

REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2013/2455	Ward: Noel Park
<p>Address: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Clarendon Road and the Kings Cross / East Coast Mainline London, N22</p> <p>Proposal: Variation of conditions 1, 4, 7, 8, 10, 11, 15, 17, 19, 22, 23, 26, 27, 28, 29, 30, 31, 35, 36, 37, 38, 40, 47, 49, 55, 59, 62, 66, 67 and 70 to existing planning permission reference HGY/2009/0503 is sought as follows "Site Preparation Works" to include "demolition of (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate), surveys, site clearance, works of archaeological or ground investigations or remediation, the erection of fencing or hoardings, the provision of security measures or 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, temporary estate roads and erection of the "Pressure Reduction Stations" and variation of conditions to allow for such works to be carried out prior to the submission of detailed reserved matters applications and for phased submission of these reserved matters applications.</p> <p>Existing Use: Utilities Land; Derelict Land; Offices</p> <p>Proposed Use: Residential Led Mixed-Use</p> <p>Applicant: National Grid Property Holdings Ltd / London Development Agency</p> <p>Ownership: National Grid Property Holdings Ltd (NGP) and The London Development Agency (LDA)</p>	

DOCUMENTS
Title
Supporting Planning Statement (January 2014)
Environmental Statement (February 2009), Addendum (May 2011), Addendum (November 2013)
Statement of Community Involvement (February 2009)
Statement of Community Involvement (November 2013)
Design and Access Statement (May 2011)
Sustainability Strategy & checklist (February 2009)
Energy Assessment Report (February 2009)
Clarendon Square Employment Study (May 2011)

PLANS		
Plan Number	Rev.	Plan Title
P001	04	Red Line Planning Application Boundary
P002	05	Building Layout and Footprint
P003	06	Maximum and Minimum Storey Heights
P004	05	Ground Floor Uses
P005	04	Upper Floor Uses
P006	05	Site Access and Movement
P007	06	Landscape Strategy
<p>Case Officer Contact: Jeffery Holt P: 0208 489 5131 E: Jeffrey.Holt@haringey.gov.uk</p>		
<p>PLANNING DESIGNATIONS: Haringey Heartlands Growth Area SP1 Site Specific Proposal 4 (SSP4) Haringey Heartlands, Hornsey depot and Hornsey Waterworks Blue Ribbon Network (SP13)</p>		
<p>RECOMMENDATION GRANT VARIATION OF CONDITIONS subject to referral to Mayor of London and conditions and s106 Legal Agreement</p>		

SUMMARY OF REPORT

The application site forms part of a wider strategic regeneration area known as Haringey Heartlands and is identified in the London Plan 2011, Haringey Local Plan: Strategic Policies 2013-2016 and Haringey Heartlands Development Framework SPD.

Outline planning Permission was granted on 21 March 2012 under reference: HGY/2009/0503 for the demolition of existing structures and redevelopment to provide a residential, mixed-use development, comprising 950 to 1,080 residential units, offices, retail/financial services uses, restaurant /cafe/drinking establishment uses, community/assembly leisure uses and association parking, openspace and infrastructure works

The applicants secured outline planning permission with a view to selling the site to a developer who will then develop the detailed proposals for the site and seek their approval from the Council through the reserved matters process and discharge of conditions.

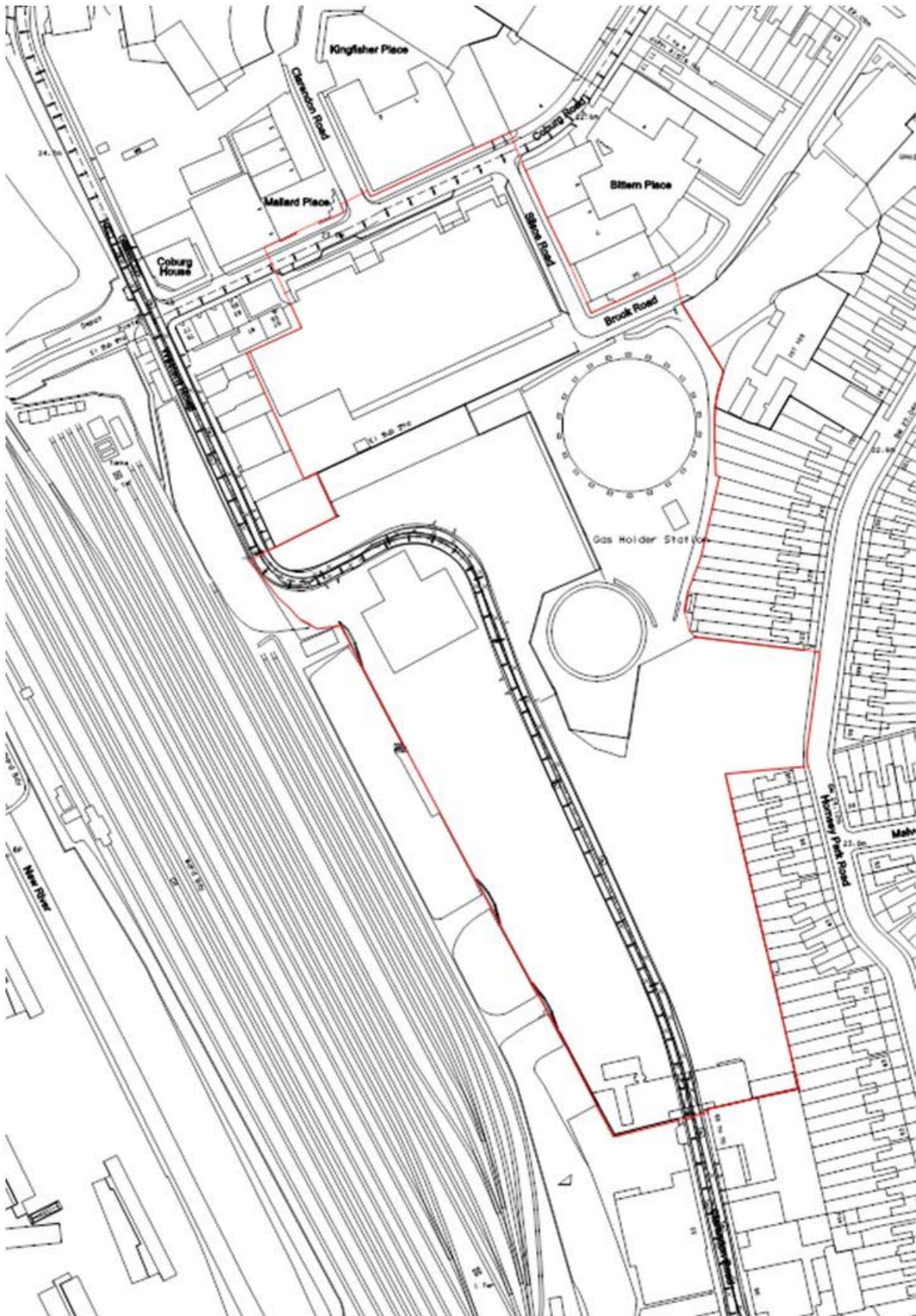
In order to prepare the site for sale it is proposed that the wording of the conditions be amended under a Section 73 application so that a defined set of works known as “site preparation works” can take place without triggering the requirement to submit all the reserved details and completion of all s106 contributions. The details of the scheme remain the same and the merits of the proposal including the demolition of the gas holders cannot be revisited at this stage.

Officers have assessed these amendments and consider that they would only affect the timing of submission of information to the Local Planning Authority and would have no impact on the merits of the approved scheme.

This section 73 planning application is therefore recommended to be approved subject to referral to Mayor of London, conditions as varied and s106 agreement.

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1.0 SITE PLAN



2.0 SITE AND SURROUNDINGS

- 2.1 The application site forms part of the wider Haringey Heartlands area and is situated on land between Hornsey Park Road, Mayes Road and the London Kings Cross/East Coast Main Line, Clarendon Road and Coburg Road. The site covers an area of 4.83 ha and includes land, buildings and structures owned by National Grid Property and the Greater London Authority. The site is currently characterised by mostly cleared, derelict land but includes a 2-storey office/industrial building at the northern end of the site. The middle of the site contains two large unlisted operational gas holders. A car parking area is located adjacent to the largest gas holder and is used as a car compound by Haringey Council.
- 2.2 The site forms part of a wider strategic regeneration site known as Haringey Heartlands and is identified in the London Plan 2011, Haringey Local Plan: Strategic Policies 2013-2016 and Haringey Heartlands Development Framework SPD. The Haringey Heartlands area stretches from Alexandra Palace Station to the north, Wood Green High Road to the east, Hornsey station to the south and Hornsey High Street to the west.
- 2.3 The surrounding land uses include a mix of residential, retail, office, industrial and operational land. To the east is Hornsey Park Road characterised by two storey terraced dwellings with gardens backing on to the site. Coburg Road to the northern boundary of the site is characterised by a number of industrial units and further north are a number of cultural facilities including The Mountview Academy of Theatre Arts and The Chocolate Factory artist spaces. To the north-west is a recently completed secondary school for up to 1,100 students. To the south is Clarendon Road which contains a number of light industrial and office uses.
- 2.4 To the west of the railway line is New River Village, a contemporary residential development. There is a pedestrian access between the two sites adjacent to the water treatment works and under the railway.
- 2.5 The site has a Public Transport Accessibility Rating (PTAL) of four (4) and is within close proximity to Turnpike Lane and Wood Green Underground stations, Alexandra Palace and Hornsey train stations, and is within walking distance of numerous bus routes.

