

## APPENDIX 24a

### Conditions in Reference to the Full Planning Application HGY/2015/3000

The conditions that relate to individual buildings are split between the various plots that form the planning application development. The plots comprise the following development:

- PLOT 1        The Stadium
- PLOT 2        The Tottenham Experience (including Warmington House)
- PLOT 3        The Hotel
- PLOT 4        The Extreme Sports Building
- PLOT 5        The Residential and Flexible B1 / D1 Space
- PLOT 6        The Community Health Building

Other than those conditions in Section A below the subsequent conditions in each Section B to H shall only be enforceable against the Plot to which they relate.

A. CONDITIONS RELATING TO THE WHOLE SITE	
Condition Ref.	Description
A1	<p><b>Implementation Timescales – Full</b>                      The part of the development where details are approved by this planning application, namely “Plot 1” and “Plot 2” shall begin as follows:</p> <ul style="list-style-type: none"> <li>a. The Plot 1 development shall commence within five years of the date of this planning permission; and</li> <li>b. The Plot 2 development shall commence within seven years of the date of this planning permission.</li> </ul> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
A2	<p><b>Reserved Matters</b>                      Development shall not be commenced on each Plot submitted in OUTLINE, namely “the Extreme Sports building”, “the Residential” and “the Community Health Centre” until the Council has approved the following reserved matters in respect of each Plot:</p> <ul style="list-style-type: none"> <li>a. Plot 4: The Extreme Sports Building – (i) appearance and (ii) scale;</li> <li>b. Plot 5: The Residential and Flexible B1/D1 Space – (i)</li> </ul>

	<p>appearance and (ii) landscape; and</p> <p>c. Plot 6: The Community Health Building – (i) appearance.</p> <p>Reason: In order to comply with Article 2 of the Town and Country Planning (Applications) Regulations 1988 (as amended) which requires the submission to, and approval by, the Local Planning Authority of reserved matters.</p>
A3	<p><b>Indicative Phasing Plan</b></p> <p>All development shall accord with the phases identified in the Indicative Phasing Plan unless otherwise agreed.</p> <p>REASON: To secure the programming and phasing of, and an orderly pattern to the development.</p>
A4	<p><b>Consented drawings and documents</b></p> <p>The development shall be constructed in accordance with the following drawings and details submitted with the application.</p> <p>Full List of drawings, parameter plans and documents including Design Code set out in Appendix.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
A5	<p><b>Business and Community Liaison construction Group</b></p> <p>For the duration of the construction phase of development the Applicant will establish and maintain a Liaison Group having the purpose of:</p> <ol style="list-style-type: none"> <li>a) informing local residents and businesses of the design and development proposals;</li> <li>b) informing local residents and businesses of progress of pre-construction and construction activities;</li> <li>c) considering methods of working such as hours and site traffic;</li> <li>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;</li> <li>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;</li> <li>f) providing advanced notice of exceptional works or deliveries;</li> <li>g) providing telephone contacts for resident’s advice and concerns.</li> </ol> <p>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</p>

