheelchair users, then other disabled people, then families with children then others as part of a dynamic strategy to prioritise use and minimise redundancy of spaces).
- v. All car parking spaces shall be leased and not sold outright.

Reason: To manage the on-site car parking provision of the proposed development so that it is used efficiently and only by authorised occupiers. To protect the amenity of the site users. To promote sustainable travel.

## **D19 Cycle storage**

(a) Prior to the occupation of Plot 3 details of cycle parking (for at least 114 cycles) and staff changing area for the hotel use have been submitted to and approved in writing by the Local Planning Authority.

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

(c) The cycle parking provision shall be implemented in accordance with the approved details and retained thereafter for this use only.

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

## **D20 Hard and Soft Landscaping**

(a) The hard and soft landscaping details of external areas and amenity areas shall be submitted to and approved by the Local Planning Authority prior to commencement of the relevant part of the works:

i) Hard surfacing materials;

ii) Wind mitigation measures;

iii) Children's play areas and equipment;

iv) Boundary treatments;

v) Any relevant SuDs features;

vi) A SUDS management and maintenance plan for the proposed SUDS features, detailing future management and maintenance responsibilities for the lifetime of the development;

vii) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signage strategy etc.);

viii) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

ix) 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;

x) Implementation programme.

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

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

Reason: To ensure a satisfactory level of residential amenity, wind and microclimate issues are mitigated, children's play opportunities, biodiversity enhancement and boundary treatments.

### **D21 Wind Mitigation**

Within 12 months of commencement of the superstructure of the building, a further wind mitigation study (which shall for the avoidance of doubt review the mitigation measures presented within the Environmental Statement Addendum and the Environmental Statement Addendum Supplementary Note) shall be submitted to the Local Planning Authority for approval. This will be limited to the hotel and the immediate vicinity.

Any mitigation measures that may be identified within the study shall be implemented prior to the occupation of any part of the development (or another timescale that may be agreed with the Local Planning Authority in writing) and in accordance with the approved details. The study should verify that there will not be any adverse impacts on pedestrian comfort or safety arising from wind. will be undertaken to identify requirements for and verify the effectiveness of additional temporary wind mitigation measures within the hotel and the immediate vicinity.

Reason: To ensure that the Local Planning Authority is satisfied as to the details of the development.

### **D22 Fire statement**

The Development must be carried out in accordance with the provisions of the Gateway One fire Form Update R03 Fire Statement update (LO23024 R04) prepared by OFR Consultants on 25 October 2023 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 the Mayor's London Plan Policy D12.

### **D23 Accessible housing**

The detailed design for each dwelling hereby approved shall meet the required standard of the Approved Document M of the Building Regulations (2015) as follows unless otherwise agreed in writing with the Local Planning Authority.

- i. Those specified within the schedule of accommodation as 'wheelchair user dwellings' in Figure 96 of document Design and Access Statement Addendum update, November 2023 – Revision 01 shall meet Approved Document M M4(3) (2b) ('wheelchair user dwellings'), unless otherwise agreed in writing by the local planning authority.
- ii. All other dwellings shall meet Approved Document M M4(2) ('Accessible and adaptable dwellings').

Reason: In order to ensure an adequate supply of accessible housing in the Borough and to ensure an inclusive development.

### **D24 Secured By Design**

(a) Within 12 months of the commencement of the superstructure of Plot 3, details of the measures to be incorporated into the development demonstrating how the principles and practices of the current 'Secured by Design' schemes have been included within the design and build shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details and maintained to the 'Secure by Design' standards thereafter.

(b) Prior to the first occupation, or use of an individual building, Residential and/or Commercial within the development, a letter from Metropolitan Police Designing Out Crime Office stating that appropriate SBD measures of compliance for the occupied or used section have been met, will be required.

(c) On full completion of the development hereby permitted, including landscaping, external materials and other works incidental to the proposed development the full SBD certificate will be required. Reason: In the interest of creating safer and sustainable communities.

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

### **D25 Noise Attenuation – Dwellings**

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

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

<b>Time</b>	<b>Area</b>	<b>Average Noise level</b>

Daytime Noise 7am – 11pm	<b>Living rooms &amp; Bedrooms</b>	<b>35dB(A)</b> (L <sub>Aeq,16hour</sub> )
	<b>Dining Room Area</b>	<b>40dB(A)</b> (L <sub>Aeq,16hour</sub> )
Night Time Noise 11pm – 7am	<b>Bedrooms</b>	<b>30dB(A)</b> (L <sub>Aeq,8hour</sub> )

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

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

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

#### **D26 Non-Road Mobile Machinery 1**

Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during that Phase of the development shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

#### **D27 Non-Road Mobile Machinery 2**

All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

Reason: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ

#### **D28 Energy Strategy**

The development hereby approved shall be constructed in accordance with the Sustainability and Energy Strategy Addendum (Revision P04), prepared by Buro Happold delivering a minimum site-wide 47% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, connection to the Decentralised Energy Network, and solar photovoltaic (PV) energy generation.

The final agreed energy strategy shall be installed and brought into operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter for the lifetime of the development.