3.0 PLANNING HISTORY

- 3.1 Outline planning Permission was granted on 21 March 2012 (ref: HGY/2009/0503) for the demolition of existing structures and redevelopment to provide a residential, mixed-use development, comprising:

- 950 to 1,080 residential units (C3)
- 460 sq.m to 700 sq.m of office uses (B1);

- 370 sq.m to 7000 sq.m of retail/financial and professional service uses (A1/A2);
- 190 sq.m to 550 sq.m of restaurant /cafe/drinking establishment uses (A3/A4);
- 325 to 550 sq.m of community/assembly leisure uses (D1/D2);
- new landscaping;
- public and private open space;
- energy centre;
- up to 251 parking spaces;
- cycle parking;
- access and associated infrastructure works

3.2 Prior to this application, the most relevant planning record relates to an application submitted in November 2000 for a mixed use scheme on a site extending some 14.6 hectares which included the proposal site. The application was submitted in outline, fixing access and siting. The application was not determined. The description of the application is as follows:

- Planning HGY/2000/1528 Not Determined - "Outline application for planning permission for the comprehensive redevelopment of land between Hornsey Park Road, Mayes Road and London Kings Cross/East Coast Main Line (Haringey Heartlands) for a mixed use scheme of 173,030sqm (gross) floor space, 1384 residential apartments/flats, 245 live/work units of accommodation, a 100 bed hotel, a public library, a health complex together with office/light industrial units, offices, shopping and restaurant uses".

3.3 In addition there were a number of temporary planning permissions which relate to the call centre:

- HGY/2013/0814 - Prior notification for demolition of single storey structure containing offices, workshops / garage and mezzanine plant room - GRANTED
- HGY/2000/0178 - Erection of 3 portacabins for a temporary period of 3 months - GRANTED
- HGY/2002/0096 - The retention of three portacabins for a temporary period until 4 August 2003 - GRANTED
- HGY/2005/0258 - Refurbishment of existing building to accommodate a call centre to Haringey Council - GRANTED

3.4 In order to facilitate a redevelopment of the site the London Borough of Haringey applied for planning permission for the construction of a 'Spine

Road' to gain north/south vehicle access through the site.

- Planning HGY/2006/2062 - Western Road, N22, Clarendon Road, N8, Gas holder station, Hornsey Park Road Wood Green London - Construction of a new 7.3m wide road with 2m wide footways on either side (known as The Heartlands Spine Road) between the north end of Clarendon Road, N8 and the south end of Western Road, N22. Realignment of existing road at northern end of Western Road by Alexandra School; realignment at junction of Western Road and Mayes Road (eastern corner of Wood Green Common); improvements to Penstock footpath.

4.0 PROPOSAL DESCRIPTION

4.1 The current application seeks a variation of conditions to existing planning permission HGY/2009/0503 to define "Site Preparation Works" as:

- demolition of (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate),
- surveys,
- site clearance,
- works of archaeological or ground investigations or remediation,
- the erection of fencing or hoardings,
- the provision of security measures or 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, temporary estate roads and erection of the "Pressure Reduction Stations"

4.2 The above works are not new proposals and have been agreed in principle in the original application. However, for clarity the remediation works would occur in two phases. The first phase would take place in the south and west of the site and would occur whilst the gasholders are demolished. Following demolition of the gasholders, the second phase of remediation would take place within the north and east of the site.

4.3 Alongside these works, the existing pressure reduction stations (PRS) would be demolished and replaced with new PRSs. A PRS is a device which reduces the pressure at which gas is distributed, as over long distances it is distributed at pressure high pressure but needs to be depressurised for local distribution. The two new PRSs are located in the east of the site, near Hornsey Park Road and in the west of the site, west of Mary Neuner Road. The eastern PRS would be approximately 5m x 10m and the western PRS 9.5m x 20m. Both would be housed in prefabricated kiosks approximately 2.5m in height.

- 4.4 Variation of conditions is also sought to allow for such works to be carried out prior to the submission of detailed reserved matters applications and for phased submission of these reserved matters applications.

5.0 RELEVANT PLANNING POLICY

National Planning Policy Framework

The NPPF seeks to ensure that there is presumption in favour of supporting proposals that achieve sustainable development. The chapters relevant in considering this proposed development are as follows:

1. Building a strong, competitive economy;
2. Ensuring the vitality of town centres;
4. Promoting sustainable transport;
6. Delivering a wide choice of high quality homes;
7. Requiring good design;
8. Promoting healthy communities;
10. Meeting the challenge of climate change, flooding and coastal change
12. Conserving and enhancing the historic environment

Planning for Town Centres: Practice guidance on need, impact and the sequential approach (2009)

London Plan 2011

Policy 2.14 Areas for Regeneration
Policy 3.3 Increasing Housing Supply
Policy 3.4 Optimising Housing Potential
Policy 3.5 Quality and design of housing developments
Policy 3.6 Children and young people's play and informal recreation facilities
Policy 3.7 Large residential developments
Policy 3.8 Housing Choice
Policy 3.9 Mixed and Balanced Communities
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable Housing thresholds
Policy 3.17 Health and social care facilities
Policy 3.18 Education facilities
Policy 4.2 Offices
Policy 4.3 Mixed Use Development and Offices
Policy 4.4 Managing Industrial Land and Premises
Policy 4.7 Retail and town centre development
Policy 4.8 Supporting a successful and diverse retail sector
Policy 4.9 Small shops
Policy 4.12 Improving opportunities for all
Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction
Policy 5.6 Decentralised energy in development proposals
Policy 5.7 Renewable energy
Policy 5.9 Overheating and cooling
Policy 5.10 'Urban greening'
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.14 Water quality and wastewater infrastructure
Policy 5.15 Water use and supplies
Policy 5.21 Contaminated land
Policy 5.17 Waste capacity
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
Policy 6.7 Better streets and surface transport
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.12 Road network capacity
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing Out Crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.12 Implementing the London View Management Framework
Policy 7.13 Safety, security and resilience to emergency
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 7.18 Protecting local open space and addressing local deficiency
Policy 7.19 Biodiversity and access to nature
Policy 7.21 Trees and woodlands
Policy 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism
Policy 7.27 Blue Ribbon Network: supporting infrastructure and recreational use
Policy 7.28 Restoration of the Blue Ribbon Network

Haringey Local Plan 2013-2026

SP0 Presumption in Favour of Sustainable Development
SP1 Managing Growth
SP2 Housing
SP4 Working Towards a Low Carbon Haringey
SP5 Water Management and Flooding
SP6 Waste and Recycling

SP7 Transport
SP8 Employment
SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
SP10 Town Centres
SP11 Design
SP12 Conservation
SP13 Open Space and Biodiversity
SP14 Health and Well-being
SP15 Culture and Leisure
SP16 Community Facilities

Saved Unitary Development Plan 2006 Policies

UD3 General Principles
UD7 Waste Storage
UD10 Advertisements
ENV5 Works Affecting Watercourses
ENV6 Noise Pollution
ENV7 Air, Water and Lighting
ENV11 Contaminated Land
HSG2 Change of use to residential
EMP5 Promoting employment uses
TCR2 Out of town centre development
TCR3 Protection of shops in town centres
TCR4 Protection of local shops
TCR5 A3 Restaurants and cafes, A4 Drinking establishments & A5 Hot Food Take Aways
M8 Access Roads
M9 Car free residential developments
M10 Parking for Development
OS17 Tree Protection, tree masses and spines
CSV8 Archaeology

Supplementary Planning Guidance

Haringey Heartlands Development Framework 2005

SPG1a 'Design Guidance'
SPG2 Conservation and Archaeology
SPG4 Access for All – Mobility Standards
SPG5 Safety by Design
SPG6a Shopfront, signage and Security
SPG7a 'Vehicle and Pedestrians Movement'
SPG7b 'Travel Plans'
SPG7c 'Transport Assessments'
SPG8a 'Waste and Recycling'
SPG8b 'Materials'

SPG8c Environmental Performance
SPG8d Biodiversity/landscaping/trees
SPG8e Light Pollution
SPG8f 'Land Contamination'
SPG9 'Sustainability Statement'
SPG10a 'The negotiation, management and monitoring of planning obligations'
SPG10b 'Affordable Housing'
SPG10c 'Educational Needs generated by new housing development'
SPG 11c Town Centre Retail Thresholds
Open Space and Recreational Standards SPD
Sustainable Design and Construction SPD

SPD - Housing ('Density, Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes')

Mayor's Housing SPG
Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG

6.0 CONSULTATION

6.1 The Council undertook wide consultation on the original outline application. This included statutory consultees, internal Council services, Ward Councillors and over 3,400 local residents and businesses. The same consultees were consulted for this current application. Below is the list of consultees

6.2 Statutory Consultees:

- The Greater London Authority (GLA)
- Transport for London (TfL)
- City of London
- The Metropolitan Police – Crime Prevention
- Network Rail
- Department of Transport
- London Fire & Emergency Planning Authority
- English Heritage
- Natural England
- Environment Agency
- Thames Water
- British Waterways
- London Waste
- London Planning Advisory Committee
- North London Chamber of Commerce
- Alexandra Palace Manager
- Alexandra Park and Palace Statutory Advisory Committee
- Urban Initiatives

6.3 Internal Consultees

- Building Control
- Transportation
- Waste Management
- Legal
- Food and Hygiene
- Strategic and Community Housing
- Environmental Health
- Arboricultural
- Parks
- Policy
- Education – Children and Young People
- Property Services
- Housing
- Economic Regeneration
- Design and Conservation

6.4 External Consultees

- Ward Councillors – Noel Park
- Ward Councillors – Hornsey
- Ward Councillors – Harringay
- Ward Councillors – Alexandra
- Ward Councillors – Northumberland Park

- Hornsey CAAC
- Alexandra Palace Residents Association
- Alexandra Park and Palace CAAC
- Parkside Malvern Residents Association
- Avenue Gardens Residents Association

6.5 Local Residents

6.5.1 Just over 3,400 residential and commercial properties in the local area have been consulted by individual letters and notices were placed around the site and in the local press.

