

Appendix 1 – Planning Conditions & Informatives

1. Time Limit (Compliance)

The development shall be begun within **three** years of the date of expiry of planning permission HGY/2023/0261 (03/03/2028).

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

2. Approved Plans and Documents (Compliance)

The Development hereby approved shall be carried out in accordance with the following approved plans and documents 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:

22049_07_100 Ground Floor Plan 1:250 A1 P01
22049_07_100_M Mezzanine Floor Plan 1:250 A1 P01
22049_07_101 First Floor Plan 1:250 A1 P01
22049_07_102 Typical Floor Plan - Level 02-05 1:250 A1 P01
22049_07_106 Typical Floor Plan - Level 06-16 1:250 A1 P01
22049_07_117 Typical Floor Plan - Level 17 1:250 A1 P01
22049_07_118 Typical Floor Plan - Level 18 1:250 A1 P01
22049_07_119 Typical Floor Plan - Level 19-24 1:250 A1 P01
22049_07_125 Typical Floor Plan - Level 25-27 1:250 A1 P01
22049_07_128 Typical Floor Plan - Level 28-29 1:250 A1 P01
22049_06_130 Typical Roof Plan - Level 30 1:250 A1 P01
22049_07_131 Typical Roof Plan - Roof 1:250 A1 P01
22049_07_200 South Elevation - Ashley Link 1:250 A1 P01
22049_07_201 West Elevation - Berol Walk 1:250 A1 P01
22049_07_202 North Elevation - Gessner Lane 1:250 A1 P02
22049_07_203 East Elevation - Watermead Way 1:250 A1 P02
22049_06_300 Section A-A 1:250 A1 P01
22049_07_301 Section B-B 1:250 A1 P01
22049_07_302 Section C-C 1:250 A1 P02
22049_07_303 Section D-D 1:250 A1 P01
22049_07_400 Bay Study - Typical Bay Bar B 1:50 A1 P01
22049_07_401 Bay Study - Gable Bay Bar D 1:50 A1 P02
22049_07_402 Bay Study - Bar A Gable 1:50 A1 P01
22049_07_403 Bay Study - Bar E 1:50 A1 P01
22049_07_404 Bay Study - Bar E 1:50 A1 P01
22049_07_405 Bay Study - Typical Bay Bar A 1:50 A1 P01
2042-JMP-XX-00-DR-A-D1000 Demolition Level 00 1:200 A1 01
2042-JMP-XX-00-DR-A-D1001 Demolition Level 01 1:200 A1 01
2042-JMP-XX-00-DR-A-D1002 Demolition Level 02 1:200 A1 01
2042-JMP-XX-00-DR-A-D1003 Demolition Level 03 1:200 A1 01
2042-JMP-XX-00-DR-A-D1004 Demolition Level 04 1:200 A1 01
2042-JMP-XX-00-DR-A-D4000 Demolition Elevations 1:200 A1 01

2042-JMP-XX-00-DR-A-3000 Proposed Level 00 1:200 A1 01
2042-JMP-XX-00-DR-A-3001 Proposed Level 01 1:200 A1 01
2042-JMP-XX-00-DR-A-3002 Proposed Level 02 1:200 A1 01
2042-JMP-XX-00-DR-A-3003 Proposed Level 03 1:200 A1 01
2042-JMP-XX-00-DR-A-3004 Proposed Level 04 1:200 A1 01
2042-JMP-XX-00-DR-A-3005 Proposed Level 05 1:200 A1 01
2042-JMP-XX-00-DR-A-3006 Proposed Level 06 1:200 A1 01
2042-JMP-XX-00-DR-A-4000 Proposed Elevations 1:200 A1 01
2042-JMP-XX-00-DR-A-5000 Proposed Sections 1:200 A1 01
2042-JMP-XX-XX-SH-A-SH001 Proposed Project Areas 1:200 A1 01

Other documents:

Berol Quarter Design and Access Statement (dated December 2022)
WLC Assessment Report (dated 25/05/2023)
Detailed Circular Economy Statement (dated 25/05/2023)

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

3. Phasing Plan (PRE-COMMENCEMENT)

No part of the Development shall be carried out unless and until a phasing plan showing the location of each Phase and including details of the order in which the Development Phases will be commenced has been submitted to and approved in writing by the Local Planning Authority.

