

Appendix 2 – Planning Conditions & Informatives

1. Time Limit (Compliance)

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

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

2. Approved Plans and Documents (Compliance)

The development hereby permitted shall be carried out in material compliance with the following approved plans, documents and specifications except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment:

Proposed drawings:

0001 SITE LOCATION PLAN:

472-KCA-XX-00-DR-A-0001-P Site Location Plan LBH 1:1250 A1 C01

0500 DEMOLITION PLANS:

472-KCA-XX-00-DR-A-0500-P LBH Site Demolition Plan 1:500 A1 C01

472-KCA-XX-00-DR-A-0501-P LBH Selby Centre Demolition Elevations 1:500 A1 C01

1000 SITE-WIDE PLANS:

472-KCA-XX-00-DR-A-1001-P Proposed Site Layout LBH 1:1000 A1 C01

1100 LBH SITE PLANS:

472-KCA-XX-00-DR-A-1100-P LBH Site Plan Level 00 1:500 A1 C01

472-KCA-XX-01-DR-A-1101-P LBH Site Plan Level 01 1:500 A1 C01

472-KCA-XX-02-DR-A-1102-P LBH Site Plan Level 02 1:500 A1 C01

472-KCA-XX-03-DR-A-1103-P LBH Site Plan Level 03 1:500 A1 C01

472-KCA-XX-04-DR-A-1104-P LBH Site Plan Level 04 1:500 A1 C01

472-KCA-XX-05-DR-A-1105-P LBH Site Plan Level 05 1:500 A1 C01

472-KCA-XX-06-DR-A-1106-P LBH Site Plan Roof 1:500 A1 C01

1400 BUILDING PLANS

Plot 5

472-KCA-5X-00-DR-A-1400-P Plot 5 Plan Level 00 1:100 A1 C01

472-KCA-5X-01-DR-A-1401-P Plot 5 Plan Level 01 1:100 A1 C01

472-KCA-5X-02-DR-A-1402-P Plot 5 Plan Level 02 1:100 A1 C01

472-KCA-5X-03-DR-A-1403-P Plot 5 Plan Level 03 1:100 A1 C01

472-KCA-5X-04-DR-A-1404-P Plot 5 Plan Level 04 1:100 A1 C01

472-KCA-5X-05-DR-A-1405-P Plot 5 Plan Level 05 1:100 A1 C01

472-KCA-5X-RF-DR-A-1406-P Plot 5 Plan Roof Level 1:100 A1 C01

Plot 6

472-KCA-6X-00-DR-A-1400-P Plot 6 Plan North Level 00 1:100 A1 C01
472-KCA-6X-01-DR-A-1401-P Plot 6 Plan North Level 01 1:100 A1 C01
472-KCA-6X-02-DR-A-1402-P Plot 6 Plan North Level 02 1:100 A1 C01
472-KCA-6X-03-DR-A-1403-P Plot 6 Plan North Level 03 1:100 A1 C01
472-KCA-6X-04-DR-A-1404-P Plot 6 Plan North Level 04 1:100 A1 C01
472-KCA-6X-05-DR-A-1405-P Plot 6 Plan North Level 05 1:100 A1 C01
472-KCA-6X-RF-DR-A-1406-P Plot 6 Plan North Roof Level 1:100 A1 C01

472-KCA-6X-00-DR-A-1410-P Plot 6 Plan South Level 00 1:100 A1 C01
472-KCA-6X-01-DR-A-1411-P Plot 6 Plan South Level 01 1:100 A1 C01
472-KCA-6X-02-DR-A-1412-P Plot 6 Plan South Level 02 1:100 A1 C01
472-KCA-6X-03-DR-A-1413-P Plot 6 Plan South Level 03 1:100 A1 C01
472-KCA-6X-04-DR-A-1414-P Plot 6 Plan South Level 04 1:100 A1 C01
472-KCA-6X-05-DR-A-1415-P Plot 6 Plan South Level 05 1:100 A1 C01
472-KCA-6X-RF-DR-A-1416-P Plot 6 Plan South Roof Level 1:100 A1 C01

Plot 7

472-KCA-7X-00-DR-A-1400-P Plot 7 Plan Level 00 1:100 A1 C01
472-KCA-7X-01-DR-A-1401-P Plot 7 Plan Level 01 1:100 A1 C01
472-KCA-7X-02-DR-A-1402-P Plot 7 Plan Level 02 1:100 A1 C01
472-KCA-7X-03-DR-A-1403-P Plot 7 Plan Level 03 1:100 A1 C01
472-KCA-7X-04-DR-A-1404-P Plot 7 Plan Level 04 1:100 A1 C01
472-KCA-7X-05-DR-A-1405-P Plot 7 Plan Level 05 1:100 A1 C01
472-KCA-7X-RF-DR-A-1406-P Plot 7 Plan Roof Level 1:100 A1 C01

Plot 8

472-KCA-8X-00-DR-A-1400-P Plot 8 Plan Level 00 1:100 A1 C01
472-KCA-8X-01-DR-A-1401-P Plot 8 Plan Level 01 1:100 A1 C01
472-KCA-8X-02-DR-A-1402-P Plot 8 Plan Level 02 1:100 A1 C01
472-KCA-8X-03-DR-A-1403-P Plot 8 Plan Level 03 1:100 A1 C01
472-KCA-8X-04-DR-A-1404-P Plot 8 Plan Level 04 1:100 A1 C01
472-KCA-8X-RF-DR-A-1405-P Plot 8 Plan Roof Level 1:100 A1 C01

2000 - SECTIONS

472-KCA-5X-ZZ-DR-A-2001-P Plot 5 Sections AA 1:100 A1 C01
472-KCA-5X-ZZ-DR-A-2002-P Plot 5 Sections BB and CC 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-2001-P Plot 6 Sections AA North 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-2002-P Plot 6 Sections AA South 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-2003-P Plot 6 Sections BB and CC 1:100 A1 C01
472-KCA-7X-ZZ-DR-A-2001-P Plot 7 Sections AA and BB 1:100 A1 C01
472-KCA-8X-ZZ-DR-A-2001-P Plot 8 Sections AA and BB 1:100 A1 C01

3000 - ELEVATIONS

472-KCA-5X-ZZ-DR-A-3001-P Plot 5 Elevations West 1:100 A1 C01
472-KCA-5X-ZZ-DR-A-3002-P Plot 5 Elevations North and South 1:100 A1 C01
472-KCA-5X-ZZ-DR-A-3003-P Plot 5 Elevations East 1:100 A1 C01
472-KCA-5X-ZZ-DR-A-3004-P Plot 5 Elevations Courtyard 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3001-P Plot 6 Elevations East North 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3002-P Plot 6 Elevations East South 1:100 A1 C01