6.5.2 Written objections were received from 11 local residents and businesses as well as from the Parkside Malvern Residents Association, Alexandra Palace Conservation Area Advisory Committee, Greater London Industrial Archaeology Society and Victorian Society. In summary, the objections raised the following points:

- Objections to any further development being permitted beyond that of the consent
- Details of the impact on surrounding residents and businesses is unclear (especially the Olympia Trading Estate)

- Impact from dust, noise, waste, traffic, pollution, lighting, security stemming from the site preparation works
- Objections to the loss of the gasholders, Olympia Trading Estate, design, appearance and impact on traffic of the consented scheme

6.5.3 Comments received and officer responses are attached in Appendix 1. Any further comments received will be reported to Members on the day of Planning Sub Committee.

6.5.4 Two development management forums were held in the West Indian Cultural Centre in the evenings of the 21st of January and 12th of February 2014. The first forum was attended by 30 people and the second by 36 people. A summary of the points raised is provided in Appendix 2.

6.5.5 Prior to the submission of the application, the applicant undertook their consultation. This consisted of:

- Two public exhibitions on the 9th and 10th October 2013 (attended by 25 and 18 people respectively).
- Letters to key political and community stakeholders explaining the application and inviting them to the October exhibitions
- Information leaflets and invitations to the October exhibitions sent to 5,800 local residents and businesses with a further reminder flyer sent to the 500 closest properties
- A meeting with the Parkside Malvern Residents Association on the 13th November 2013

6.5.6 The merits of the proposal cannot be considered as part of this s.73 application as these issues are established in the previous permission. As such the retention of the gasholders cannot be revisited at this stage.

6.5.7 The full details of the applicant's engagement and the responses received is available in the applicant's submitted Statement of Consultation November 2013.

7.0 ANALYSIS / ASSESSMENT OF APPLICATION

7.1 Background

7.1.1 As set out in paragraph. 4.1, outline planning permission was granted on 21 March 2012 under reference: HGY/2009/0503 for the demolition of existing structures and redevelopment to provide a residential, mixed-use development. The permission was issued with a comprehensive list of conditions, some of which need to be discharged prior to commencement of works ("pre-commencement conditions").

7.1.2 The applicants, NGP and the GLA, secured the outline permission with a view to selling the site to a developer who will then develop the detailed proposals for the site and seek their approval from the Council through the reserved matters process and discharge of conditions imposed on the outline planning permission. In order to make development of the site feasible and attractive to developers, the applicant intends to undertake certain site preparation and enabling works before putting the site onto the market.

7.1.3 However, the wording of the conditions in the current permission is such that before any work can commence on site (including demolition of any building, site cleaning and remediation) every detail of the development would need to be designed and approved by the Local Planning Authority. Consequently, the applicant is seeking to amend the conditions attached to the planning permission so that necessary work to clear and remediate the site can take place without having to discharge every condition. The details of these amendments are provided below.

7.2 Proposal explanation

7.2.1 The proposed amendment has two elements. First, a definition of “site preparation works” to identify the necessary preparation work is proposed. The proposed definition for “site preparation works” is

“Works of demolition (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate), surveys, site clearance, works of archaeological or ground investigation or remediation, the erection of fencing or hoardings, the provision of security measures or lighting, the erection of temporary buildings or structures associated with the development, the laying, removal or diversion of services, the provision of construction compounds or piling works) the removal of hard-standing, construction of temporary access, temporary highway works temporary internal estate roads and relocation and erection of the Pressure Reduction Stations.”

7.2.2 Second, the relevant pre-commencement conditions are proposed to be amended so that their discharge is not required when these “site preparation works” occur, but will be required before any further development takes place. For example, condition 10 relates to dwelling numbers and dwelling mix and is currently worded as follows:

The outline planning permission hereby approved for a residential-led mixed use development shall not exceed 1080 separate dwelling units, whether flats or houses. The dwelling mix shall be approved in writing by the LPA in consultation with the GLA, prior to commencement.

It is therefore proposed that the wording be amended to

The outline planning permission hereby approved for a residential-led mixed use development shall not exceed 1080 separate dwelling units, whether flats or houses. The dwelling mix shall be approved in writing by the LPA in consultation with the GLA, prior to commencement of the development with the exception of the Site Preparation Works.

7.3 With the above amendment, it would be possible to undertake the preparation works before the dwelling mix is finally determined.

7.4 This amendment is proposed for the following conditions (with variations to suit the particular wording of each condition). The amendments are italicised in the list of conditions under the recommendation in section 9.0:

- 1- Reserved Matters
- 2 – Phasing Programme
- 7 – Maximum Dwelling Numbers
- 8 – Accessibility and Lifetime Homes

- 10 – Landscaping – Landscaping Scheme
- 11 – Landscaping – Implementation/Maintenance
- 15 – Ecological Management
- 17 – Contaminated Land Verification Report
- 19 – Method Piling
- 22 – Construction Environmental Management Plan
- 23 – Construction Dust Mitigation
- 26 – CCTV and Security
- 27 – External Lighting Strategy
- 28 – Surface Water Drainage
- 29 – Water Supply Impact Study
- 30 – Waste Storage and Recycling
- 31 – BREEAM – Design Stage Assessment
- 35 – Transportation - Parking Provision – Electric Vehicles
- 36 – Transportation - Cycle Parking
- 37 – Transportation - Travel Plan and Car Club
- 38 – Details of Flues
- 40 – Shopfronts
- 47 – Environment Agency - Landscape Management Plan
- 49 – Environment Agency - Foul and Contaminated Water
- 55 – Network Rail – Fencing
- 59 – Satellite Aerials
- 62 – Ventilation
- 66 – Energy
- 67 – Code For Sustainable Homes
- 70 – Air Quality Assessment

7.5 Assessment

- 7.5.1 The application is made under s.73 of the Town and Country Planning Act 1990 which allows for the variation of conditions of an extant planning permission. Under a s.73 application the merits of the approved scheme cannot be revisited however, permission cannot be granted to extend the timelimit for which a development must be started or an application approval of reserved matters must be made.
- 7.5.2 Haringey Local Plan policy SP0 states that planning applications that constitute sustainable development will be approved without delay, unless material considerations indicate otherwise.
- 7.5.3 The principle of the development, including the site preparation works, has been accepted under the original outline permission. The application does not seek to amend the type or amount of development permitted under the outline permission. Nor does it seek to change the level of detail required to

be submitted across the life of the development. The application seeks only to amend the phasing of the submission of information.

7.5.4 Those conditions which require the submission of details pertinent to the works identified as “site preparation works” will remain in place. For example Condition 22 would still require a Construction Environmental Management Plan to be submitted prior to any work. Therefore, the opportunity to assess the measures to mitigate impacts arising from the site preparation will remain. Consequently, there would be no implications for the impacts and merits of the scheme as approved.

7.5.5 Details of the following would still need to be approved prior to site preparation works commencing:

- Condition 12 – arboricultural method statement and tree protection plan
- Condition 13 – method statement for removal/management/eradication of Japanese knotweed
- Condition 14 – details of boundary treatment (fences, walls etc)
- Condition 16 – site wide pollution prevention strategy
- Condition 17 – Contaminated land verification report
- Condition 19 – method of piling (for site preparation works phase)
- Condition 20 – archaeological watching brief
- Condition 21 – details of hoardings
- Condition 22 – Construction logistics travel plan, construction traffic management plan (CTMP) and Construction Environmental Management Plan (CEMP) including:
 - Public safety, amenity and site security
 - Operating hours, noise and vibration
 - Air and dust management
 - Storm water and sediment control
 - Waste and materials re-use
 - Considerate Constructors Scheme
- Condition 25 – onsite contact for residents maintained on a 24 hour basis
- Condition 43 – structural survey of Moselle Brooke
- Condition 45 – Site investigation and contaminated land remediation
- Condition 49 – surface, foul and contaminated water management scheme (for site preparation works phase)
- Condition 50 – Notification of Network Rail
- Condition 56 – details of drainage in respect of Network Rail land
- Condition 68 – Establishment of residents and businesses liaison group:
 - informing local residents and businesses of the design and development proposals;
 - informing local residents and businesses of progress of pre-construction and construction activities;

- considering methods of working such as hours and site traffic;
 - 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;
 - producing a leaflet prior to commencement of demolition for distribution to local residents and businesses identifying progress of the Development and which shall include an invitation to register an interest in the Liaison Group;
 - providing advanced notice of exceptional works or deliveries;
 - providing telephone contacts for residents advice and concerns.
- The Liaison Group will meet at least once every month with the first meeting taking place one month prior to Implementation and the meetings shall become bi-monthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

7.5.6 The information required under conditions 19 – Piling, 17 - Contaminated land verification report 22 - Construction Environmental Management Plan, Logistics Travel Plan, and Construction Traffic Management Plan, 23 – Dust Management and 49 – Foul and surface water drainage would also be required to be submitted for each subsequent phase of the development.

7.5.7 It was evident from the public consultation that it is key that good engagement and communication takes place between the applicant/developers and local residents and business during the life of the development. Condition 68 requires the applicant to establish and maintain a Liaison Group with residents and businesses. From the consultation it was found that it was not clear that businesses were to be included in this process. The condition already refers to residents and businesses but to make it clearer, the name of the group will be changed to Local Residents and Businesses Liaison Group. An informative will be applied stating that the makeup of the liaison group be agreed with the Council.

Recent policy changes

7.5.8 Since the approval of the outline permission in 2012, there have been a number of changes to planning policy however these are considered to have no significant impact on the scheme. This is explained below.

London Plan 2011

7.5.9 Policy 5.2 of the London Plan ‘Minimising Carbon Dioxide Emissions’ sets out the requirements for carbon emission reductions for new development.

The 2012 permission was assessed against this policy and in particular the 2010-2013 target for residential buildings which sought a 25% improvement on the 2010 building regulations. Since the 2012 permission, the target improvement sought by this policy has changed to 40%.

- 7.5.10 The proposed development includes a Combined Heat and Power system with biomass boilers, achieving a 26% reduction in carbon emissions and meeting the requirements of Policy 5.2. As the current application does not seek to amend the amount, type or characteristic of the approved development, only the timing of information to be submitted, it is not considered appropriate to apply the higher target in this instance.
- 7.5.11 Condition 9 required that the design of the residential units shall comply with the London Plan 2011 and the standards set out in the London Housing Design Guide Interim Edition (August 2010). This guide has been replaced by the London Housing Supplementary Planning Guidance 2012 and the condition is amended accordingly to reflect this.