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

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

4. Accessible Accommodation (Part compliance, part pre-occupation)

(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, and meet the requirements of paragraph 3.5.3 of London Plan 2021 Policy D5.

(b) 90% of the homes shall be in accordance with Part M(2) of Approved Document M of the Building Regulations and 10% shall be in accordance with Part M4(3) as wheelchair adaptable homes.

(c) A plan shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of 2 Berol Yard showing the proportional distribution of M4(3) wheelchair adaptable homes across the tenures. The distribution shall thereafter be retained unless otherwise agreed in writing.

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

5. Commercial Units - Opening Hours (Compliance)

(a) The commercial uses (Use Class E) 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) unless otherwise agreed in writing in advance by the Local Planning Authority.

REASON: To safeguard residential amenity and in order to comply with Policy DM1 and Policy DM38 of the Development Management Development Plan Document 2017 and Policy D14 of the London Plan 2021.

6. Commercial Units - Class E Only (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 commercial units hereby approved shall be used for activities within Use Class E, in accordance with the details hereby approved, only and shall not be used for any other purpose unless where suitable alternative details have been subsequently approved by the Local Planning Authority 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 DM38 of the Development Management Development Plan Document 2017.

7. Quantum of development (Compliance)

The development hereby permitted shall comply with the following amounts unless otherwise permitted in writing by the Local Planning Authority:

Building	Maximum non-residential floorspace (GIA)	Residential units
2 Berol Yard	867	210
Berol House	5492	0
Total	6,359	210

REASON: To ensure that the development is undertaken in accordance with the approved drawings and documents, to protect local amenity and to be in accordance with Policy DM1 and Policy DM38 of the Development Management Development Plan Document 2017.

8. BREEAM Certificates (PRE-COMMENCEMENT)

(a) Prior to commencement on site, a design stage accreditation certificate for every type of non-residential category must be submitted to the Local Planning Authority

confirming that the development will achieve a BREEAM 'Very Good' outcome (or equivalent), aiming for 'Excellent'. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

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

(b) Prior to occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the local authority for approval, confirming this standard has been achieved.

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

REASON: In the interest of addressing climate change and securing sustainable development and to be in accordance with Policies SI2, SI3 and SI4, of the London Plan 2021 Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document 2017.

9. Residential – Noise Attenuation (Compliance)

The residential element of the development shall be completed in accordance with the approved Acoustic Report Development and in accordance with the Noise and Vibration Assessment prepared by WSP (dated December 2022) and the limits contained therein, as set out below, unless otherwise approved in writing by the local planning authority.

- A) (i)The residential units hereby authorised shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmax for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided.
(ii)The evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined by BS6472.
- B) No development of the residential element of the development shall commence until details of a sound and vibration insulation scheme for that building complying with part (a) (i), and (ii) of this condition and a Mechanical Ventilation and Heat Recovery (MVHR) system for that building (capable of overcoming thermal overheating as defined in Approved document Part L1A) has been submitted to and approved in writing by the Local Planning Authority.

C) The residential units shall not be occupied until the sound and vibration insulation scheme and MVHR system approved pursuant to part (b) of this condition for that building has been implemented in its entirety. Thereafter, the sound and vibration insulation scheme shall be permanently maintained in accordance with the approved details unless otherwise agreed in writing.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation and to protect residential amenity and to be in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

10. Residential – Noise Attenuation from commercial (Pre-occupation)

A) No occupation of the commercial/community units shall commence until such times as full details of the floor slab/walls and any other noise attenuation measures between the ground/first floor or commercial unit and homes on next to/ on adjacent floors has been submitted to and approved in writing by the Local Planning Authority.

B) The details shall be designed to ensure that at any junction between the accommodation and the commercial/community units shall achieve a noise insulation level for of no less than 55 dB DnT,w + Ctr.

C) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of the commercial units and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation and to be in accordance with Policy DM1 of the Development Management Development Plan Document 2017

11. Fire Statement (Pre-superstructure)

PART A Prior to commencement of the above ground works for each Phase of the development hereby approved, a construction phase fire strategy shall be submitted to and approved by the Local Planning Authority, to include:

- details of access for firefighting personnel and equipment;
- that there is sufficient firefighting water supply; and
- details of the evacuation strategy and assembly points in the event of a fire, should be provided to and approved by the Local Planning Authority. Once approved the development shall be completed in accordance with the approved details.

PART B Prior to the first occupation of each Phase the development hereby approved, an updated Fire Strategy Statement (FSS) shall be submitted to and approved by the Local Planning Authority:

- where fire and rescue service pumping appliances are to be sited;
- the location of fire evacuation assembly points and mitigation measures to ensure they are kept clear of obstructions; evacuation strategy including

provisions for the evacuation of mobility impaired residents and details of how the strategy would be communicated to residents;

- adequate firefighting water supply;
- how the FSS would be managed, updated, and monitored as required;
- how residents will be notified of the strategy,

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter where relevant.

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

12. Landscape Details (Pre-occupation)

(a) Prior to the first occupation of each Phase of the development hereby approved full details of both hard and soft landscape proposals (excluding the private amenity areas) shall be submitted to and approved by the Local Planning Authority. These details shall accord with proposals contained in the approved drawings and shall include, as appropriate:

- i) Hard surfacing materials (The paving within the publicly accessed areas of the site must match that which has been adopted around the rest of the Tottenham Hale public realm unless otherwise agreed in writing);
- ii) Proposed finished levels or contours
- iii) Means of enclosure
- iv) Car parking layouts
- v) Other vehicle and pedestrian access and circulation areas
- vi) Hard surfacing materials
- vii) Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
- viii) Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc.).
- ix) Any relevant drainage/SuDS features.
- x) Minor artefacts/structures (e.g. furniture, refuse or other storage units, signs etc.);
- xi) 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;
- xii) Written specifications (including cultivation and other operations) associated with plant and grass establishment; and
- xiii) Implementation programme.

The approved scheme shall then be completed before first occupation of each Phase of the development and be permanently maintained thereafter.

(b) The soft and hard landscaping plan must include all elements present in the wind microclimate studies and show how the proposals would ensure a safe and comfortable wind microclimate.

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

REASON: In order for the Local Planning Authority to assess the acceptability of the 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.

13. Playspace (Pre-occupation)

Prior to occupation of the residential units, details of the children's playspace and soft landscaping provision contained within the private amenity areas of 2 Berol Yard, in accordance with the approved drawings, shall be submitted to and approved in writing by the Local Planning Authority.

The details shall include:

- a. location, layout, design of any playspace; and
- b. equipment/ features
- c. hard surfacing materials
- d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting)
- e. proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc, indicating lines, manholes, supports etc)

Soft landscape details shall include:

- a. Planting plans
- b. Written specifications (including cultivation and other operations associated with plant and grass establishment)
- c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
- d. Implementation timetables.

The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The amenity space shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter.

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.

14. Surface Water Drainage (Pre-occupation)

A detailed Surface Water Drainage scheme, and a management and maintenance plan for the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The detailed drainage scheme shall demonstrate the following:

- a) Hydraulic calculations using XP Solutions Micro-Drainage software or similar as agreed in writing with the LPA. All elements of the drainage system should be included in the model, with an explanation provided for any assumptions made in the modelling. The model results shall be provided for critical storm durations of each element of the system and should demonstrate that all the criteria above are met and that there is no surcharging of the system for the 1 in 2-year rainfall, no flooding of the surface of the site for the 3.3% (1in30) rainfall and flooding only in safe areas for the 1% (1in100) plus climate change.
- b) For the calculations above, more up to date FEH rainfall datasets must be utilised rather than usage of the FSR rainfall method.
- c) Any overland flows as generated by the scheme must be directed to follow the path that overland flows currently follow. A diagrammatic indication of these routes on a plan demonstrating that these flow paths would not pose a risk to properties and vulnerable development must be provided.
- d) The development shall not be occupied until the Sustainable Drainage Scheme for the site has been completed in accordance with the approved details and thereafter maintained effectively and retained for the lifetime of the development unless otherwise agreed in writing.