472-KCA-6X-ZZ-DR-A-3003-P Plot 6 Elevations West North 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3004-P Plot 6 Elevations West South 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3005-P Plot 6 Elevations North 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3006-P Plot 6 Elevations South 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3007-P Plot 6 Elevations North Courtyard South 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3008-P Plot 6 Elevations North Courtyard North 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3009-P Plot 6 Elevations South Courtyard South 1:100 A1 C01
472-KCA-6X-ZZ-DR-A-3010-P Plot 6 Elevations South Courtyard North 1:100 A1 C01
472-KCA-7X-ZZ-DR-A-3001-P Plot 7 Elevations South and East 1:100 A1 C01
472-KCA-7X-ZZ-DR-A-3002-P Plot 7 Elevations North and West 1:100 A1 C01
472-KCA-8X-ZZ-DR-A-3001-P Plot 8 Elevations East and North 1:100 A1 C01
472-KCA-8X-ZZ-DR-A-3002-P Plot 8 Elevations West and South 1:100 A1 C01

4000 - TYPICAL BAYS

472-KCA-5X-ZZ-DR-A-4001-P Plot 5 Typical Bays 1:50 A1 C01
472-KCA-6X-ZZ-DR-A-4001-P Plot 6 Typical Bays 1:50 A1 C01
472-KCA-7X-ZZ-DR-A-4001-P Plot 7 Typical Bays 1:50 A1 C01
472-KCA-8X-ZZ-DR-A-4001-P Plot 8 Typical Bays 1:50 A1 C01

OUTLINE PICTORIAL SPECIFICATIONS

472-KCA-XX-XX-SP-A-0103-OTL Housing Outline Specification External Materials
N/A A4 C01

LANDSCAPE DRAWINGS:

SV154-JCLA-DR-L-1006 Proposed Planting Plan: Haringey site - Area 6 P01
SV154-JCLA-DR-L-1007 Proposed Planting Plan: Haringey site - Area 7 P01
308_220_A7_P01 Proposed Landscape Plan Drawing A7
SV154-JCLA-DR-L-1005 Proposed Planting Plan: Haringey site - Area 5 P01
308_220_A5_P01 Proposed Landscape Plan Drawing A5
308_220_A6_P01 Proposed Landscape Plan Drawing A6
308_103_P01 Proposed Site Plan Haringey
KG214-JCLA-DR-L-0004 Proposed Planting Plan: Haringey site P01
308_181_P01 Proposed Section through Courtyard
308_182_P01 Proposed Section through Housing Scheme
308_183_P01 Proposed Section through Street
SV154-JCLA-DR-L-0002 Proposed Trees: Haringey site P01
SV154-JCLA-DR-L-0006 UGF: Haringey site P01
308_210_P01 Proposed Hardscape Plan
308_101_P01 Proposed Site Plan

Tree Survey Plan (BS 5837) ref: 230845-P-10 Rev a

Supporting documents also approved:

Design & Access Statement 472-KCA-XX-XX-RP-A-0700-DAS September 2024 and
Appendices

Design and Access Statement Landscape & Public Realm by Adams & Sutherland
September 2024 308-180924 A&S DAS SUV
Selby Urban Village, Selby Centre & Bull Lane Park Lighting Strategy ST2268-01b
20 September 2024
Arboricultural Impact Assessment dated September 2024 Ref: 230845-PD-11 by Tim
Moya Associates
Preliminary Ecological Appraisal July 2024 230845-ED-01 by Tim Moya Associates
Bat Survey RP-BM120824-01 by JW Biodiversity
Noise and Vibration Assessment prepared by XCO2 (dated September 2024)

REASON: In order to ensure that the development is carried out in accordance with the approved details.

3. Removal of permitted development rights for commercial space (Class E) (Compliance)

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, the ground floor non-residential unit hereby approved shall be used for activities within Use Class E (a), (b), & (g) only and shall not be used for any other purpose unless approval is first obtained to a variation of this condition through the submission of a planning application or unless where suitable alternative details have been subsequently approved following an application for a non-material amendment.

REASON: In order to restrict the use of the premises to those compatible with the surrounding area and in order to comply with Policy DM1 and Policy DM23 of the Development Management Development Plan Document 2017 and Policy D14 of the London Plan.

4. Phasing Plan (PRE-COMMENCEMENT)

Prior to the commencement of the development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted plan(s) shall show the location of each phase (across the application site and the wider Selby Urban Village Masterplan) and include details of the order in which the development phases shall be commenced.

The development shall be carried out in accordance with the approved phasing plan.

REASON: To ensure the benefits of the scheme are secured and to assist with the identification of each chargeable development (being each Phase) and the calculation of the amount of CIL payable in accordance with the Community Infrastructure Levy Regulations 2010 (as amended) and to ensure that housing and other uses are delivered as proposed and in a co-ordinated way.

5. Accessible Homes (Compliance)

(a) The buildings hereby permitted shall be constructed so that they can be entered and used safely, easily and with dignity by all; are convenient and welcoming (with

no disabling barriers); and provide independent access without additional undue effort, separation, or special treatment.

(b) The homes shall not be occupied until a minimum of 10% of the homes (21 homes) have been constructed in accordance with Part M4(3) 'Wheelchair User Dwellings' of Approved Document M of the Building Regulations. The remaining homes, as detailed in the submitted and approved drawings, shall not be occupied until they have been constructed in accordance with M4(2) 'Accessible and adaptable dwellings'. The development shall be thereafter retained to those standards for the lifetime of the development.

(c) The M4(3) homes shall be distributed across the development as shown on page 186 in the Design & Access Statement (472-KCA-XX-XX-RP-A-0700-DAS September 2024) submitted in support of the application, unless otherwise agreed in writing in advance by the Local Planning Authority.

REASON: To ensure that the proposed development meets the Council's standards for the provision of wheelchair accessible dwellings in accordance with Policy SP2 of the Local Plan 2017 and Policy D7 of the London Plan 2021.

6. Commercial Unit - Opening Hours (Compliance)

(a) The commercial use hereby permitted (Use Class E (a), (b), & (g)) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 23.00 (Sundays and Public Holidays).

REASON: To safeguard residential amenity and in order to comply with Policy DM1 and Policy DM23 of the Development Management Development Plan Document 2017 and Policy D14 of the London Plan.

7. Sustainability standards - non-residential unit (Pre-superstructure)

(a) Within 6 months of commencement of above ground works on the relevant building, a BREEAM Pre-Assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate what sustainability measures shall be integrated within the commercial unit.