	<p>after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.</p> <p>Reason: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.</p>																								
A6	<p><b>Conformity with Environmental Statement</b> The development is to be constructed in accordance with the standards etc set out in the ES.</p> <p>Reason: To ensure the development complies with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as amended and that it has an acceptable impact on the environment.</p>																								
A7	<p><b>Maximum quantum / density</b> The total quantum of built floorspace across the development shall not exceed the following:</p> <table border="1" data-bbox="379 837 1158 1256"> <thead> <tr> <th>Land Use</th> <th>Use Class</th> <th>Area GIA (sqm)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>Leisure (including stadium)</td> <td>D2</td> <td>122,000</td> <td>n/a</td> </tr> <tr> <td>Residential</td> <td>C3</td> <td>49,000</td> <td>585 (max)</td> </tr> <tr> <td>Sui Generis / Tottenham Experience</td> <td>Sui Generis</td> <td>4,311</td> <td>n/a</td> </tr> <tr> <td>Business</td> <td>B1</td> <td>4,000 (max)</td> <td>n/a</td> </tr> <tr> <td>Community and Culture</td> <td>D1</td> <td>4,000 (max)</td> <td>n/a</td> </tr> </tbody> </table> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>	Land Use	Use Class	Area GIA (sqm)	Units	Leisure (including stadium)	D2	122,000	n/a	Residential	C3	49,000	585 (max)	Sui Generis / Tottenham Experience	Sui Generis	4,311	n/a	Business	B1	4,000 (max)	n/a	Community and Culture	D1	4,000 (max)	n/a
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A8	<p><b>Materials</b> Full details of the development, including samples of all materials to be used for the external surfaces of each phase of the development as set out in the agreed phasing plan included in the section 106 agreement shall be submitted to, and approved in writing by, the Council prior to the relevant material being installed into the relevant phase of development. Samples shall include sample panels, glazing and a roofing material sample combined with a schedule of the exact product references.</p> <p>Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>																								
A9	<p><b>Materials Boards</b> All approved materials for each Plot shall be erected in the</p>																								

	<p>form of a samples board to be retained on the site of each Plot throughout the works period for the Plot concerned and the relevant parts of the works shall not be carried out otherwise than in accordance with the approved details.</p> <p>Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy 7.6 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
A10	<p><b>Flood Risk Management</b> The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
A11	<p><b>Drainage</b> The development to be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot to be submitted to and approved by the Council in advance of commencement of development for that phase.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
A12	<p><b>Interim Landscape and Meanwhile Uses</b> Prior to the commencement of construction of the stadium super structure an Interim Landscape and Meanwhile Use scheme to be submitted and approved by the Council. The development shall carried out in accordance with the approved Interim Landscape and Meanwhile Use scheme and reviewed prior to the commencement of development of each Plot.</p> <p>Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
A13	<p><b>Plant Noise</b> No plant or machinery in operation shall omit noise that exceeds the maximum noise levels set out in Table 13.19 of the Environmental Statement September 2015 (noise levels to be confirmed).</p> <p>Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development</p>

	Plan 2006.
A14	<p><b>Plant and Machinery</b>  All plant and machinery shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall be registered at <a href="http://nrmm.london/">http://nrmm.london/</a>.</p> <p>Reason: To protect local air quality and comply with Policy 7.14 of the London Plan and the GLA Non Road Mobile Machinery (NRMM) Low Emission Zone.</p>
A15	<p><b>Demolition of Locally Listed Buildings</b>  No demolition of the existing three locally listed buildings (746, 748 &amp; 750 High Road) until the applicant has secured the implementation of a program of historic building recording and analysis (RCHME Level 3 minimum), in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority and Historic England.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2015, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
A16	<p><b>Elements of the facade and interiors that are to be retained</b>  The Edmonton Dispensary (746 High Road) facade; Bill Nicholson's office and any other elements as appropriate should be kept in a safe secured place until they are ready to be installed in the new building. Once installed in the Tottenham Experience the elements should be retained in perpetuity.</p> <p>Reason: In order to safeguard the special architectural or historic interest of the building consistent with Policy 7.8 of the London Plan 2015, Policy SP12 of the Haringey Local Plan 2013 and Policies CSV2, CSV3, CSV4 and CVS6 of the Haringey Unitary Development Plan 2006.</p>
A17	<p><b>Decommissioning of Energy Centres</b>  Upon the connection of the site to a District Energy Centre or upon connection to a single site wide Energy Centre all existing energy centres installed in earlier phases of the development shall be decommissioned within a timescale to be agreed in writing by the Council.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and</p>

	Policies SP0 and SP4 of the Haringey Local Plan 2013.
A18	<p><b>Connection to District Energy Centre</b>  Details of the connecting pipe work to enable a single connection for the whole development to a District Network shall be submitted to and approved by the Council prior to any work on plot 1 above ground.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
A19	<p><b>Carbon Savings</b>  Further details of how the carbon savings for the development have been calculated prior to any work on Plot 1 above ground.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>