The detailed management and maintenance plan shall include the following:

- e) arrangements for adoption by an appropriate public body or statutory undertaker, 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 Maintenance Schedule shall be applied in accordance with the approved details and thereafter retained for the lifetime of the development.

REASON: To ensure that the principles of sustainable drainage are incorporated into the proposal and maintained thereafter 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.

15. Surface water network (Thames Water) (Pre-occupation)

The development shall not be occupied until confirmation has been provided that either:

- a) All surface water network upgrades required to accommodate the additional flows from the development have been completed; or-
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: Network reinforcement works are likely to 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 and in order to comply with Policy DM29 of the Development Management Development Plan Document 2017.

16. Water network capacity (Thames Water) (Pre-occupation)

The development shall not be occupied until confirmation has been provided that either:

1. all water network upgrades required to accommodate the additional demand to serve the development have been completed; or –
2. a development and infrastructure phasing plan has been agreed with Thames Water to allow the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development and in order to comply with Policy DM29 of the Development Management Development Plan Document 2017.

17. Flood Warning and Evacuation Plan (FWEP) (Pre-occupation)

A Flood Warning and Evacuation Plan (FWEP) for the site shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The FWEP shall include consideration of the identified risk of reservoir flooding.

The approved FWEP shall be put into practice and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure any risk to life minimised, damage is mitigated, and a safe and orderly evacuation of site users during a flood is enabled 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.

18. Water Efficiency Condition (Compliance)

The dwelling(s) 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 2024.

19. Biodiversity (Pre-occupation)

(a) Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Council. This shall include: details (including quantitative evidence) that confirms the proposed development would secure a net biodiversity gain in accordance with Policy G6(D); plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks); a sensitive lighting scheme; justification for the location and type of enhancement measures by a qualified ecologist; and how the development will support and protect local wildlife and natural habitats.

The measures shall show how additional greening has been maximised wherever possible through high-quality, durable measures that contribute to London's biodiversity and mitigate the urban heat island impact. This should include tree planting, shrubs, hedges, living roofs, and urban food growing. Specifically, living roofs and walls shall be maximised.

(b) Within 3 months of the occupation of the development, photographic evidence and a post-development ecological field survey and assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

(c) The development shall accord with the details as approved and the measures shall be retained for the lifetime of the development unless otherwise agreed in writing.

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 and to be 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.

20. Lighting (Pre-occupation)

Prior to first occupation of each Phase of the development hereby approved, details of all external lighting to approved building facades, street furniture, communal and public realm areas shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Council's Senior 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 Ecological Impact Assessment. The agreed lighting scheme shall be installed as approved and retained/maintained as such thereafter.

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

21. External Materials and Details (Pre-superstructure)

Before the relevant part of the work has commenced on each Phase of the development, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- 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;
- g) Facing brickwork, external facing materials, cladding materials and finishes and glazing: sample panels of proposed materials to be used showing the colour, texture, pointing, bond, mortar, and brickwork detailing shall be provided;
- h) Details of cycle, refuse enclosures and plant room; and
- i) Any other external materials to be used;
- j) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20;
- k) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- l) a full schedule of the exact product references for all materials.

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

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

22. Living roofs (Pre-superstructure)

- A. Prior to the above ground commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include the following unless otherwise agreed in writing:
 - 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; and
- vii) Management and maintenance plan, including frequency of watering arrangements.
- 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% of the development, evidence shall be submitted to and approved by the Local Planning Authority that the 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 it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall and to be 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. Landscape and ecological management plan (LEMP) (Pre-occupation)

Prior to occupation of the development a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Council. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the who shall be responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer. The plan shall

also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. The approved plan shall be implemented in accordance with the approved details.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan 2021 and Policies SP4, SP5, SP11 and SP13 of the Local Plan 2017.

24. Energy Strategy (Pre-superstructure)

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by WSP (dated 13th June 2023) delivering a minimum 72% improvement on carbon emissions over 2013 Building Regulations Part L, with SAP10 emission factors, high fabric efficiencies, connection to the Decentralised Energy Network, and a minimum 31kWp solar photovoltaic (PV) array.