(b) At least two months prior to the occupation of the commercial unit, the employer requirements setting the sustainability requirements for the non-domestic unit shall be submitted to and approved in writing by the Local Planning Authority. This shall achieve the highest possible standard through measurable outputs to demonstrate how environmental sustainability has been integrated into the development, seeking to deliver as a minimum the credits as outlined in the BREEAM Pre-Assessment. These measures shall be maintained thereafter for the lifetime of the development.

(c) Within six months after occupation of the commercial unit, evidence of implementing the sustainability measures on site shall be submitted to and approved in writing by the Local Planning Authority.

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

8. Residential – Noise Attenuation (Compliance)

The residential element of the development shall not be occupied until it has been completed in accordance with the approved Noise and Vibration Assessment prepared by XCO2 (dated September 2024) and the limits contained therein - with all recommended mitigation measures incorporated into the scheme, unless otherwise agreed in writing in advance by the Local Planning Authority.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation, to protect residential amenity in accordance with Policy DM1 of the Development Management Development Plan Document 2017, and to ensure impacts from the adjacent existing noise and other nuisance-generating activities or uses are mitigated by the development in accordance with Policy D13 of the London Plan 2021.

9. Fire Statement (Compliance)

The development shall not be occupied/used until it has been carried out in accordance with the approved Fire Statement (London Plan Fire Statement Version 02 dated 01.10.2024 by BB7 reference KCA00001) submitted in support of the application, unless an alternative is submitted to, approved in writing by, the Local Planning Authority under this condition.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with Policies D5 and D12 of the London Plan 2021.

10. Landscape Details (Pre-superstructure)

(a) Prior to commencement of above ground works on each building or phase of the development, full details of both hard and soft landscape proposals (excluding the private amenity areas) shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall accord with the proposals contained in the approved drawings and shall include:

- i) Hard surfacing materials;
- ii) Proposed finished levels or contours;
- iii) Means of enclosure;
- iv) Car parking layouts and road layout changes including reconfiguration / reallocation of parking for existing residents;
- v) Other vehicle and pedestrian access and circulation areas;
- vi) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, wayfinding measures, signs, lighting, etc.);
- vii) Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc);
- viii) Any relevant drainage/SuDS features including water butts;

- 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) Existing trees to be retained;
- xi) Existing trees which will require thinning, pruning, pollarding or lopping;
- xii) Any new trees and shrubs, including street trees, to be planted together with a schedule of exact species;
- xiii) Written specifications (including cultivation and other operations associated with plant and grass establishment); and
- xiv) Implementation and long-term management programmes (including a five-year irrigation plan and management regime for all new trees).

(b) The approved scheme of planting, seeding or turfing comprised in the approved details of landscaping, shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season prior to occupation/use of the development.

(c) Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter for the lifetime of the development.

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

11. Playspace (Pre-occupation)

Prior to the occupation of each residential building or phase of the development hereby permitted, exact details of the playspace to be installed within the building or phase, around the building or phase, and in other open spaces nearby shall be submitted to, and approved in writing by, the Local Planning Authority.

The approved playspace, including all associated landscaping and equipment / features, shall be laid out and installed prior to the occupation of the building or phase of the development and shall be maintained and retained as such thereafter for the lifetime of the development.

REASON: To secure the appropriate provision and design of children's playspace, and to meet the playspace requirements of Policy S4 of the London Plan 2021.

12. Surface Water Drainage (LLFA) (Part PRE-COMMENCEMENT, part Pre-occupation)

(a) Prior to the commencement of development hereby permitted (except for Site Preparation Works) a detailed Surface Water Drainage scheme for the site shall be

submitted to, and approved in writing by, the Local Planning Authority. The detailed Surface Water Drainage scheme shall demonstrate the following:

- i) Detailed calculations including the Network Diagram cross referencing all the drainage elements and confirming a full range of rainfall data for each return period for 7 days 24 hours 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 shall also include an allowance for climate change.
- ii) The mitigation measures to be implemented to manage the large volumes of flooding in the 1-in-100-year event plus climate change allowance. The measures shall identify that all flooding or exceedance routes shall be carefully managed onsite, ensuring that any floodwater is directed towards designated areas that are safe for flooding, and kept clear of sensitive infrastructure or buildings.

The development shall be constructed in accordance with the approved Surface Water Drainage scheme details and retained thereafter.

(b) Prior to occupation of each building or phase of the development, a detailed Management and Maintenance Plan shall be submitted to, and approved in writing by, the Local Planning Authority and shall include the following:

- i) Arrangements for adoption by an appropriate public body or statutory undertaker and management by a resident management company or other suitable arrangements to secure the operation of the drainage scheme throughout the lifetime of the development.

The Management and Maintenance Plan shall be implemented in accordance with the approved details and thereafter retained for the lifetime of the development.

REASON: As required by the Flood & Water Management Lead / Lead Local Flood Authority (LLFA) to ensure that the principles of Sustainable Drainage are incorporated into this proposal and maintained thereafter and to prevent increased risk of flooding to improve water quality and amenity to ensure future maintenance of the surface water drainage system. And in order to comply with Policies SI12, and SI13 of the London Plan 2021, Policy SP5 of the Local Plan 2017 and Policy DM24 of the Development Management Development Plan Document 2017.

13. Piling Method Statement (Thames Water) (Pre-piling)

(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) and piling layout plan including all Thames Water wastewater assets, the local topography and

clearance between the face of the pile to the face of a pipe 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 and piling layout plan.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. And in order to comply with Policy DM29 of the Development Management Development Plan Document 2017.

14. Foul Water drainage (Thames Water) (Pre-occupation)

The development shall not be occupied/used until confirmation has been provided by the applicant in writing to the Local Planning Authority that:

- a) Foul water capacity exists off site to serve the development; or
- b) A development and infrastructure phasing plan has been agreed in writing with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation/use shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
- c) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. And in order to comply with Policy DM29 of the Development Management Development Plan Document 2017.

15. Water network capacity (Thames Water) (Pre-occupation 50%)

There shall be no occupation beyond 100 dwellings (up to domestic peak flow of 1.5 l/s) until written confirmation has been provided by the applicant to the Local Planning Authority that either:

- a) All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to

avoid low / no water pressure issues. And in order to comply with Policy DM29 of the Development Management Development Plan Document 2017.

16. Water Efficiency Condition (Compliance)

All homes 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.

17. Ecological Enhancement / Protection (Pre-occupation)

(a) Prior to occupation of each building or phase of the development, details of ecological enhancement measures and ecological protection measures shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include an Ecological Constraints and Parameters Plan and details indicating the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development would be suitable for foraging and commuting bats, and support and protect local wildlife and natural habitats.

Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal July 2024 230845-ED-01 by Tim Moya Associates and the Bat Survey RP-BM120824-01 by JW Biodiversity. The details shall demonstrate that appropriate mitigation measures and proportional compensation would be implemented to account for the impacts of the development. The details shall include a mitigation strategy to avoid impacts to bats and their roosts and include features such as the incorporation of bat boxes in order to provide suitable bat roost replacements.

(b) Prior to the occupation of each building or phase of the development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures are in accordance with the approved measures and in accordance with CIEEM standards.

(c) The development shall only be carried out in accordance with the approved details and the measures shall be retained for the lifetime of the development.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, S11 and S12 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

18. Lighting (Pre-occupation)

Prior to occupation/use of each building or phase of the development hereby permitted, details of all external lighting to building facades, street furniture, and communal & public realm areas shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Council's Principal Lighting Engineer and Nature Conservation Officer.

Such details shall include location, height, type and direction of sources and intensity of illumination, demonstrated through a lux plan. Due regard shall be had to the recommendations of the approved Preliminary Ecological Appraisal July 2024 230845-ED-01 by Tim Moya Associates and the Bat Survey RP-BM120824-01 by JW Biodiversity.

The lighting scheme shall be sensitive to ensure that lighting-related impacts on bats using the site are minimised, with no increased light spillage on to suitable habitats, particularly onto mature trees and scrub habitat on the periphery of the site, where bats are most likely to forage and commute. Lighting shall be restricted to the interior of the site and shall be kept to the lowest level possible. New bat roosting features shall not be directly lit.

The agreed lighting scheme shall be installed as approved prior to occupation/use of each building or phase of the development and retained/maintained as such thereafter for the lifetime of the development.

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

19. External Materials and Details (Pre-superstructure)

At least 6 months prior to installation, details and a schedule of all external facing materials to be used in the construction of each building or phase of the development hereby permitted shall be submitted to, and approved in writing by, the Local Planning Authority. Samples and details of the following shall be provided:

- a) Detailed elevational treatment;
- b) Detailing of roof and parapet treatment;
- c) Windows and doors (including plan, elevation, and section drawings indicating jamb, head, cill, reveal and surrounds of all external windows and doors at a scale of 1:10);
- d) Details of entrances and porches (at a scale of 1:10);
- e) Details and locations of down pipes, rainwater pipes or foul pipes and all external vents;
- f) Details of balustrading including all screening features required for privacy;
- g) Facing brickwork, external facing materials, cladding materials, finishes and glazing;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used;

- j) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- k) a full schedule of the exact product references for all materials;
- l) Material sample boards and/or full-size mock-ups showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be made available for Officers to view on site.

The development shall thereafter be carried out solely in accordance with the approved details and shall be maintained and retained as such thereafter for the lifetime of the development.

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

20. Living roofs (Pre-superstructure)

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

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);
- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with 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 roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array;
- vii) Management and maintenance plan, including frequency of watering arrangements; and

viii) 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.

(b) Prior to the occupation of 90% (182) of the dwellings, evidence shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that the approved living roofs have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures.

If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure they comply with the condition within a timeframe agreed in writing with the Local Planning Authority. The living roofs shall be maintained and 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 Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

21. Climate Change Adaptation (Pre-superstructure)

Prior to the commencement of above ground works of each building or phase of the development hereby permitted, annotated plans and details shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating what measures shall be delivered to the external amenity areas to help adapt the development and its occupants to the impacts of climate change through more frequent and extreme weather events and more prolonged droughts.

The details shall demonstrate what further work has been undertaken to ensure that the climate adaptation and resilience strategy has responded to the London Climate Resilience Review, and any forthcoming action plans.

REASON: In the interest of addressing climate change and securing sustainable development in accordance with Policies SI2, and SI7 of the London Plan 2021, and Policy SP4 of the Local Plan and Policy DM21 of the Development Management Development Plan Document 2017.

22. Urban Greening Factor (Pre-occupation)

Prior to occupation/use of each building or phase of the development hereby permitted, an Urban Greening Factor calculation shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that the target factor of 0.4 has been met through greening measures. The development shall thereafter be retained and maintained in accordance with the approved details.

REASON: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5,

G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

23. Energy Strategy (Pre-superstructure)

The development hereby approved shall be constructed in accordance with the Energy Statement by XCO2 (dated Oct 2024) delivering a minimum 91% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, connection to DEN, and a minimum 229 kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction of each building or phase of the development, details of the Energy Strategy shall be submitted to, and approved in writing by, the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;
- Confirmation of the necessary fabric efficiencies to achieve a minimum 31% reduction;
- Details to thermal bridging and demonstrate a Y-value of 0.04-0.08 W/m²K or lower has been achieved.
- 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) and annual energy generation (kWh/year); inverter capacity; and how the energy will be used onsite before exporting to the grid;
- Details of investigation into optimising the usage of electricity generated by PVs on site, in addition to using electricity in landlord areas with excess exported back to grid;
- Specification of any additional equipment installed to reduce carbon emissions, if relevant; and
- A metering strategy.

The development shall be carried out strictly in accordance with the details so approved prior to first occupation/use of each building or phase of the development and shall be maintained and retained for the lifetime of the development.

(b) The solar PV arrays must be installed and brought into use prior to first occupation/use of the relevant block. Six months following the first occupation/use of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to, and approved in writing 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. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(c) Within six months of first occupation/use of each building or phase of the development, evidence shall be submitted to, and approved in writing by, the Local Planning Authority indicating that the development has been registered on the GLA's Be Seen energy monitoring platform.

(d) Within one year of first occupation/use of each building or phase of the development, evidence shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate how the development has performed against the approved Energy Strategy and to demonstrate how occupants have been taken through training on how to use their homes and the technology correctly and in the most energy efficient way possible, identifying how any issues have been dealt with. This shall include energy use data for the first year and a brief statement of occupant involvement to evidence this training and engagement.

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 Policy SI2 of the London Plan 2021 Policy SP4 of the Local Plan 2017 and DM22 of the Development Management Development Plan Document 2017.

24. District Heat Network (DEN) Connection (Pre-superstructure)

Prior to the above ground commencement of construction work of each building or phase of the development hereby permitted, details relating to the future connection to the DEN shall be submitted to, and approved in writing by, the Local Planning Authority. This shall include:

- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);
- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
- A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing and services, and plans and sections showing the route for three 100mm diameter communications ducts;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;

- Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue; and
- Details of a future pipework route from the temporary boiler location to the plant room.

Each building or phase of the development shall then only be carried out in accordance with the approved details.