Haringey Local Plan: Strategic Policies 2013-2016

- 7.5.12 In March 2013, Haringey formally adopted its Local Plan. The policies within the document are strategic in nature and are in accordance with those policies in force during the assessment of the earlier permission. However, a number of policies have specific requirements which are relevant to the application.
- 7.5.13 Policy SP4 “Working towards a Low Carbon Haringey” sets a target for reduction of carbon emissions of 25% for residential development with 20% provided by on-site renewable energy. Residential development must also meet Code for Sustainable Homes Level 4. The development still meets these requirements.
- 7.5.14 Policy SP13 'Open Space and Biodiversity' seeks to ensure that new developments protect and improve Haringey's parks and open spaces and provide adequate amenity space. The policy requires developments to provide children's informal or formal play space to meet a minimum of 3sqm as set out in the Council's Open Space Standards SPD and an aspirational target of 10sqm as set out in the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation. The development exceeds both of these targets.
- 7.5.15 The development is therefore considered to still be in compliance with planning policy.

7.6 Variation of s106

- 7.6.1 The outline permission has an attached s106 agreement which requires contributions towards education, transport, healthcare, open space improvement, community facilities and employment skills and training.

Similar to how the conditions are worded, the s106 is currently worded so that any development on site would trigger these obligations. Therefore, the s106 is proposed to be amended by a Deed of Variation so that the obligations are triggered by development excluding “Site Preparation Works” as defined above. As the nature of the contributions does not change, this variation is considered to have no impact on the merits of the approved scheme.

7.7 Environmental Impact Assessment

- 7.7.1 The development approved under the outline permission is “schedule 2 development” within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, being an urban development project where the area of development exceeds 0.5 hectares. As such, an Environmental Impact Assessment (EIA) was required and it was considered acceptable. As a section 73 application to vary condition results in the issuing of a new permission, an EIA is also required to be submitted.
- 7.7.2 In accordance with the nature of the application, the current assessment has reviewed the previous environmental statements to determine whether the current S73 application would bring about any changes in environmental effect such that the findings of the previous ES are no longer adequate.
- 7.7.3 Through this assessment it has been determined that the proposed variations to the conditions attached to the 2012 outline planning permission will not have a material impact on the environmental effects predicted.

8.0 SUMMARY AND CONCLUSION

- 8.1 The application site forms part of a wider strategic regeneration area known as Haringey Heartlands and is identified in the London Plan 2011, Haringey Local Plan: Strategic Policies 2013-2016 and Haringey Heartlands Development Framework SPD.
- 8.2 Outline planning Permission was granted on 21 March 2012 under reference: HGY/2009/0503 for the demolition of existing structures and redevelopment to provide a residential, mixed-use development, comprising Between 950 to 1,080 residential units, offices, retail/financial services uses, restaurant /cafe/drinking establishment uses, community/assembly leisure uses and association parking, open space and infrastructure works.
- 8.3 The applicant secured the outline permission with a view to selling the site to a developer, who will then develop the detailed proposals for the site and seek their approval from the Council through the reserved matters

process and discharge of conditions.

- 8.4 In order to prepare the site for sale it is proposed that the wording of the conditions be amended under a Section 73 application so that a defined set of works known as “site preparation works” can take place without triggering the requirement to submit all reserved details and completion of all s106 contributions.
- 8.5 Officers have assessed these amendments and consider that they would only affect the timing of submission of information to the Local Planning Authority and would no impact on the merits of the approved scheme.
- 8.6 The application should therefore be approved subject to conditions as varied and s106 agreement.

9.0 RECOMMENDATION

GRANT VARIATION OF CONDITIONS subject to referral to Mayor of London and conditions and s106 Legal Agreement

RESERVED MATTERS

1. The application is granted in OUTLINE, in accordance with the provisions of Regulations 3 & 4 of the Town & Country Planning (General Development Procedure) 1995 and before any development *with the exception of the Site Preparation Works* is commenced, the approval of the Local Planning Authority shall be obtained to the following reserved matters, namely: a) Scale (within parameter plan range (Drawing Ref: P003(REV06) – Maximum and Minimum Storey Heights); b) Layout c) Landscape and d) Appearance.

Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990.

TIME LIMIT – RESERVED MATTERS

2. Application must be made to the Local Planning Authority for approval of any matters reserved in this OUTLINE planning permission not later than the expiration of 5 years from the date of this Permission, and the development hereby authorised shall be started not later than whichever is the later of the following dates, failing which the permission shall be of no effect:

- a. the expiration of 5 years from the date of this permission; or
- b. the expiration of 2 years from the final date of approval of any of the reserved matters.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990.

IN ACCORDANCE WITH APPROVED PLANS

3. The development hereby authorised shall be carried out in complete accordance with the plans and specifications (except for the Design and Access Statement which is for illustrative purposes only) submitted to, and approved in writing by the Local Planning Authority.

PHASING PROGRAMME

4. No development *with the exception of the Site Preparation Works* shall take place until a programme of phasing for implementation of the whole development has been agreed in writing by the Local Planning Authority. Any amendment to the approved phasing programme must be first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory comprehensive development within a reasonable timescale and proper planning of the area.

MATERIALS

5. At the reserved matters stage, full details of the external appearance of the development, including samples of all materials to be used for all external facing surfaces and roofing materials for each phase of the development, as set out in an agreed phasing plan, shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced on that phase. Samples shall include sample panels in addition to a schedule of the exact product references. All approved materials shall be erected in the form of a samples board and shall be retained on site throughout the works period for the phase concerned. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure a comprehensive and sustainable development and to achieve good design throughout the development.

MAXIMUM BUILDING HEIGHTS

6. The maximum height of the proposed development, including lift overruns, rooftop plant etc, shall be no greater than indicated on the parameter plan Drawing Number P003(REV06) – Maximum and Minimum Storey Heights.

Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

MAXIMUM DWELLING NUMBERS

7. The outline planning permission hereby approved for a residential-led mixed use development shall not exceed 1080 separate dwelling units, whether flats or houses. The dwelling mix shall be approved in writing by the Local Planning Authority in consultation with the Greater London Authority, prior to commencement *of the development with the exception of the Site Preparation Works*.

Reason: To ensure a comprehensive and sustainable development in order to control the overall density levels within the development.

ACCESSIBILITY AND LIFETIME HOMES

8. Within the development hereby approved, at least 10% of the dwellings shall be wheelchair accessible or easily adaptable for residents who are wheelchair users. This percentage should be applied to both market and affordable housing, should be evenly distributed throughout the development, and cater for a varying number of occupants. In addition, 100% of the dwellings shall be built to meet Lifetime Homes standards, unless otherwise agreed in writing by the Local Planning Authority. Evidence of compliance with the above shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of each phase of the development *comprising dwellings*.

Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.

HOUSING DESIGN STANDARDS

9. The development shall comply with the *London Plan (2011) Policy 3.5* and *London Housing Supplementary Planning Guidance 2012* space standards and as far as practical shall meet all other requirements within the *London Housing Supplementary Planning Guidance 2012*, particularly the requirements dual aspect units.

Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.

LANDSCAPING – LANDSCAPING SCHEME

10. At the reserved matters (*excluding the reserved matters for the utility compounds as shown on plan P006/05*) stage, full landscaping scheme for the entire site shall be submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include a) those existing trees to be retained; b) those existing trees to be removed; c) those new trees and shrubs to be planted together with a schedule of species d) roof top gardens/allotments/amenity space e) hard surfacing f) boundary treatment e) street furniture. *At the reserved matters stage for the utility compounds, as shown on Plan P006/05, a landscaping scheme to be submitted to the Local Planning Authority for approval which shall include details of the interim landscaping scheme for the utility compounds as shown on plan P006/05.*

Reason: To enhance the appearance of the development and in the interest of safeguarding the amenities of residents in the area.

LANDSCAPING – IMPLEMENTATION/MAINTENANCE

11. All landscaping and ecological enhancement works, including planting, seeding or turfing comprised in the approved scheme of landscaping as described in condition "Landscaping – Landscaping Scheme" shall be completed no later than the first planting and seeding seasons following the occupation of the building or the completion of the development in each phase, whichever is the sooner. Any trees or plants which within a period of FIVE years from the completion of that phase of development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority *save that the interim landscaping scheme for the for the utility compounds, as shown on Plan P006/05 referred to in Condition 10, shall be replaced in accordance with the landscaping scheme.* All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area.

LANDSCAPING – PROTECTION OF EXISTING TREES

12. No development shall commence until an Arboricultural method statement, including a tree protection plan, has been prepared in accordance with BS5837:2005 "Trees in Relation to Construction", and approved by the Local Planning Authority. A pre-commencement site meeting must be specified and attended by all interested parties, (Site manager, Consultant Arboriculturalist, Council Arboriculturalist and Contractors) to confirm all the protection measures to be installed for trees. Robust protective fencing / ground protection must be installed prior to commencement of construction activities on site and retained until completion. It must be designed and installed as recommended in the method statement. The protective fencing must be inspected by the Council Arboriculturalist, prior to any works commencing on site and remain in place until works are complete.

Reason: To protect the trees which are to be retained and in the interest of the visual amenities of the area.

JAPANESE KNOTWEED

13. Prior to the commencement of the development, a detailed method statement for the removal or long-term management/eradication of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, trimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement. Please note that if any of the Japanese knotweed plants are close to water, including watercourses, ditches or standing water, then Environment Agency consent is required if it is to be treated with a herbicide.

Reason: In order to ensure the eradication of Japanese Knotweed which is an invasive plant and the spread of which is prohibited under the Wildlife and Countryside Act 1981.