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

- Carbon reduction following the energy hierarchy for future connection to the DEN;
- The applicant needs to achieve the following: (1) A combined DLF (for the offsite and onsite network) of 1.25, (2) this should assume the offsite DLF is 1.05 (and so the onsite network will have a DLF of $1.25/1.05=1.19$; and (3) to certify that the combined DLF through the PCDB.
- 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 10% reduction with SAP10 carbon factors;
- Details on what measures will be undertaken to make the retained locally listed building more energy efficient (what type of insulation, how the building will be made more airtight, etc).
- Details to reduce thermal bridging;
- Calculated Primary Energy Factor, Energy Use Intensity and space heating demand and its performance against GLA benchmarks for a similar use;
- 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 how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions; and
- A metering strategy.

- The amount of and calculation for the Carbon Offsetting Contribution (if applicable) assuming connection to the DEN for each of the buildings comprised in the relevant Phase anticipated from the data in the submitted Energy Plan.

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

- (b) The solar PV arrays must be installed and brought into use prior to first occupation of the relevant building. Six months following the first occupation of that building, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.
- (c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform and monitoring results shall be submitted to the GLA for at least 5 years post-occupation (in accordance with the Mayor of London's Be Seen Energy Monitoring guidance)

REASON: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and to be in accordance with Policy SI2 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

25. DEN Connection (Pre-superstructure)

Prior to the above ground commencement of construction work, details relating to the future connection to the DEN shall be submitted to and approved 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 route for connecting the non-residential Berol House with the energy centre in 2 Berol Yard;
- 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;
- Details of a future pipework route from the temporary boiler location to the plant room.

REASON: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and to be in accordance with Policy SI2 and SI3 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM22 of the Development Management Development Plan Document 2017.

26. Overheating (Pre-superstructure)

(a) Prior to the above ground commencement of the development, revised Overheating Report shall be submitted to and approved by the Local Planning Authority. The submission shall assess the overheating risk and propose a retrofit plan for both new build and refurbished part of the development. This assessment shall be based on the TM52 and TM59 Overheating modelling undertaken by WSP (Energy statement dated 13th June 2023).

This report shall include:

- Revised modelling of units modelled based on CIBSE TM52/59, using the CIBSE TM49 London Weather Centre files for the DSY1-3 (2020s) and DSY1 2050s and 2080s, high emissions, 50% percentile;
- 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 distribution heat losses, external shading, crime, noise, and air quality issues are assessed and mitigated appropriately evidenced by the proposed location and specification of measures;
- Modelling of mitigation measures required to pass 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;
- Confirmation who will be responsible to mitigate the overheating risk once the development is occupied.

(b) Prior to occupation, the development must be built in accordance with the approved overheating measures and retained thereafter for the lifetime of the development as approved by or superseded by the latest approved Overheating Strategy.

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

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any necessary mitigation measures are implemented prior to construction, and maintained and to be 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.

27. Overheating Building User Guide (Pre-occupation)

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

REASON: In the interest of reducing the impacts of climate change and mitigation of overheating risk and to be 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.

28. Circular Economy (Pre-occupation)

Prior to the occupation [of any phase / building/ development], a Post-Construction Monitoring Report should be completed in line with the GLA's Circular Economy Statement Guidance.

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

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials in accordance with Policies D3, SI2 and SI7 of the London Plan 2021, Policy 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 of each building, the post-construction tab of the GLA's Whole Life Carbon Assessment template should be completed in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the relevant building.

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings in accordance with Policy SI2 of the London Plan 2021, Policy SP4 of the Local Plan 2017 and Policy DM21 of the Development Management Development Plan Document.

30. Secured by Design (Pre-occupation)

- (a) Prior to the first occupation of the building, or within an alternative timescale as may be agreed in writing with the LPA, a 'Secured by Design' accreditation shall be obtained and thereafter all security features included in the accreditation are to be permanently retained.
- (b) Accreditation must be achieved according to current and relevant Secured by Design guidelines at the time of above grade works of the development.

The commercial aspects of the development must achieve the relevant Secured by Design certification at the final fitting stage, prior to the commencement of business and details shall be submitted to and approved, in writing, by the Local Planning Authority.