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 Policy SI2 and SI3 of the London Plan Policy SP4 of the Local Plan 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

25. Overheating (Pre-superstructure)

(a) Prior to the above ground commencement of each building or phase of the development hereby permitted, an updated Overheating Report shall be submitted to, and approved in writing by, the Local Planning Authority. The submission shall assess the overheating risk, confirm the mitigation measures, and propose a retrofit plan. This assessment shall be based on the Overheating Assessment by XCO2 (as attached in the Appendix A of the Energy Statement dated Oct 2024).

This report shall include:

- Revised modelling of units modelled based on CIBSE TM59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile with openable and closed window scenarios;
- 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 evidenced by the proposed location and specification of measures by following the Cooling Hierarchy;
- Modelling of mitigation measures required to pass current and future weather files, 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; this should include details to demonstrate sufficient depths have been allowed within the balcony and solid masonry construction to accommodate future external folding shutter;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation of each building or phase of the development hereby permitted, details of internal blinds to all habitable rooms shall be submitted to, and

approved in writing by, the Local Planning Authority. This shall include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

Each building or phase of the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development:

- Natural ventilation, with inward opening windows openable to at least 90°;
- External shade including slight recesses to windows and balconies where present, protruding lintels and external walkways and columns;
- Internal shading blinds via opaque blinds (while not included in compliance calculation in line with GLA guidance);
- Glazing g-value of 0.5;
- No active cooling;
- Any further mitigation measures as approved by or superseded by the latest approved Overheating Strategy.

If the heat network pipes result in higher heat losses and impact the overheating risk of any homes, a revised Overheating Strategy shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation/use of the relevant block; and the development shall be constructed in accordance with the approved details and retained as such 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 Policy SI4 of the London Plan 2021, Policy SP4 of the Local Plan and Policy DM21 of the Development Management Development Plan Document 2017.

26. Energy Monitoring (At superstructure)

(a) No development shall take place beyond the superstructure of each building or phase of the development hereby permitted until a detailed scheme for energy monitoring has been submitted to, and approved in writing by, the Local Planning Authority. This shall include details of suitable automatic meter reading devices for the monitoring of energy use and renewable/low carbon energy generation. The monitoring mechanisms approved in the monitoring strategy shall be made available for use prior to the occupation/use of each building.

(b) Prior to the occupation of each building details shall be submitted to, and approved in writing by, the Local Planning Authority indicating updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance.

(c) Upon completion of the first year of occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, accurate and verified annual in-use energy performance data shall be

submitted to, and approved in writing by, the Local Planning Authority indicating all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

(d) Upon completion of the first year of occupation or following the end of the Defects Liability Period (whichever is the later) all data and supporting evidence shall be submitted to the GLA using the 'Be Seen' reporting webform (<https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance>). If the 'In-use stage' evidence shows that the 'As-built stage' performance estimates have not been or are not being met, the causes of underperformance shall be identified and the potential mitigation measures set out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising the mitigation measures shall be submitted to, and approved in writing by, the Local Planning Authority within 6 months should it be required; the plan shall identify measures which would be reasonably practicable to implement and a proposed timescale for implementation. The approved action plan and measures shall then be implemented as approved by the Local Planning Authority.

REASON: To ensure the development can comply with the Energy Hierarchy in line with Policy SI 2 of the London Plan 2021 and Policy SP4 of the Local Plan 2021 before construction works prohibit compliance.

27. Sustainability Review (Pre-occupation)

Prior to the occupation/use of each building, an assessment shall be submitted to, and approved in writing by, the Local Planning Authority which shall include an as built detailed energy assessment of each building prepared in accordance with London Plan and Local Plan policies which:

- a. explains and provides evidence to demonstrate whether or not the Development has been constructed and completed in accordance with the Approved Energy Plan in particular whether the 100% CO2 emission reduction target has been met;
- b. explains and provides evidence to demonstrate whether or not the Development following Occupation complies with London Plan and Council policies;
- c. calculates and explains the amount of the Additional Carbon Offsetting Contribution (if any) to be paid by the Owners to the Council where the Development has not been constructed and completed in accordance with the Energy Plan;
- d. provides evidence to support (a) to (c) above including but not limited to photographic evidence, air tightness test certificates and as-built energy performance certificates; and
- e. such other information reasonably requested by the Local Planning Authority.

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 Policy SI2 of the London Plan 2021, Policy SP4 of the Local Plan and Policy DM22 of the Development Management Development Plan Document 2017.

28. Circular Economy (Pre-occupation)

Prior to the occupation of each building or phase of the development hereby permitted, a Post-Construction Monitoring Report shall be completed in line with the GLA's Circular Economy Statement Guidance. It shall demonstrate how the development would meet relevant London Plan targets in Policy SI 7 or demonstrate why meeting those targets would not be possible.

The relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to the occupation of each building or phase of the development.

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

29. Whole Life Carbon (Pre-occupation)

Prior to the occupation/use of each building, the post-construction tab of the GLA's Whole Life Carbon Assessment template shall be completed in line with the GLA's Whole Life Carbon Assessment Guidance.

The post-construction assessment shall provide an update of the information submitted at planning submission stage. This shall be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation of the relevant building.

REASON: In the interests of sustainable development and to maximise onsite carbon dioxide savings in accordance with Policy SI2 of the London Plan, and Policy SP4 of the Local Plan and Policy DM21 of the Development Management Development Plan Document 2017.

30. Secured by Design (Pre-superstructure)

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

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

(b) Prior to occupation of each building or phase of the development, 'Secured by Design' certification shall be obtained for such building or phase of the development and thereafter all relevant features used to gain certification are to be maintained and retained. The certificate shall be submitted to, and approved in writing by, the Local Planning Authority prior to occupation/use of each building or phase.

(c) The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, and details indicating this shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of business. Thereafter all approved features are to be maintained and retained.

REASON: To ensure a safe and secure development, in the interest of creating safer, sustainable communities, and to reduce crime. And to comply with Policies D1, D2, D3 and D8 of the London Plan and Policy DM2 of the Development Management Development Plan Document 2017.

31. Written Scheme(s) of Investigation for Archaeology (PRE-COMMENCEMENT)

(a) No demolition or development 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 demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

(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;
- ii) Where appropriate, details of a programme for delivering related positive public benefits;
- iii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

REASON: To protect the historic environment and to comply with Policy HC1 of the London Plan and Policy DM9 of the Development Management Development Plan Document 2017.

32. Programme of Public Engagement for Archaeology (PRE-COMMENCEMENT)

No demolition or development shall commence until details of an appropriate programme of public engagement including a timetable has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved programme.

REASON: To protect the historic environment and to comply with Policy HC1 of the London Plan and Policy DM9 of the Development Management Development Plan Document 2017.