BOUNDARY TREATMENT

14. Notwithstanding the details contained within the plans hereby approved, full details of boundary treatments, including fencing and gates, to the entire site be submitted to and approved by the Local Planning Authority prior to the commencement of the development.

Reason: In order to safeguard the visual amenity of the area and to ensure adequate means of enclosure for the proposed development.

ECOLOGICAL MANAGEMENT

15. The development hereby approved shall not commence *with the exception of the Site Preparation Works* until full details of a site wide Ecology Management Strategy including an Ecological Mitigation and Management Plan which shall provide details of how the proposed measures will be monitored, managed and funded in the future, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed development maximises the ecological potential of the site

POLLUTION PREVENTION

16. The development hereby approved shall not commence until full details of a site wide Pollution Prevention Strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that the proposed development prevents pollution of the environment.

CONTAMINATED LAND – VERIFICATION REPORT

17. *No phase of the* development shall not be occupied or brought into use *until* verification by a competent person approved under the provisions of Condition “Contaminated Land – Remediation Strategy” that any remediation scheme required *for that phase* and approved under the provisions of the above condition has been implemented fully in accordance with the approved details, shall be submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority such verification shall comprise: (a) as built drawings of the implemented scheme; (b) photographs of the remediation works in progress; and (c) certificates demonstrating that imported and/or material left in situ is free from contamination. Thereafter the scheme shall be monitored and

maintained in accordance with the scheme approved under Condition “Contaminated Land – Remediation Strategy”.

Reason: To safeguard the health of future residents or occupiers of the site.

USE OF CLEAN UNCONTAMINATED MATERIAL

18. No soils or infill materials shall be imported onto the site until it has been satisfactorily demonstrated that they present no risk to human health and the environment. Documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis, test results, shall be submitted to and approved by the Local Planning Authority prior to that import. The import on site of material classified as ‘waste; is only acceptable with the prior written approval of the Local Planning Authority.

Reason: To ensure that no contaminated land is brought on site.

METHOD OF PILING

19. *No phase of the* development hereby approved (including the Site Preparation Works) shall commence until the method of piling foundations *for that phase of* development for the development has been submitted to and approved in writing by the Local Planning Authority prior to any development commencing. Piling or any other foundation designs using penetrative methods shall not be permitted except for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent the contamination of the underlying aquifer.

ARCHAEOLOGICAL WATCHING BRIEF

20. No development shall take place within the application site until the applicant has secured the implementation of an archaeological watching brief and a programme for the recording of built heritage structures, including the existing gas holders, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that archaeological remains on the site shall be adequately investigated and recorded during the course of the development and the findings of such investigation and recording reported

HOARDINGS

21. Prior to the commencement of development full details of a scheme for the provision of hoardings around the site during the construction period including details of design, height, materials and lighting shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works

and unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the scheme as approved.

Reason: In order to have regard to the visual amenity of the locality and the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

22. *No phase of the* development hereby approved shall commence until a Construction Environmental Management Plan, including Site Waste Management Plan, Site Management Plan, Construction Logistics Travel Plan, construction traffic management plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority *for the relevant phase*. The Construction Management Plan shall include but not be limited to the following: a) Public Safety, Amenity and Site Security; b) Operating Hours, Noise and Vibration Controls; c) Air and Dust Management; d) Storm water and Sediment Control and e) Waste and Materials Re-use. The Site Waste Management Plan will demonstrate compliance with an appropriate Demolition Protocol. The development shall be carried out in accordance with the approved details. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to have regard to the amenities of local residents, businesses, visitors and construction sites in the area during construction works.

CONSTRUCTION DUST MITIGATION

23. *No phase of the* development shall commence until the appropriate mitigation measures to minimise dust and emissions are incorporated into the *phase* specific Construction Environmental Management Plan based on the Mayor's Best Practice Guidance (The control of dust and emissions from construction and demolition). This should include an inventory and timetable of dust generating activities, emission control methods and where appropriate air quality monitoring). This must be submitted to and approved in writing by the LPA prior to any works carried out *in the relevant phase*. Additionally the site or Contractor Company must be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried *in the relevant phase*.

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

CONSTRUCTION HOURS

24. Operations in relation to construction for which noise is greater than 50dBLAeq, 1 hour at the nearest residential boundary shall be restricted to the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1300 on Saturdays and at no time on Sundays or Statutory holidays without the prior written approval of the Local Planning Authority under Section 61 of the Control of Pollution Act 1974. The

following enabling activities shall be permitted to take place within a period one hour before and one hour after normal working hours:

- Arrival and departure of workforce on site;
- Deliveries and unloading;
- Check and examinations of plant and machinery (including test running) and the carrying out of essential repairs / maintenance to plant and machinery;
- Site inspections and safety checks; and
- Site clean-up

Reason: To ensure that the development does not prejudice the enjoyment of neighbouring occupiers of their properties.

CONSTRUCTION – ON-SITE CONTACT

25. At the time of the commencement of works, an onsite contact shall be provided on a 24 hour per day basis for residents to report any disturbances or issues arising from the construction of the site

Reason: To ensure that any disruption to neighbouring residents can be reported immediately.

CCTV AND SECURITY LIGHTING

26. At the reserved matters stage *for each phase*, a scheme showing full details of the following *for that phase* shall be submitted to and approved in writing by the Local Planning Authority.

- a) CCTV;
- b) Security lighting

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities and in order to ensure the location of CCTV protects the privacy of neighbouring residential properties.

EXTERNAL LIGHTING STRATEGY

27. At the reserved matters stage *for each phase*, an external lighting strategy for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The details of the external lighting for each phase shall be in accordance with the approved strategy.

Reason: In order to ensure that the proposed development achieves the safer places attributes as detailed by Planning Policy Statement 1: Safer Places: The Planning System & Crime Prevention and to prevent crime and create safer, sustainable communities

SURFACE WATER DRAINAGE

28. At the reserved matters stage *for each phase*, details of a scheme for the surface water drainage works including the provision of a Sustainable Urban Drainage System shall be submitted to and approved by the Local Planning Authority (in consultation with Thames Water) prior to the commencement of works within that part of the site. The surface water drainage details shall include that petrol/oil interceptors shall be fitted in all car parking/washing/repair facilities and an Impact Study of existing Sewerage infrastructure.

Reason: In order to ensure the satisfactory surface water drainage of the site.

WATER SUPPLY IMPACT STUDY

29. At the reserved matters stage *for each phase*, a Water Supply Impact Study for that phase of the development, including full details of anticipated water flow rates, and detailed site plans shall be submitted to, and approved in writing by the Local Planning Authority (in consultation with Thames Water).

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand

WASTE STORAGE AND RECYCLING

30. At the reserved matters stage, (*excluding the reserved matters for the utility compounds as shown on Plan P006/05*) details of the arrangements for storage and collection of refuse for each phase of the development, including location, design, screening, operation and the provision of facilities for the storage of recyclable materials shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out only in accordance with the details so approved and shall be permanently retained thereafter.

Reason: To ensure good design, to safeguard the amenity of the area and ensure that the development is sustainable and has adequate facilities for the storage of waste and recyclable materials.

BREEAM – DESIGN STAGE ASSESSMENT

31. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM). A BREEAM design stage assessment shall be submitted to the Local Planning Authority prior to the commencement of construction *on the site except the utility compounds as shown on Plan P006/05*. The BREEAM design stage assessment will be carried out by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

BREEAM CERTIFICATE

32. The development hereby permitted shall be built to a minimum standard of “Very Good” under the Building Research Establishment Environmental Assessment Method (BREEAM). Within THREE months of the occupation of the completed development, a copy of the Post Construction Completion Certificate for the relevant building verifying that the “Very Good” BREEAM rating has been achieved shall be submitted to the Local Planning Authority. The Certificate shall be completed by a licensed assessor.

Reason: To ensure that development takes place in an environmentally sensitive way.

TRANSPORTATION – S72 AGREEMENT

33. The developer will be required to dedicate a 3m strip of land by way of a section 72 agreement along Mary Neuner Road to construct the proposed vehicular inset parking as per Drawings No’s 0083-B-23 and 0083-B-24 as submitted by the applicant’s consultant Savell Bird and Axon.

Reason: Ensure safe and efficient vehicle access.

TRANSPORTATION – PARKING PROVISION

34. The applicant shall provide 23 per cent (276 car spaces) parking provision for the residential component of the development, including 60 disabled spaces.

Reason: To ensure appropriate levels of car parking within the development.

TRANSPORTATION – PARKING PROVISION – ELECTRIC VEHICLES

35. At the reserved matters stage (*excluding the reserved matters for the utility compounds as shown on Plan P006/05*), details of electric vehicle provision within the parking areas (which shall include a minimum of 20 per cent of all parking spaces and an additional 20 per cent passive provision for electric vehicles in the future) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure adequate provision of electric vehicle infrastructure within the development.

TRANSPORTATION - CYCLE PARKING

36. At the reserved matters stage (*excluding the reserved matters for the utility compounds as shown on Plan P006/05*) a detailed plan for cycle parking which shall include a) 1 cycle rack per residential unit; b) 50 cycle spaces for the shop/office/community aspects of the development (36, 4 and 10 cycle spaces correspondingly) and c) secure shelters, shall be submitted to and approved in writing by the local planning authority.

Reason: In order to ensure adequate provision of safe and secure cycle parking.

TRANSPORTATION – TRAVEL PLAN AND CAR CLUB

37. At the reserved matters stage (*excluding the reserved matters for the utility compounds as shown on Plan P006/05*), Travel Plans and welcome pack, in compliance with Transport for London Guidance, shall be submitted to and approved in writing by the local planning authority, at least 3 months in advance of occupation of each phase of the development (*excluding the occupation of the utility compounds as shown on Plan P006/05*). The Car Club scheme and number of onsite Car Club car parking spaces to be agreed as part of the Travel Plan.

Reason: In order to encourage the use of sustainable modes of transport for journeys to/from the site.

DETAILS OF FLUES

38. *Within each phase* full details of the location and appearance of any flues, including height, design, location and sitting shall be submitted and approved in writing by the Council before work commences *on that phase*.