(a) Prior to the commencement of works above ground floor slab level for the Hotel, an updated Energy Strategy shall be submitted to the Local Planning Authority for its written approval. This shall include:

- i. Confirmation of the overall % reduction in line with the Energy Hierarchy;
- ii. Confirmation of the necessary fabric efficiencies to achieve a minimum 10% reduction (residential) and minimum 19% (non-residential) in SAP10 carbon factors, including details to reduce thermal bridging;
- iii. Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid or semi-rigid MVHR ducting;
- iv. Maximum possible solar energy to be generated on the roof, with details including: 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) and annual generation (kWh/year), and confirmation how the generated electricity will be used on site to avoid the exportation to the grid;
- v. Further detail for the alternative low-carbon heating solution, including clarification if the fan coil units would be in addition to the ASHP for the hotel, plant room layout and space requirements for roof, mid-level, and thermal stores, calculations for the alternative low-carbon heating scenario that shows the carbon reduction following the Energy Hierarchy, and state what carbon factor has been used

(b) The final approved Energy Strategy shall be operational prior to the first occupation of the Development. The Development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, SI3, and Local Plan Policy SP4 and DM22.

## **D29 Overheating**

a) Prior to the commencement of development for Plot 3, or each application for the first reserved matters relating to Appearance, Layout or Scale submitted by phase/block shall be accompanied by a detailed Overheating Assessment. The Overheating Assessment shall be submitted for the written approval of the Local Planning Authority and shall be informed by Dynamic Thermal Modelling based on CIBSE TM59 for the residential spaces and TM49 weather files for London's future weather/temperature projections. The assessment shall be undertaken in line with the following:

- The London Weather Centre dataset for the three DSYs;
- Model the 2020s DSY 2 and 3 and DSY1 for the 2050s and 20280s. Ensure the design has incorporated as many mitigation measures to pass these more extreme and future weather files as far as feasible. Any remaining overheating risk should inform the future retrofit plan.
- The applicant must demonstrate that the risk of overheating has been reduced as far as practical and that all passive measures have been explored, including reduced glazing and increased external shading. The applicant should also outline a strategy for residents to cope in extreme weather events, e.g. use of fans.

- Set out a retrofit plan for future and more extreme weather files, demonstrating how these measures will perform, how they can be installed, how they would reduce the overheating risk, what their lifecycle replacement will be, and who will be responsible for overheating risk.
- Floor plans highlighting the modelled dwelling typologies across the development and showing all rooms (with unique reference number). The applicant is expected to model the following most likely to overheat dwellings, corridors, and communal spaces: at least 15% of all room types across the development site; all single-aspect dwelling types facing west, east, and south; at least 50% of room types on the top floor; 75% of all modelled room types will facing South or South/west; room types closest to any risk of crime / noise and / or air pollution source, with windows closed at all times (unless they do not need to be opened and confirmed in the Noise and the Air Quality Assessments).
- Specify the ventilation strategy, including: floorplans showing which habitable spaces will be predominantly naturally ventilated or mechanically ventilated, specification of the proposed mechanical ventilation (efficiency and air changes), window opening areas.

(b) Any overheating mitigation measures set out in an approved Overheating Assessment shall be implemented before any of the dwellings in the Block to which they relate are first occupied and retained thereafter for the lifetime of the development.

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.

### **D30 BREEAM Outcome**

a) Prior to commencement of the approved development, (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 (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. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

(b) The Building shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating and shall be maintained as such thereafter for the lifetime of the development.

(c) Prior to occupation of any non-residential use within each relevant Phase, a post-construction certificate issued by the Building Research Establishment (or equivalent) for each non-residential use in that phase must be submitted to the local authority for approval, confirming this standard has been achieved.

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



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

### **D31 PV arrays**

- a) Confirmation of the coverage and siting of PV panels;
- b) The installed PV Arrays shall be maintained in good working order and cleaned at least annually.

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

### **D32 Telecommunications Equipment**

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.

### **D33 Living Walls**

(a) Prior to the above ground commencement of development, details of the living walls must be submitted to and approved in writing by the Local Planning Authority. Living walls must be planted with species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A ground/first floor plan identifying where the living walls will be rooted in the ground;
- ii) A section demonstrating settled substrate levels of the planters in which the living walls will be rooted, of no less than 250mm;
- iii) Details on the range of native species and density of plug plants planted (minimum 20/m<sup>2</sup> with root ball of plugs 25cm<sup>3</sup>) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living wall areas;
- iv) Management and maintenance plan, including frequency of watering arrangements.

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

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

### **D34 Circular Economy Post-Completion Report**

Prior to the occupation of the development, a Post- Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance. The relevant Circular Economy Statement shall be submitted to the GLA at: [circulareconomystatements@london.gov.uk](mailto:circulareconomystatements@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation [of any phase / building/ development].

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with London Plan (2021) Policies D3, SI2 and SI7, and Local Plan (2017) Policies SP4, SP6, and DM21.

### **D35 Whole-Life Carbon**

Prior to the occupation of each building, the post- construction tab of the GLA's Whole Life Carbon Assessment template should be completed in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the relevant building.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM21.

## **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.

### **E2 Reserved Matters**

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**

Unless otherwise agreed in writing, the 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 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 supper 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**

Unless otherwise agreed in writing, the construction 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**

Unless otherwise agreed in writing, the 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.