33. Land Contamination (PRE-COMMENCEMENT)

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

- a) A desktop study has been carried out, which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b) Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced. The desktop study and Conceptual Model shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of development.
- c) 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. The site investigation must be comprehensive enough to enable; a risk assessment to be undertaken, refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements.
- d) The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for approval. Remediation shall only be carried out on site once the risk assessment, refined Conceptual Model, and the site investigation report have been approved in writing by the Local Planning Authority.
- e) Where remediation of contamination on the 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 is occupied/used.

REASON: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety and to comply with Policy DM23 of the Development Management Development Plan Document 2017.

34. Unexpected Contamination (If identified)

- (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 that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 196 of the National Planning Policy Framework and to comply with Policy DM23 of the Development Management Development Plan Document 2017.

35. Car Parking Management Plan (Pre-occupation)

Prior to the occupation/use of each building or phase of the development hereby permitted, a Car Parking Management Plan (CPMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The plan must include the following:

- Details indicating that 10% (21) accessible spaces (blue badge) shall be provided for residents which shall be for resident use only, leased not sold, and designated to accord with design guidance BS8300: Vol 1.
- Details demonstrating that the bays shall meet identified correct dimensions, including the 1.2m hatched area for bays.
- Details on the allocation and management of the accessible car parking spaces which shall be leased and allocated in the following order:
 - o To wheelchair accessible homes or to residents with a disability with the need for a car parking space;
 - o To family size homes: 4, then 3-bed homes;
 - o 2-bed four person homes;
 - o 2-bed three person homes; then
 - o Any other homes.
- Details indicating that 5 active and 16 passive electric vehicle charging points shall be provided to serve the onsite parking spaces.
- Details indicating changes to Dalby's Crescent including road layout changes and reconfiguration/reallocation of parking for existing residents – where applicable to the relevant building or phase.

The car parking provision and facilities shall be implemented in accordance with the approved details and provided prior to occupation/use of the development; this arrangement shall be maintained and retained thereafter for this use only for the lifetime of the development.

REASON: To ensure the development is in accordance with Chapter 5 Transport & Parking of the Development Management Development Plan Document 2017, Policies T6.1 and T6.5 of the London Plan and the Department for Transport's Inclusive Mobility guidance.

36. Cycle Parking (Pre-superstructure)

Prior to above ground construction of each building or phase of the development hereby permitted, details regarding cycle storage (including long and short stay for both the residential and commercial uses where applicable) shall be submitted to, and approved in writing by, the Local Planning Authority.

The details shall include scaled drawings indicating the details, location, and dimensions of accessible, sheltered, and secure cycle parking facilities (to include 382 long stay and 7 short stay for the residential part of the development).

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 (LCDS) where practicable.

The details must provide policy compliant storage for a mix of different types of cycle parking, including bicycles and scooters for children.

The two-tier spaces must be powered to enable ease of use and all access doors must have a minimum door width of 2m. The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

REASON: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards.

37. Delivery and Servicing Management Plan (Pre-occupation)

Prior to the occupation of each building or phase of the development hereby permitted, a Delivery and Servicing Plan (DSP) shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved DSP(s). All DSP(s) shall demonstrate the following:

- The consolidation of deliveries and last mile deliveries using cargo bikes;
- How deliveries would take place without impacting on the public highway;
- Compliance with Transport for London's Delivery and Servicing Plan Guidance.

The approved DSP(s) shall be updated in writing and re-submitted and approved in writing by to the Local Planning Authority within the first 12 months of occupation/use or at 75% (152 homes) occupancy, whichever comes first. The final approved DSP(s) shall be reviewed annually in line with the Travel Plan for a minimum period of 3 years unless.

The development shall thereafter be implemented in accordance with the approved details and retained as such thereafter.

REASON: To enable safe, clean and efficient deliveries and servicing in accordance with Policy DM21 of the Development Management Development Plan Document 2017.

38. Vehicle Access Control (Pre-occupation)

Prior to the occupation/use of the development hereby permitted, details of Vehicular Access Control Arrangements indicating the detailed management of the access controls (e.g. raising bollards) and appropriate safeguards in case of damage or lack of functionality shall be submitted to, and approved in writing by, the Local Planning Authority.

The details shall include information on bollard design, layout, spacing to enable larger cycles to pass through, management, maintenance, and rapid repairs and replacement in case of damage.

The details shall also identify any realignment of the highway including new road layouts on Selby Road and any new turning heads – the details shall identify how access to any new turning heads shall be maintained at all times.

Once approved, the works shall be implemented in accordance with the approved details and retained as such thereafter.

REASON: To ensure suitable access controls for vehicles are provided and to ensure the safety of the public highway in accordance with Policies T1, T3, T4 and T7 of the London Plan 2021.

39. Site Waste Management Plan (PRE-COMMENCEMENT)

No demolition or development shall commence until a Site Waste Management Plan (SWMP) has been submitted to, and approved in writing by, the Local Planning Authority.

The objectives of the management plan shall be to ensure all waste arising from demolition and construction works is managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials, in line with the waste hierarchy. The SWMP shall also detail the compliance and assurance requirements to be maintained on the site during construction of each building or phase of the development including Site Preparation Works. The updated SWMP shall include as a minimum the following information:

- Classification of all waste including hazardous waste according to current legislative provisions;
- Waste forecast to estimate the type and quantity of waste generated during the excavation, demolition and construction works and an indication of the destination of each waste type (i.e. onsite/offsite reuse, recycling, recovery, disposal;
- Performance measurement and target setting (such targets shall be in accordance with any sustainability targets set of the development and shall be in line with national and local policy and guidance (e.g. the London Plan) against estimated waste forecasts;
- Reporting of project performance on quantities and options utilised;
- Measures to minimise or design out waste generation;
- Opportunities for re-use or recycling;

- Provision for the segregation of waste streams on the site in appropriate storage containers that are clearly labelled and colour coded (e.g. using the Institution of Civil Engineers (ICE) waste stream colour coding guidance). Waste storage arrangements shall meet the waste Duty of Care requirements;
- Licensing requirements for environmental permitting (or exemption) requirements for offsite waste management sites;
- An appropriate audit trail encompassing non-hazardous waste transfer notes and hazardous waste consignment notes, in line with waste Duty of Care requirements;
- Measures to avoid fly tipping by others on lands being used for demolition/construction;
- Measures to provide adequate training and awareness through toolbox talks; and
- Returns policies for unwanted materials.

The demolition and construction shall thereafter be carried out in accordance with the approved SWMP.

REASON: To ensure that the demolition and construction of the development minimises its environmental impacts, in terms of waste generation and waste management, in accordance with Policy SI 7 of the London Plan 2021.