Reason: To ensure a comprehensive and sustainable development and to achieve good design through the development.

COMMERCIAL PREMISES – ACCESS

39. The commercial premises shall be minimum door widths of 900mm and a maximum threshold of 25mm to allow access to people with disabilities and people pushing double buggies.

Reason: In order to ensure that the premises are accessible to all those people who could be expected to use it, in accordance with policy RIM 2.1 “Access for All” of the Haringey Unitary Development Plan (2006).

SHOPFRONTS

40. *Within each phase* detailed plans of the design and external appearance of the shopfronts, including detailed design of the fascias, shall be submitted to and approved in writing by the Local Planning Authority at the reserved matters stage.

Reason: In the interest of visual amenity.

SIGNAGE

41. Prior to the commencement of the use, precise details of any signage proposed as part of the development shall be submitted to and approved in writing by the local planning authority.

Reason: to achieve good design throughout the development and to protect the visual amenity of the locality.

HOURS OF OPERATION – A3, A4 and A5 Uses

42. Any restaurant (A3), public house and wine bar (A4) or takeaway (A5) use shall not be operated before 0800 or after 2400 hours on any day of the week.

Reason: In order to ensure that the proposed development does not prejudice the amenities of the future occupiers of the development.

ENVIRONMENT AGENCY – STRUCTURAL SURVEY

43. The development hereby permitted shall not be commenced until such time as a structural survey of the Moselle Brooke culvert to identify the life of the flood defences compared to the life of the development has been submitted to, and approved in writing by, the local planning authority. If the assessment identifies that the life of the culvert is not commensurate with the life of the development, then a scheme of remedial measures shall be submitted to and approved in writing by the Local Planning Authority before development commences. Development shall proceed only in accordance with the approved remedial measures.

Reason: To ensure that the flood defences have a life commensurate with the life of the development in order to safeguard the development and area from the risk of flooding.

ENVIRONMENT AGENCY – FLOOD RISK ASSESSMENT

44. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Waterman Group (C-37407-10-ES-002 Rev: A05 February 2009) and the following mitigation measures detailed within the FRA:

- Limiting the surface water run-off generated so that it will not exceed a run-off rate of 17.7ls/ha from the site and not increase the risk of flooding off-site.
- Provision of attenuation of surface water on site through the use of SUDS systems including living roofs, permeable paving and a swale and the use of storage tanks.
- Building and structures on site to be set a minimum of 8m back from the outer culvert wall of the Moselle Brook.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and to ensure the structural integrity of and access to existing flood defences thereby reducing the risk of flooding.

ENVIRONMENT AGENCY – SITE INVESTIGATION AND CONTAMINATED LAND

45. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: There are controlled water bodies at, and in the vicinity of the proposed development site, which could be polluted by the known soil and shallow (perched) groundwater contamination which exists at the site. The identified Controlled Water bodies are the Moselle Brook, the New River, the reservoirs to the west and the deeper groundwater system that underlies the site. The deeper groundwater and the New River are used to supply drinking water to the public and therefore must be kept free from pollution. The Moselle Brook which flows through the site in culvert flows into Pymmes Brook to the east. If pollution were to enter the brook it would have a detrimental impact on aquatic life in the brook and also to its aesthetic appeal. As such, site investigation is required to assess the risk that the contamination at the site poses to Controlled Waters.

Note: The information provided to the Environment Agency in the report titled 'Environmental Statement' which was prepared by Waterman Energy, Environment & Design and dated February 2009 (Ref EN6847/R/2.1.1/MN) is sufficient to satisfy Part 1 of this condition. Also, part of the site has previously been investigated and remediated to an acceptable standard with regards to any risk posed to Controlled Waters. This area is referred to as the Spine Road and is detailed in Celtic Technologies report titled 'Haringey Heartlands Spine Road Improvement Corridor - Factual Validation Report' dated October 2008 (Ref R1199/08/3325). The above recommended condition is not applicable to this part of the site.

ENVIRONMENT AGENCY – PILING

46. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: Piled foundations are proposed to facilitate development at the site. The advancement of such foundations through contaminated material, which is known to be present in the soil and shallow (perched) groundwater at the site, has the potential to mobilise contaminants and result in their release into the deeper groundwater system. The deeper groundwater underlying the site is abstracted a short distance from the site and is used to supply drinking water to the public. Therefore, it is very important that a suitable piling design and methodology is used as to not to pollute the deeper groundwater system below the site.

ENVIRONMENT AGENCY – LANDSCAPE MANAGEMENT PLAN

47. Prior to the commencement of development (*excluding Site Preparation Works*) a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved.

Reason: This condition is necessary to protect the natural features and character of the area and identify opportunities for enhancement of biodiversity.

ENVIRONMENT AGENCY – PLANTING

48. Planting all landscaped areas (except privately owned domestic gardens but including green roofs) shall be of locally native plant species only, of UK genetic origin.

Reason: The use of locally native plants in landscaping is essential to benefit local wildlife and to help maintain the region's natural balance of flora. Native insects, birds and other animals cannot survive without the food and shelter that these plants provide. Introduced plants usually offer little to our native wildlife. Local plants are the essence of regional identity and preserve the character of the British landscape. Local plants are adapted to local soils and climate, so have low maintenance requirements. In addition, planting locally native plants helps to prevent the spread of invasive plants in the region.

ENVIRONMENT AGENCY – FOUL AND CONTAMINATED WATER

49. Before the commencement each phase of the development, including demolition, remediation and construction, a scheme to manage surface, foul and contaminated water on the site *for that phase* will be submitted to, and approved in writing by, the local planning authority. Each scheme shall be implemented as approved the Environment Agency asks to be consulted before approval.

Reason: To prevent the pollution of local surface and ground-waters and protect potable water supplies in the area.

NETWORK RAIL – DEVELOPMENT

50. Prior to the commencement of any works on site, developers must contact Network Rail to inform them of their intention to commence works. This must be undertaken a minimum of 6 weeks prior to the proposed date of commencement.

Reason: It is useful for Network Rail to inform drivers, maintenance, signallers and any other railway personnel involved in the operation of the railway of development occurring adjacent to the operational railway.

NETWORK RAIL – DEMOLITION

51. Any demolition of refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, the stability of the adjoining Network Rail structures.

Reason: To ensure that the railway is not damaged during demolition.

NETWORK RAIL – CONSTRUCTION

52. Any scaffold, cranes or other mechanical plant must be constructed and operated in a “fail safe” manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail’s Outside Parties Engineer on opsoutheast@networkrail.co.uk before any works begin. Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. Where vibro-compaction machinery is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Reason: To ensure railway infrastructure is not damaged during construction.

NETWORK RAIL – SITE LAYOUT

53. Any proposed buildings shall be at least 2 metres from the boundary with the operational railway, at least 5 metres from overhead power lines, or 3 metres from viaducts.

Reason: This will allow construction and future maintenance to be carried out from the application land, thus avoiding provision and costs of railway look-out protection, supervision and other facilities necessary when working from or on railway land.

NETWORK RAIL – NOISE AND VIBRATION

54. The potential for any noise/vibration impacts caused by the proximity between the proposed development and any existing railway must be addressed in the context of PPG24 and the local planning authority should use conditions as necessary. Consideration should be given to the need to provide for on-site residential amenity within the development site.

Reason: To mitigate noise and vibration from operational land.

NETWORK RAIL – FENCING

55. This development will create a trespass and vandalism risk on to the railway. In the interests of promoting public safety, before any part of the development (*except the utility compounds as shown on Plan P006/05*) is occupied, a 1.8 metre high trespass resistant fence should be erected. The new fencing provided must be independent of existing Network Rail fencing and a sufficient distance should be allowed between the fences to allow for future maintenance and renewal.

Reason: To prevent trespass.

NETWORK RAIL – DRAINAGE

56. No water or effluent should be discharged from the site or operations on the site into the railway undertaker's culverts or drains. Details of the proposed drainage must be submitted to, and approved by the Local Planning Authority, acting in consultation with the railway undertaker, and the works shall be carried out in accordance with the approved details.

Reason: To ensure the operation of the railway.

SECURE BY DESIGN

57. The development hereby authorised shall comply with BS 8220 (1986) Part 1 'Security Of Residential Buildings' and comply with the aims and objectives of the Police requirement of 'Secured By Design' and 'Designing Out Crime' principles. Reason: In order to ensure that the proposed development achieves the required crime prevention elements as detailed by Circular 5/94 'Planning Out Crime'.

SITE PARKING MANAGEMENT PLAN

58. That details of onsite parking management plan shall be submitted to and approved by the local planning authority prior to the commencement of the use of the undercroft car parking area. Such agreed plan to be implemented and permanently maintained in operation to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

SATELLITE AERIALS

59. Notwithstanding the provisions of Article 4 (1) and Part 25 of Schedule 2 of the General Permitted Development Order 1995, at the reserved matters stage (*excluding the reserved matters for the utility compounds as shown on Plan P006/05*), details of a scheme for satellite dish/aerials shall be submitted to and approved by the Local Planning Authority prior to the occupation of the *property in the relevant phase*, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

OPEN SPACE MANAGEMENT PLAN

60. That details of a management plan for the management and maintenance of the public and communal open spaces including roof top gardens, allotments, and children's play spaces shall be submitted to and approved by the Local Planning Authority prior to the occupation of the residential units such agreed details to be implemented and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that a satisfactory standard of amenity space and play facilities is maintained for the future occupiers of the proposed development.