REASON: To ensure a safe and secure development, in the interest of creating safer, sustainable communities, and to reduce crime; to comply with Policies D1, D2, D3 and D8 of the London Plan 2021 and Policy DM2 of the Development Management Development Plan Document 2017.

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

- (a) No development, other than demolition and investigative works, until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

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:

- A. The statement of significance and research objectives, the programme and methodology of site investigation, and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- B. Where appropriate, details of a programme for delivering related positive public benefits;
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

REASON: To protect the historic environment and to comply with Policy HC1 of the London Plan 2021 and Policy DM9 of the Development Management Development Plan Document 2017.

32. Land Contamination (PRE-COMMENCEMENT)

No development other than demolition or investigative work shall commence until:

- a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information.
- b) Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.
- 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 which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- 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.

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.

33. 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.

34. Car Parking Management Plan (Pre-occupation)

Prior to the first occupation of each Phase of the development hereby approved a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan(s) must include the following:

(Part A)

- describe how parking will be allocated and managed on the site (for commercial and residential and for both buildings);
- arrangements for leasing and allocating residential car parking spaces for wheelchair users and others;
- provide details of how blue badge holders using the commercial part of the development can use the parking and how this is going to be managed including details of priority criteria for allocation and access for Dial-a-Ride services;
- details for increasing blue badge parking for the commercial use by converting unused residential blue badge parking spaces, subject to findings of appropriate monitoring.
- confirmation that all car parking spaces shall be leased and not sold with individual property;
- details of the controlled access to the parking area(s), parking enforcement, ramp details (if any), to show structural columns, swept paths, vehicle circulatory movements, visibility splays, all while considering pedestrian safety nearby and within the undercroft parking area;
- demonstration that all car parking spaces are of the correct width and length, with in-between allowance of 6m, following the Manual for Street (MfS) guidance and considering the 'IStructE Design recommendations for multi-storey and underground car parks'-third edition;
- details of the width in-between spaces that enables manoeuvring in / out of parking spaces, include swept path analysis for corner spaces and show the structural columns;

- provide all parking spaces with electric vehicle charging infrastructure. 20% of the spaces shall have 'active' Electric Vehicle Charging Points (EVCP) and the locations of the EVCP points shall be identified, marked prior to occupation and retained & maintained thereafter.

(PART B)

- The details and time scales for the interim and final layout for the car parking.
- The details shall identify the arrangements for bringing the additional retail space into use and show how it would be implemented to accord with all relevant conditions.

(PART C)

- The car parking provision and facilities shall be implemented in accordance with the approved details and retained thereafter for this use only unless otherwise agreed in writing.

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 2021 and the Department for Transport's Inclusive Mobility guidance.

35. Cycle Parking (Pre-superstructure)

Prior to above ground construction of the relevant Phase of the development hereby permitted, scaled drawings with details of the location and dimensions of secure and covered cycle parking facilities (to include 48 long-stay and 30 short-stay cycle parking spaces for Berol House and 380 long-stay plus 24 short-stay spaces for 2 Berol Yard) shall be submitted to and approved in writing by the Local Planning Authority. 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.

The approved secure and covered cycle parking facilities shall be installed in accordance with the approved details and retained thereafter for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To promote travel by sustainable modes of transport and to be in accordance with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards.

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

Each Phase of the approved development shall not be occupied until a Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority relevant to the Phase being occupied. The DSP shall be updated in writing and re-submitted to the Local Planning Authority within the first 12 months of occupation or at 75% occupancy, whichever comes first. 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 and to be in accordance with Policy DM21 of the Development Management DPD 2017.

37. Site Waste Management Plan (PRE-COMMENCEMENT)

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

The Site Waste Management Plan shall identify how waste would be managed throughout the life cycle of the Berol Quarter project, by addressing the waste hierarchy, waste types, waste storage and handling, waste awareness and waste monitoring and measurement. The plan shall identify how waste would be reduced and managed/re-used during demolition and construction.