40. Operational Waste Management Plan (Pre-occupation)

Prior to occupation of each building or phase of the development hereby permitted an Operational Waste Management Plan (OWMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The OWMP shall include details to verify that the spatial provision, and arrangements for managing waste on the site meet the requirements of the Haringey waste guidelines. The OWMP shall include objectives and targets for waste reduction and recycling and how these will be achieved along with details of waste segregation, storage, waste collection and transfer, onsite waste treatment, provisions for offsite waste treatment and duty of care requirements. The development shall be operated in accordance with the approved details.

REASON: To ensure suitable provision for the occupiers of the development and to encourage the sustainable management of waste and in order to comply with Policy DM4 of the Development Management Development Plan Document 2017 and Policy SI 7 of the London Plan.

41. Detailed Construction Logistics Plan (PRE-COMMENCEMENT)

(a) No demolition (except soft strip demolition) hereby permitted shall commence until a Detailed Demolition Phase Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

(b) No development hereby permitted shall commence (other than demolition) until a Detailed Construction Phase Construction Logistics Plan (CLP) has been submitted to, and approved in writing, by the Local Planning Authority.

(c) The Detailed CLP shall conform with Transport for London's Construction Logistics Planning Guidance (2021) and The CLOCS Standard, and shall include the following details (where applicable to each phase):

- i) Site access, swept paths for vehicle access and egress and car parking arrangements;
- ii) Site specific measures including any external loading bay requirements;
- iii) Delivery booking systems;
- iv) Construction phasing and agreed routes to/from the development;
- v) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.30 and 16.00 to 18.00 – where works are located in proximity to local schools or other sensitive receptors, revised timings are to be discussed and agreed in advance with LBH);
- vi) Consideration of major events at the Tottenham Hotspur Stadium which require road closures and may necessitate deliveries to be avoided during these times.
- vii) Travel plans for staff / personnel involved in construction;
- viii) Crane Lifting Management Plan (CLMP);
- ix) Crane Erection and Dismantling;
- x) Confirmation all fleet operators / suppliers have FORS Silver accreditation as a minimum; and
- xi) Approach to community engagement to ensure residents are advised about the phases of works, engagement activities and engagement plan prior to works commencing.

(d) The demolition phase and construction phase of works shall only be carried out in accordance with the relevant approved CLP.

REASON: To provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety. And in order to comply with Policies T4 and T7 of the London Plan.

42. Public Highway Condition (PRE-COMMENCEMENT)

(a) No development (except soft strip demolition) hereby permitted shall commence until an existing condition survey of the carriageway, footway and crossovers (surrounding the site and on all nearby roads and highways used by construction traffic) has been undertaken in collaboration with the Council's Transport and Travel team and submitted to, and approved in writing by, the Local Planning Authority.

(b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in (a) in collaboration with the Council's Highways Maintenance team and submitted to, and approved in writing by, the Local Planning Authority.

(c) The applicant shall ensure that any damages caused by the construction works and highlighted by the before-and-after surveys are addressed and the condition of

the public highway is reinstated to the satisfaction of the Council's Transport and Travel team prior to the occupation of 90% (182) of the homes in the development.

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

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site and in order to comply with Policies T4 and T7 of the London Plan.

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

(a) No development shall commence on a building or phase of the development hereby permitted until a Demolition Environmental Management Plan (DEMP) for that building or phase of the development has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) on each building or phase of the development until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP(s) and CEMP(s) 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 community engagement arrangements;
- vi) Details of any acoustic hoarding;
- vii) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- viii) Details of external lighting, noise and dust emissions, and works to trees and how their impacts on biodiversity including bats would be appropriately mitigated; and
- ix) Details of any other standard environmental management and control measures to be implemented.

(e) Demolition and construction works shall only be carried out in accordance with the approved DEMP and CEMP or as otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality. And in order to comply with Policies T4 and T7 of the London Plan and with Policies DM19, DM21 and DM23 of the Development Management Development Plan Document 2017.

44. Management and Control of Dust (PRE-COMMENCEMENT)

(a) No demolition or development hereby permitted shall commence, save for investigative work, until an Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to, and approved in writing by, the Local Planning Authority. The AQDMP shall be in accordance with the Mayor of London's The Control of Dust and Emissions During Construction and Demolition (2014) and shall include:

- i) Monitoring locations (including specific locations of PM10 dust monitors)
- ii) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- iii) Details confirming the site and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london>;
- iv) Evidence of Non-Road Mobile Machinery (NRMM) and plant registration which shall be made available on site during the course of the demolitions, site preparation, and construction phases in the event of Local Authority inspection (Evidence is required to meet Stage IIIB of EU Directive 97/68/ EC for both NOx and PM);
- v) An inventory of NRMM currently on site (machinery shall be regularly serviced, and service logs kept on site, which includes proof of emission limits for equipment for inspection);
- vi) A Dust Risk Assessment for the works; and
- vii) How results shall be made available to Haringey's Pollution team for ongoing assessment.

(b) The demolition and construction works shall only be carried out in accordance with the approved AQDMP.

REASON: To safeguard residential amenity and protect air quality and the amenity of the locality. And in order to comply with Policies SI 1, T4 and T7 of the London Plan.

45. Combustion and Energy Plant (Compliance)

Prior to installation of the temporary boiler strategy, the following details shall be submitted to, and approved in writing by, the Local Planning Authority:

- Details identifying why the temporary strategy must be implemented;
- The lifespan of the temporary boiler solution and the proposed programme/strategy for connecting to a District Energy Network; and
- Details identifying that the boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

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

REASON: To prevent an increase in local problems with air quality within an Air Quality Management Area (AQMA) as required by The London Plan Policy SI 1.

46. Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of pre-construction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. 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;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, 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 and enable compliance with London Plan Policy T7.

47. Telecommunications (Compliance/pre-occupation)

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 each building, details of which are to be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation/use of each building hereby permitted. The approved provision shall be installed prior to occupation of each relevant building and 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.

48. Noise from building services plant and vents (Compliance)

Noise emitted by all building services plant shall not exceed the existing measured lowest LA90(15min) background noise level at any time when all plant is in use. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest

residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio.

The equipment shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

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 Development Management Development Plan Document 2017.

49. Anti-vibration mounts for building services plant / extraction equipment
(Compliance)

All plant and equipment installed shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

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 Development Management Development Plan Document 2017.

50. Arboricultural Method Statement (Pre-superstructure)

Prior to the commencement of above ground works on site an Arboricultural Method Statement for works within root protection areas of trees shall be submitted to, and approved in writing by, the Local Planning Authority. The Method Statement shall be in accordance with the tree protection, management, and replacement measures and recommendations shown in the approved Arboricultural Impact Assessment dated September 2024 Ref: 230845-PD-11 by Tim Moya Associates and on drawing Tree Survey Plan (BS 5837) ref: 230845-P-10 Rev a.