NOISE

61. The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are exposed to levels indoors not more than 35 dB LAeq 16hrs daytime and not more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason: In order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

VENTILATION

62. Reserved matters applications *for any phase which residential units*, must be accompanied by a PPG24 (or any equivalent that may replace it) Noise Assessment and "cooling strategy" in accordance with BS8233 and Building Regulations to demonstrate that the residential units will comply with the criteria set out in condition 61 of this permission. The noise assessment must include a full acoustic report of how the flats will be insulated to reduce and mitigate external and internal noise/vibration break in and meet the requirements of condition 61 and provide

details of how the heating and ventilation system will provide adequate natural ventilation and adequate cooling to prevent overheating (no overheating in bedrooms and living rooms where in these rooms there is a need for windows to be kept shut to achieve compliance with the noise levels set in condition 61. No works shall commence (*excluding the Site Preparation Works*) until these details have been submitted to and approved by the local planning authority and the development carried out in accordance with those details approved.

Reason: In order to secure a comfortable internal environment for the occupants of the residential properties.

NOISE – PLANT

63. The design and installation of new items of fixed plant shall be such that, when in operation, the cumulative noise level LAeq Tr arising from the proposed plant, measured or predicted at 1m from the facade of any residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90 Tbg. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. A noise report shall be produced by a competent person(s) to demonstrate compliance with the above criteria, and shall be submitted to and approved by the local planning authority.

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

TRAVEL PLAN

64 That the applicant shall submit 2 travel plans, one for the residential one for the commercial use, the details of which shall be agreed in writing by the Local Planning Authority prior to the occupation of the proposed development. Such agreed details shall be implemented and permanently maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure sustainable travel and minimise the impact of the proposed development in the adjoining road network.

DETAILS OF CHILDRENS PLAY AREAS

65. No phase of residential development hereby permitted shall commence until a specification for the Children's Play Areas, has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with National Playing Field Association 'Six Acre Standard' Best Practise Guidance (2001) and, unless otherwise agreed in writing by the Local Planning Authority, should include the following as a minimum:

- i. An activity zone of at least 400sqm in area that caters for children of 4-8 years in age
- ii. At least 5 types of play equipment (i.e. balancing, rocking etc.)
- iii. Appropriate boundary treatment to provide a continuous and secure boundary

- iv. A barrier to limit the speed of a child entering or leaving the facility
- v. At least 10 metres between the edge of the play area and the boundary of the nearest property
- vi. Planting around the perimeter
- vii. Adequate adult seating provision
- viii. Signage
- ix. Litter bin

Reason: In the interests of health and safety of users of the site and the amenity of local residents.

ENERGY

66. A detailed energy strategy for the whole site shall be submitted with the detailed application for *the first phase of residential development*. This energy strategy should commit to meeting 2010 Building Regulations through energy efficiency alone. The details shall be approved by the Local Planning Authority and the development carried out in accordance with the approved details.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

CODE FOR SUSTAINABLE HOMES

67. Reserved Matters applications in respect of *each phase of the development which includes residential properties* shall be accompanied by an Independent Sustainability Assessment, in accordance with Building Research Establishment guidelines, demonstrating that the residential properties are to achieve a minimum Level 4 rating under the Code for Sustainable Homes.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development.

RESIDENTS AND BUSINESSES LIAISON GROUP

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

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

- (f) providing advanced notice of exceptional works or deliveries;
- (g) providing telephone contacts for residents advice and concerns.

The Liaison Group will meet at least once every month with the first meeting taking place one month prior to Implementation and the meetings shall become bi-monthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

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

THAMES WATER

69. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

AIR QUALITY ASSESSMENT

70. Before development commences (*excluding the Site Preparation Works*), an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority. It should also have regard to the air quality predictions and monitoring results from the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory. A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied. In determining both the significance of exposure to air pollution and the levels of mitigation required, consideration should be given to the following Air Pollution Exposure Criteria Table.

Reason: In order to monitor and mitigate, where necessary, air quality in the immediate vicinity of the development.

	Applicable Range Nitrogen Dioxide Annual Mean	Applicable Range PM10	Recommendation
APEC – A	> 5% below national objective	Annual Mean: > 5% below national objective	No air quality grounds for refusal; however mitigation of any emissions should be

		24 hr: > 1-day less than national objective	considered.
APEC – B	Between 5% below or above national objective	Annual Mean: Between 5% above or below national objective 24 hr: Between 1-day above or below national objective.	May not be sufficient air quality grounds for refusal, however appropriate mitigation must be considered e.g., Maximise distance from pollutant source, proven ventilation systems, parking considerations, winter gardens, internal layout considered and internal pollutant emissions minimised.
APEC – C	> 5% above national objective	Annual Mean: > 5% above national objective 24 hr: > 1-day more than national objective.	Refusal on air quality grounds should be anticipated, unless the Local Authority has a specific policy enabling such land use and ensure best endeavours to reduce exposure are incorporated. Worker exposure in commercial/industrial land uses should be considered further. Mitigation measures must be presented with air quality assessment, detailing anticipated outcomes of mitigation measures.

HEALTH AND SAFETY EXECUTIVE – REVOCATION OF HAZARDOUS SUBSTANCES CONSENT

71. No part of the development shall be occupied until The Hazardous Substances Consent for the gasholder station has been revoked or varied in accordance with the Planning Hazardous Substances Act 1990, as amended, such that the Health

and Safety Executive (HSE) does not advise that permission should be refused on safety grounds, and written confirmation of the necessary revocation or variation has been issued by the London Borough of Haringey as local planning authority.

Reason: In the interests of health and safety, it is necessary to ensure that the adjoining gas infrastructure will not present a risk to safety.

INFORMATIVES:

INFORMATIVE – DEFINITION OF SITE PREPARATION WORKS

“Site Preparation Works” is defined as *“Works of demolition (including the removal of the gas holders and remediation works but excluding the Olympia Trading Estate), surveys, site clearance, works of archaeological or ground investigation or remediation, the erection of fencing or hoardings, the provision of security measures or lighting, the erection of temporary buildings or structures associated with the development, the laying, removal or diversion of services, the provision of construction compounds or piling works) the removal of hard-standing, construction of temporary access, temporary highway works temporary internal estate roads and relocation and erection of the Pressure Reduction Stations”*”.

INFORMATIVE – AIR QUALITY ASSESSMENT

The Air Quality Review and Assessment for the London Borough of Haringey has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out - habitable rooms away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint - setting further away from source of poor air quality. 6) Having non openable windows.

The Air Quality Assessment report should have regard to the air quality predictions and monitoring results from the Authority’s Review and Assessment available from the Council web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) NSCA Guidance: Development Control: Planning for Air Quality and the Planning Policy Statement 23: Planning and Pollution Control; 2) Environment Act 1995 Air Quality Regulations, Planning Policy Statement 23: Planning and Pollution Control, Annex 1: Pollution Control, Air and Water Quality; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance, revised version January 2007.

INFORMATIVE – LONDON FIRE AND EMERGENCY PLANNING AUTHORITY

Burning is not the recommended method of disposing of waste materials and you should contact the Local Authority’s Environmental Health Department who will advise on any legislation or by-laws that may be applicable before such methods are employed.

However, if burning is to take place, then the following precautions should be taken:

All timber and other flammable materials are to be removed from the building and timber buildings are to be demolished, before burning is commenced, to prevent:
Persons being trapped with burning buildings; and
Premature collapse of the buildings due to heat damage or to the burning away of supporting structure.

The controlled burning of all materials is to take place at one point. The surrounding area should be clear of all other flammables to prevent fire spread to adjoining properties. The Fire Brigade is to be consulted prior to the commencement should any doubt arise.

The contractor is to ensure the burning of flammable materials is under the direct control of a designated person who shall be provided with suitable emergency fire fighting equipment and instruction on how to call the Brigade, including the location of the nearest exchange telephone.

Should the fire get out of control the Fire Brigade is to be called immediately using the '999' system procedure.

No fire is to be left unattended under any circumstances. All fires are to be extinguished completely before the site is vacated at the end of the day or on completion of the contract.

NB. It should be noted that demolition of masonry on top of a fire is not acceptable as a means of extinguishing the fire.

Where demolition is to include the 'hot cutting' of oil storage tanks or associated plant, further advice on "process safety" issues should be sought from the Health and Safety Executive (HSE).

NB. Where hot cutting has already commenced and advice on process safety has not already been sought from HSE, then operations should cease until such time as that advice is provided.

INFORMATIVE - ENVIRONMENT AGENCY - WATER RESOURCES ACT 1991

Under the terms of the Water Resources Act 1991, and the Thames Region Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Moselle Brook, designated a 'main river'.

Drainage plans should be submitted for each phase of the development showing how discharges will be managed. A schematic drawing showing drainage features including foul and surface drainage runs, interceptors, the location and protective measures employed around areas used for the storage of waste, oils and chemicals will be helpful in approving each scheme.

Dewatering has the potential to affect watercourses and groundwater and is subject to control by the Environment Agency under the Water Resources Act 1991 and the Water Act 2003. The applicant should contact the Environment Agency on 08708 506 506 for further information if dewatering is necessary.

INFORMATIVE - ENVIRONMENT AGENCY – WATER EFFICIENCY

The Thames Region including all London Borough's have been identified as an area of 'serious' water stress'. Therefore water conservation and water efficiency measures need to be core themes in any new development.

Through committing to Code for Sustainable Homes Level 4 in all residential properties, this will achieve the London Plan Policy 4A.16 of the maximum water use target of 105 litres per person per day for residential development.

In terms of commercial development proposals, they will need to demonstrate that the proposal incorporates water conservation measures. We suggest that all such commercial developers design their building in accordance with the Building Research Establishments Environmental Assessment Method (BREEAM) recommendations'. Water efficiency measures can found on the Envirowise web-site www.envirowise.gov.uk.

This is to ensure compliance with communities and Local Government standards for water efficiency in new buildings.

INFORMATIVE – PROTECTION OF SPECIES

The protection afforded to species under UK and EU legislation is irrespective of the planning system and the applicant should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with appropriate wildlife legislation. Failure to do so may result in fines and potentially, a custodial sentence.

INFORMATIVE – REMOVAL OR VARIATION OF CONDITIONS

The applicant is advised that Section 73 of the Town and Country Planning Act 1990 (Determination of applications to develop land without compliance with conditions previously attached) requires formal permission to be granted by the Local Planning Authority for the removal or variation of a condition following grant of planning permission.