The approved Site Waste Management Plan shall be implemented prior to commencement of works and the development shall be operated in accordance with the approved Plan thereafter, unless a review of arrangements and a revised Plan is approved in writing by the Local Planning Authority, in which case the development shall be operated in accordance with any revised Plan that is approved in writing by the Local Planning Authority.

REASON: To ensure 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.

38. Waste Management Plan (Pre-occupation)

A Waste Management Plan for each building shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of that building.

The approved waste plans shall reflect the Operational Waste Plan & Management Strategy dated December 2022 but shall be updated to identify current arrangements.

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

REASON: To ensure 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 2021.

39. Detailed Demolition and Construction Logistics Plan (PRE-COMMENCEMENT)

(a) No development shall commence until a Detailed Construction Logistics Plan (CLP) for each building phase has been submitted to and approved in writing by the Local Planning Authority.

(b) The Detailed CLPs shall conform with Transport for London's Construction Logistics Planning Guidance (2021) and shall include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;
- iii) Construction phasing and agreed routes to/from the development;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff / personnel involved in construction;
- vi) Crane Lifting Management Plan (CLMP); and
- vii) Crane Erection and Dismantling.

(c) All construction works shall be carried out in accordance with the approved CLPs.

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 2021.

40. London Underground Asset Protection (PRE-COMMENCEMENT)

1. Before the pre-commencement/Site formation/Demolition stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) provide demolition details
- b) accommodate the location of the existing London Underground structures
- c) accommodate ground movement arising from the development construction thereof
- d) mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures
- e) provide details on the use of tall plant/scaffolding for the demolition phase
- f) demonstrate that any EMC emissions from any plant or equipment to be used on the site or in the finished structure will not adversely affect LU equipment or signalling
- g) demonstrate that the design allows for any emissions from London Underground's tunnel, tracks and ventilation shafts or emissions from the proposed development
- h) written confirmation will be required from Thames Water/whomever that any increased drainage or sewage from the site will not be discharged directly or indirectly into London Underground's drainage system.

2. Before the sub-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) prior to commencement of each phase of the development provide details of foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent)

3. Before the super-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) provide details on the use of tall plant/scaffolding

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure and to be in accordance with Policy T3 of the London Plan 2021.

41. Public Highway Condition (PRE-COMMENCEMENT)

- (a) No development shall commence until an existing condition survey of the carriageway and footway (surrounding the site on all adjacent roads and highways) has been undertaken in collaboration with the Council's Highways Maintenance team and submitted in writing to 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 in writing to 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 Highways Maintenance team in accordance with an associated Highway Agreement.

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 2021.

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

- (a) No development shall commence until a Demolition Environmental Management Plan (DEMP) for the building has been submitted to and approved in writing by the Local Planning Authority.
- (b) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.
- (c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:
 - i. A construction method statement which identifies the stages and details how works will be undertaken;

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

(e) 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 2021 and with Policies DM19, DM21 and DM23 of the Development Management Development Plan Document 2017.

43. Updated Air Quality Assessment (Pre-superstructure)

An updated Air Quality Assessment, including an Air Quality Neutral report, shall be submitted to the Local Planning Authority for its written approval prior to the commencement of above ground works of the residential development for the development hereby approved. Once approved the development shall be completed in accordance with the approved details.

REASON: To safeguard residential amenity and protect air quality and the amenity of the locality and in order to comply with policy SI1 of the London Plan 2021.

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

(a) No development shall commence, save for investigative work, until a detailed 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 Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations
- 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 shall be 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 should 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) Lorry Parking, in joint arrangement where appropriate.

(b) 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 SI1, T4 and T7 of the London Plan 2021.

45. Combustion and Energy Plant (Compliance)

Any gas boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).

REASON: To prevent a deterioration in air quality within an Air Quality Management Area (AQMA) and as required by The London Plan 2021 Policy SI1.

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

(a) 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 preconstruction 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. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

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 2021 Policy T7.