<b>B. CONDITIONS RELATING TO THE STADIUM (PLOT 1)</b>	
<b>Condition Ref.</b>	<b>Description</b>
B1	<p><b>Consented Drawings</b>  The development of Plot 1 shall be constructed in accordance with the plans listed under “Plot 1” in condition A3.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
B2	<p><b>Construction Environmental Management Plan</b>  The construction of the Plot 1 development shall be carried out in accordance with the details in the Construction Environmental Management Plan approved by permission HGY/2014/1132.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B3	<p><b>Air Quality and Dust Management Plan</b>  The construction of the Plot 1 development shall be carried out in accordance with the details in the Dust Management Plan approved by permission HGY/2014/1133.</p> <p>Reason: To protect the environment and amenities of the locality.</p>

B4	<p><b>Construction Waste Management Plan</b>  The construction of the Plot 1 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 1 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
B5	<p><b>Construction Hours</b>  No demolition, deliveries or construction or works external to the building envelope associated with the construction of the Plot 1 development to be carried out outside the hours of 08:00-20:00, unless otherwise agreed in writing by the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
B6	<p><b>Piling Method Statement</b>  Piling shall take place in accordance with the details of the Piling Method Statement in approval HGY/2014/3399.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
B7	<p><b>Telecommunications</b>  Prior to construction of the Stadium super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.</p>
B8	<p><b>Temporary Site Hoarding</b>  Prior to the hosting of the first Stadium Event a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the later phases of development. Any alterations to be agreed with the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B9	<p><b>Waste and refuse</b>  A waste and refuse strategy for the Plot 1 development to be submitted and approved by the Council prior to the hosting of the first Stadium Event.</p> <p>Reason: In order to protect the amenities of the locality and to</p>

	comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan.
B10	<p><b>Fixed Illuminated Signage</b>  Prior to the occupation of the Stadium details of fixed illumination signage shall be submitted to and approved by the Council in accordance with signage zones as shown on Plan POP-4494-PLN-EL-0175 Rev O.</p> <p>Reason: In order to prevent the excessive proliferation of illuminated signage and to protect the amenity of the area.</p>
B14	<p><b>Architectural Lighting</b>  Prior to the the hosting of the first Stadium Event an architectural lighting strategy shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B15	<p><b>LED Screens</b>  Prior to the hosting of the first Stadium Event an LED Screen strategy shall be submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B16	<p><b>Event Day Lighting</b>  Prior to the hosting of the first Stadium Event an Event Lighting Strategy shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B17	<p><b>External Stadium Screens</b>  External stadium screens shall only be operated in accordance with an approved strategy submitted to and approved in writing by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B18	<p><b>CCTV</b>  Prior to the hosting of the first Stadium Event a CCTV scheme for the Plot 1 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
B19	<p><b>Major Non-association Football Events</b>  No more than 16 major non-association football events (greater than 10,000 visitors) in the stadium of which no more than 6 shall be music concerts.</p>



	<p>Reason: To protect the environment and amenities of the locality.</p>
B20	<p><b>Music Events</b> The number of music events in the stadium shall be no more than 6 events per annum.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
B21	<p><b>Noise Control Plan</b> Prior to the occupation of the stadium for music concerts, a noise control plan shall be submitted to the Council including details of the mitigation measures included within Section 13.6 of the NDP Environmental Statement.</p> <p>The noise generated from music concerts must not exceed 75dB LAeq, over a 15 minute period as measured at a distance of 1 metre from the facade of any existing noise sensitive premises.</p> <p>Reason: To protect the environment and amenities of neighbouring residents.</p>
B22	<p><b>Landscape Management</b> Within 1 year of commencing the Plot 1 development the applicant shall submit a landscape maintenance scheme for the Plot 1 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013.</p>
B23	<p><b>Diesel Generators</b> Diesel generators in the Plot 1 development shall be used solely on brief intermittent and exceptional occasions when required in response to an emergency and for the testing as necessary to meet that purpose and shall not be used at any other time. At all times the generators shall be operated to minimise noise impacts and emissions of air pollutants and a log of operational hours shall be maintained and be available for inspection by the Local Planning Authority.</p> <p>Reason: To protect local air quality and promote sustainable development consistent with Policy SP4 of the Haringey Local Plan 2013 and Policy 7.14 of the London Plan.</p>
B24	<p><b>Diesel Fuel</b> The diesel generators in the Plot 1 development shall run on ultra-low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.</p> <p>Reason: To protect local air quality consistent with Policy 7.14</p>