INFORMATIVE – NAMING AND NUMBERING

The new development will require naming/numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE – WASTE

In accordance with Section 34 of the Environmental Protection Act and the Duty of Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised persons. Waste must be removed by a registered carrier and disposed of at an appropriate waste management licensed facility following the waste transfer or consignment note system, whichever is appropriate.

INFORMATIVE – PUBLIC EVENTS

Any events to be held in the public squares or parks will be subject to applicants for appropriate licenses from the local authority.

INFORMATIVE – THAMES WASTE – WASTE COMMENTS

Surface Water Drainage – With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage.

INFORMATIVE – THAMES WASTE – PUBLIC SEWERS AND WATER MAINS

There are public sewers crossing this site, and no building works will be permitted within 3 metres of the sewers without Thames Water's approval. Should a building over / diversion application form, or other information relating to Thames Waters assets be required, the applicant should be advised to contact Thames Water Developer Services on 0845 850 2777. There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 3 metres of them and will require 24 hours access for maintenance purposes.

INFORMATIVES – THAMES WATER – WATER MAIN DIVERSIONS

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

INFORMATIVE – RESIDENTS AND BUSINESSES LIAISON GROUP

The makeup of the Residents and Businesses Liaison Group that is required to be established under condition 68 is to be agreed in writing with the Council prior to its establishment.

10.0 APPENDICES

10.1 APPENDIX 1: Consultation Responses

10.2 APPENDIX 2: DM Forum summary

No.	Stakeholder	Question/Comment	Response
	INTERNAL		
	Waste Management	The variation of the proposed site preparation works will require storage for both refuse and recycling waste either internally or externally. Arrangements for scheduled collections with a Commercial Waste Contractor will be required.	Noted
	Transportation	<p>No objection subject to following conditions:</p> <p>(1) The applicant/developer are required to submit a Construction management plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval 2 months (two months) prior to construction work commencing on site. The Plans should providedetails on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Mary Neuner Road, Coburg Road, Mayes Road, Station Road and the roads surrounding the site is minimised. It is also requested that construction vehicle movements should be carefully planned and coordinated to avoid the AM and PM peak periods, and where possible will not impact on the school opening and closing times.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.</p> <p>2)The applicant will be required to provide a Construction Travel Plan which must be submitted to the Council prior to construction commencing on site, the travel plan must identify measures to promote travel by sustainable modes of transport to and from the site including the following measures:</p> <p>3) Work Place travel plan must be secured by the S.106 agreement. As part of the travel plan, the following measures must be included in order to maximise the use of public transport.</p> <p>a) The applicant appoints a travel plan co-ordinator who must work in collaboration with the project manager to monitor the travel plan</p>	Noted. These issues are already covered under condition 22 and the s106 agreement.

No.	Stakeholder	Question/Comment	Response
		<p>initiatives.</p> <p>b) Provision of welcome packs containing public transport and cycling/walking information, available bus/rail/tube services, map and timetables to all new residents, travel pack to be approved by the Councils transportation planning team.</p> <p>c) The applicant will be required to provide, showers lockers, secure tool storage facility and changing rooms facility.</p> <p>d) The developer is required to pay a sum of £3,000 (three thousand pounds) for travel plan monitoring</p>	
	EXTERNAL		
	Greater London Authority	<p>The application raises no strategic issues however the following should be addressed:</p> <p>Condition 9 should be amended to take account of current planning guidance.</p> <p>(a) On the first line the words “Policy 3.5” should be added after the words “London Plan (2011)</p> <p>(b) Reference to the London Housing Design Guide (Interim Edition 2010) should be changed to the London Housing Supplementary Planning Guidance 2012</p>	Noted. Condition 9 amended.
	Transport for London	<p>No objection however the following should be addressed:</p> <p>(a) Clarify the number of workers expected to be on site for during Site Preparation Work;</p> <p>(b) Provision of cycle parking facility and adequate pedestrian access on site;</p> <p>(c) Submission of CLP and construction phase travel plan for the Work;</p>	Details will be sought when discharging condition 22, which has been amended accordingly. There will be a maximum peak of 25 staff on site.

No.	Stakeholder	Question/Comment	Response
	Natural England	No objection. Previous advice stands.	Noted.
	Network Rail	No objection but set out detailed requirements for maintenance access, landscaping for any nearby development.	Noted. Applicant notified.
	Environment Agency	<p>Both conditions 17 (contaminated land - verification report and 19 method of piling must be satisfied before construction of the "Pressure Reduction Stations" because these will require foundation works and will impede any further remedial work of the contamination.</p> <p>The applicant must avoid, wherever possible, exposing contaminated areas and then leaving these areas open to the elements for any extended period of time (more than a few months). The contaminated ground should be cleaned up as soon as possible after any overlying concrete or capping is broken up or taken away. This is because rainwater infiltrating through the made ground will wash contaminants into the local water environment.</p>	<p>Noted and followed.</p> <p>Informative added.</p>
	RESIDENTS/BUSINESSES		
	Parkside Malvern Residents Association	<ol style="list-style-type: none"> 1. Application does not include details of hoardings, works affecting boundaries, remediation, protection of trees, services and utilities, protection of Moselle Brook, traffic management 2. The planning statement suggests that if changes to the outline are supported by policy they will be acceptable 3. The planning boundary excludes the Olympia Business Park. The site should be comprehensively developed. 4. The time limits in the outline consent should remain 	<ol style="list-style-type: none"> 1. These details are reserved for later approval 2. No changes to the outline scheme are proposed 3. The site boundary has been corrected and includes the trading estate 4. The time limits cannot be amended under a s.73 application.
	11 objections from local residents/businesses	<ol style="list-style-type: none"> 1. Conditions should remain in force 2. Application fails to provide details on how surrounding businesses and residents will be protected from demolition and construction impacts (dust, noise, traffic, pollution, security etc) 3. The impact on socio-economic impacts should be included in 	<ol style="list-style-type: none"> 1. The conditions will remain but only phasing of submission of information will change 2. These details are reserved for later approval 3. The Environmental statement deals only with the impact of the phased submission of information 4. Noted but the merits of the approved scheme are

No.	Stakeholder	Question/Comment	Response
		<p>the Environmental Statement</p> <ol style="list-style-type: none"> 4. The development would result in loss of employment on Olympia Trading estate 5. Impact on traffic 6. Impact on gas holders. They should be retained. 7. Design and impact on character of the area 8. The site must be secured against trespass 9. Lighting details must be known before preparation works 10. Works should not take place at night 11. The EIA contains specific information on demolition and construction work which may be different from that submitted with the original EIA 12. The definition of site preparation works includes some temporary buildings 13. Insufficient consultation 14. Lack of accountability of sub-contractors 	<p>not under consideration</p> <ol style="list-style-type: none"> 5. See above 6. See above 7. See above 8. Boundary treatment is reserved for later approval 9. Details reserved for later approval 10. See above 11. The EIA assesses the impact of the varied conditions in the context of the previous EIA. There is no change to the outline scheme 12. Some temporary buildings are required to facilitate the site preparation works 13. The council all those who were consulted on the 2012 outline application 14. Such details to be determined once contractors will be appointed
	<p>Alexandra Park and Palace Conservation Area Advisory Committee</p>	<p>Wish to stand by their objection to the overall scheme on grounds of impact on conservation area</p>	<p>Noted but the merits of the approved scheme are not under consideration</p>
	<p>Greater London Industrial Archaeology Society</p>	<p>The gasholders should be retained in full or as part of a new development.</p>	<p>The principle of demolition of the gas holders has been established and the merits of this cannot be revisited under this application.</p>

Haringey Heartlands Development Management Forum Notes

21st January 2014 7-9pm West Indian Cultural Centre

12th February 2014 7-9pm West Indian Cultural Centre

Attendees:

Chaired by Emma Williamson, Head of Development Management, Haringey Council

Also attended by Jeffrey Holt, Planning Officer and Tay Makoon, Member Liaison (12th February 2014 Forum)

Attended by representatives from Deloittes and National Grid,

Summary

The key issues raised by attendees at the Forum meetings were:

Application details and information

- Description is unclear
- The EIA is missing information
- The ecological survey is insufficient
- The website is missing information
- There are anomalies in the information submitted

Demolition and Construction

- There will be serious impact from dust, noise, odours, vibration from machines and vehicles
- The community liaison group requirement should be brought forward and include businesses
- Will there be contaminated or toxic waste? How will it be treated? Possibly. By bioremediation
- Local businesses should be compensated
- How will sub-contractor liabilities be accounted for?
- There are land issues which should be negotiated on

Timing

- When will a decision be made? March 2014
- When will reserved matters be submitted? When a contractor is appointed
- When will construction begin? Spring 2016

- There seems to be a rush
- A development partner should have been appointed by now
- Phasing should have been built into the outline permission
- This application slows down the process and extends inconvenience
- Why are so many things still not certain? They will not be certain until a contractor is appointed

Transport and Traffic

- Concerns were raised over impact on traffic from site preparation works
- Has any work been done on the Traffic Management Plan?
- Wightman Road has a weight limit
- Lorries should not go through residential streets

Consultation

- Not all local residents received consultation letter or invitation letters
- Is this the first public meeting? The applicant held their own exhibitions
- Councillors did not attend
- A database of contact should be set up for future developments

Reserved Matters

- What will issues are still reserved matters? Only access and building size have been secured so far
- How will reserved matters be assessed? By the Local Planning Authority, normally without consultation and by delegated powers

Impact from overall development consented in outline

- There is still an opportunity to review the scheme and Haringey has influence on National Grid
- Amount of development is excessive
- Insufficient affordable housing
- The gas holders should be retained or at least the smaller one
- The Kings Cross gas holders were retained
- The design
- Impact from traffic
- Cumulative impact with Hornsey High Street development
- Impact on social infrastructure such as schools and health
- A local GP expressed a wish to move into the Heartlands Development
- Has the s106 contribution changed? No