47. Telecommunications (Compliance)

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

REASON: To protect the visual amenity of the locality and to be in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

48. Wind Mitigation (Pre-Superstructure)

(a) Prior to above ground construction of 2 Berol Yard a programme of quantitative assessments shall be carried out and submitted to and approved in writing by the Local Planning Authority. The quantitative assessments shall be carried out to validate mitigation of on-site wind safety exceedances on the elevated levels and shall include:

- Wind safety exceedances on the accessible elevated terrace areas, to the point where safety exceedances no longer exist and are considered comfortable for proposed usages.
- The effectiveness of proposed wind mitigation measures, in order to alleviate wind conditions noted within the report, to conditions suitable for proposed usages.

The building shall not be occupied until all wind mitigation measures as described in the Wind Microclimate Report dated November 2022 and the further quantitative assessments, have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved wind mitigation measures shall be implemented prior to the first occupation of the building and shall be maintained and functional and permanently retained thereafter for the lifetime of the building.

REASON: In order to prevent adverse impact on wind microclimate and to be in accordance with Policy D9 of the London Plan 2021 and Policy DM6 of the Development Management Development Plan Document 2017.

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

Noise emitted by plant equipment hereby permitted shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor.

The plant 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, they 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 and to be in accordance with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

50. 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 and to be in accordance with Policy D14 of the London Plan 2021 and Policy DM1 of the Development Management Development Plan Document 2017.

51. Signage and wayfinding (Pre-occupation)

No development shall be occupied in a Phase of the development until a scheme for wayfinding signage has been submitted to and approved in writing by the Local Planning Authority for that Phase. The scheme shall include locations, material, mounting and mounting heights, equipment specifications, signage, and a maintenance and monitoring plan. The relevant Phase of the development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure that the development provides appropriate signage and wayfinding and to be in accordance with Policies DM1, DM2, DM3 and DM8 of the Development Management Development Plan Document 2017.

52. Berol House Blue Badge Parking (Pre-occupation)

Prior to first occupation of Berol House, an assessment which demonstrates adequate provision for Blue Badge holder parking bays for Berol House shall be submitted to and approved in writing by the Local Planning Authority.

Once approved the development shall be completed in accordance with the approved details and retained as such thereafter for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure adequate provision for Blue Badge parking and to be in accordance with Policy T6.5 of the London Plan 2021.

53. Public Art (Pre-occupation)

Prior to first occupation/use of the final phase of the development, a public art/lighting installation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved public art/lighting scheme shall be installed prior to completion of the final phase of the development and shall be subsequently

maintained and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development makes provision for public art and to be in accordance with Policy DM3 of the Development Management Development Plan Document 2017.

54. Residential homes to be C3 use only (Compliance)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order, the residential units hereby approved shall be used solely as Class C3 dwellinghouses. The use of any unit as a House in Multiple Occupation, whether within Use Class C4 or as a *sui generis* HMO, is expressly prohibited unless planning permission is first obtained from the Local Planning Authority.

REASON: To prevent intensification of HMO use in an area where such uses would cause harm to local character, amenity and housing mix, and to ensure proper control over any future change of use; and to ensure the development safeguards the amenity of future occupiers and neighbouring residents, having regard to the potential impacts associated with HMO occupation patterns. And to accord with Policy H9 of the London Plan 2021 and Policy DM1 and DM17 of the Development Management Development Plan Document 2017.

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 submitted, the Mayoral CIL charge will be approximately £1,905,709.63 (26,807sqm x £71.09). The Haringey CIL charge will be approximately £2,828,364.32 (24,016sqm x £117.77). The total CIL liability would be £4,734,073.95.

This will be collected by Haringey 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.

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. Numbering New Development. The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.
6. Asbestos Survey prior to demolition. Prior to demolition of 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. 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>
11. 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.
12. 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
13. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in 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.
14. 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.
15. 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.
16. 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.

17. s106 Agreement and s278 Agreement. This planning permission must be read in conjunction with the associated s106 Agreement/Deed of Variation and any associated s278 Highway Act Agreement(s).
18. 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.
19. 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.
20. Building Regulations – Soundproofing. The implementation of a suitable soundproofing scheme is now required as part of the Building Regulations 1991 - Part E. The applicant is now therefore required to formally consult the Councils Building Control Department, River Park House, 225 High Road, N22 8HQ (Tel. 020 8489 5504).
21. Thames Water - Sewage Pumping Station. The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.