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

REASON: To protect trees in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

51. Design Guardian (PRE-COMMENCEMENT)

No development shall commence on a building or phase of the development hereby permitted until details of an appropriate Design Guardian have been submitted to, and approved in writing by, the Local Planning Authority.

Once approved, the applicant must ensure that the approved Design Guardian is employed through the whole of the construction phase for the development. The applicant shall not submit any drawings relating to details of the exterior design of the development that are required to be submitted pursuant to conditions of the

planning permission unless such drawings have been prepared or overseen and agreed by the project Design Guardian; and written evidence to that effect shall have been submitted.

REASON: In order to retain the design quality of the development in the interest of the visual amenity of the area and to accord with Policy SP11 of the Local Plan 2017.

52. Selby Centre made operational prior to commencement (PRE-COMMENCEMENT)

Substantive demolition works (to buildings required by The Selby Trust to function effectively) hereby permitted shall not be commenced before and until the new Selby Centre comprised in application reference 24/03470/FUL made to the London Borough of Enfield has been constructed, made operational, and the community use(s) have relocated to its premises.

REASON: Demolition of the existing community centre is only acceptable if the Selby Trust have operational facilities to move into and operate from and to ensure compliance with Policy SP16 of the Local Plan 2017, Policy DM49 of the Development Management Development Plan Document 2017, and Policy S1 of The London Plan 2021.

53. BLPF and LB Enfield features made operational prior to occupation of LBH homes (Pre-occupation)

Occupation/use of the development hereby permitted shall not be commenced before and until all vehicular access routes, SuDS/drainage features, and playspace comprised in application reference 24/03470/FUL made to the London Borough of Enfield have been constructed / implemented and made operational.

REASON: Compliance with Policies S4, SI12, SI13, T1, T3, T4 and T7 of the London Plan 2021, Policy SP5 of the Local Plan 2017 and Policy DM24 of the Development Management Development Plan Document 2017 is dependent on these aspects being completed and made operational before residents move in and therefore occupation of the new homes can only take place once these features have been delivered off site as part of the wider Selby Urban Village project.

54. Biodiversity Net Gain (BNG) (PRE-COMMENCEMENT)

No development hereby permitted shall commence until a Biodiversity Net Gain Plan, in line with Table 2 of CIEEM Biodiversity Net Gain report and audit templates (July 2021), has been submitted to, and approved in writing by, the Local Planning Authority. The Biodiversity Net Gain Plan shall ensure that there is a minimum 10% net gain in biodiversity within a 30-year period as a result of the development, using the DEFRA Biodiversity Metric 3.0 or any successor.

The Biodiversity Net Gain Plan shall include 30-year objectives, management responsibilities, maintenance schedules, and a methodology to ensure the submission of monitoring reports, as well as the following:

- Baseline data collection and assessment of current conditions on site;
- A commitment to measures in line with the Mitigation Hierarchy and evidence of how BNG Principles have been applied to maximise benefits to biodiversity;
- Provision of the full BNG calculations, with detailed justifications for the choice of habitat types, distinctiveness and condition, connectivity and ecological functionality;
- Details of the implementation measures and management of proposals;
- Details of the monitoring and auditing measures.

The proposed enhancement measures shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Monitoring reports shall be submitted to, and approved in writing by, the Local Planning Authority at years 2, 5, 7, 10, 20 and 30 from commencement of development, unless otherwise stated in the Biodiversity Net Gain Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements, and any rectifying measures needed.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and in the interests of ensuring measurable net gains to biodiversity in accordance with paragraphs 187 and 192 of the National Planning Policy Framework 2024.

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 based on the information given on the plans, the estimated Mayor's CIL charge would be £1,428,809.474 based on the current Mayor's CIL charge rate of £71.09/sqm (20,099sqm x £71.09). And the estimated Haringey CIL charge would be £1,178,153.34 based on the current Haringey CIL charge rate of £58.89/sqm for residential (20,006sqm x £58.89).

The applicant is advised that non-residential development less than 100 square metres and social/affordable housing will usually not be liable, be exempt or qualify for relief from paying CIL (subject to meeting the detailed exemption/relief criteria).

This will be collected by Haringey Council should the scheme be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment. It will also be subject to indexation in line with the construction costs index.

These figures are approximate and are subject to change at the confirmation of liability stage and will need to consider the latest indexed figures in the Annual CIL Rate Summary and the ability to discount existing floorspace that is demonstrated to have been in use for a continuous 6 months in the past 36 months.

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 Saturday
 - and 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. Naming and 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 refurbishment 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. 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.
9. Deemed Approval Precluded. The Condition addressing a Written Scheme of Investigation (WSI) is exempt from deemed approval under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
10. Historic England's Guidelines. Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.
11. Maximise Water Efficiency. Developers are encouraged to maximise the water efficiency of the development. Thames Water offer environmental discounts for water efficient development which reduce the connection charges for new residential properties. Further information on these discounts can be found at: <https://www.thameswater.co.uk/developers/charges>
12. 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.
13. 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
14. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and

the consequential cost to businesses and housing providers and can reduce the risk to life.

15. 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.
16. Land Ownership. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.
17. 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.
18. Director's Letter. This planning permission must be read in conjunction with the associated Director's Letter that secures financial and non-financial obligations.
19. Revised Fire Statement required with any revised submission. The applicant is advised that if there are any changes to the scheme which require subsequent Section 96a or Section 73 applications following the grant of any planning permission, an amended Fire Statement should also be submitted which incorporates the proposed scheme amendments so that the content of the Fire Statement always remains consistent with the latest scheme proposals.
20. Building Control. All building work carried out should meet current building codes and regulation requirements. The Council's Building Control Service ensures that buildings are designed and constructed in accordance with the Building Regulations and associated legislation. Please Note: It is the responsibility of those carrying out the work to ensure that the provisions of the regulations are fully met. The role of Building Control is only to check that they do so.
21. Building Regulations – Soundproofing. The implementation of a suitable soundproofing scheme is required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Council's Building Control Department (Tel. 020 8489 5504).
22. Thames Water – Proximity to Assets. The proposed development is located within 15m of Thames Water's underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read their 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

23. Thames Water - Developer Services. The applicant is advised to contact Thames Water Developer Services to discuss the details of the piling method statement and to read their guide 'working near our assets' to ensure workings will be in line with the necessary processes that need to be followed if work is carried out above or near Thames Water pipes or other structures. 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; <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

24. Cadent Gas. The applicant is advised that Cadent Gas Ltd own and operate the gas infrastructure within the area of the development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.