	of the London Plan.
B25	<p><b>Flues</b> Unless otherwise agreed in writing by the Council all combustion flues in the Plot 1 development must terminate at least 1 m above the highest roof in the development in order to ensure maximum dispersion of pollutants.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
B26	<p><b>Team Coaches</b> The Team coach drop-off area is only used by Team coaches and the coach drop-off area shall be supervised by trained stewards.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B27	<p><b>High Road Vehicular Access</b> The High Road vehicular access to the car park shall not be used between one hour prior to the start of a major event and one hour after the closure of a major event. Event day visitors must have their parking spaces allocated at least one hour before arrival.</p> <p>Reason: To avoid conflict between pedestrians and vehicles in the interest of public safety.</p>
B28	<p><b>Mobile Telecommunications Equipment</b> Siting and details of mobile telecommunications equipment in the Plot 1 development shall be submitted to and approved by the Council prior to installation.</p> <p>Reason: In order to prevent the excessive proliferation of telecommunications equipment and to protect the amenity of the area.</p>
B29	<p><b>Contamination</b> The construction of the Plot 1 development shall be carried out in accordance with the details in the Ground Contamination, Soil Remediation and Disposal Strategy approved by HGY/2014/1134.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
B30	<p><b>Replacement Bird Nests</b> Prior to the demolition of the existing stadium structure a Replacement Bird Nest Scheme shall be submitted to and approved by the Council. The scheme shall be implemented</p>

	<p>in accordance with the approved details.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
B31	<p><b>Car Parking Management Plan.</b></p> <p>Prior to the commencement of the use of the Stadium a car parking management plan demonstrating how safe arrival and departure can be achieved shall be submitted and approved by the Council. The approved car parking management plan shall be implemented prior to first use of the Stadium.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B32	<p><b>Service and Delivery</b></p> <p>Prior to the commencement of the use of the Stadium a detailed service and delivery plan shall be submitted and approved by the Council. The approved service and delivery plan shall be implemented prior to first use of the Stadium.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B33	<p><b>Swept Path Analysis</b></p> <p>Prior to the commencement of the use stadium a swept path analysis to demonstrate that large delivery vehicles can exit the site safely without causing delays to eastbound traffic along Northumberland Park.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B34	<p><b>Articulated Vehicles</b></p> <p>Prior to the commencement of the use of the stadium a drawing to demonstrate that articulated vehicles can enter and leave the Sainsbury Megastore service yard in forward gear shall be submitted to approved by the Council.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.</p>
B35	<p><b>Electricity Connection</b></p> <p>The Stadium shall not be used until UK Power has provided a connection capable of supplying the all the Stadium's electricity needs for all events.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
B36	<p><b>Cooling Demand</b></p> <p>Further information shall be provided on the cooling demand</p>

	<p>and the submission of detailed thermal modeling for Plot 1 shall be submitted and approved by the Council prior to works on plot 1 reaching above ground.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
B37	<p><b>Construction Employment Programme</b> The construction of the Plot 1 development shall not commence above ground level until a Construction Employment Programme in relation to the construction works for the Plot 1 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

C. CONDITIONS RELATING TO THE TOTTENHAM EXPERIENCE BUILDING (PLOT 2)	
Condition Ref.	Description
C1	<p><b>Consented Drawings</b> The development of Plot 2 shall be constructed in accordance with the plans listed under “Plot 2” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
C2	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 2 development shall not commence until a CEMP in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
C3	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 2 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
C4	<p><b>Construction Waste Management Plan</b> The construction of the Plot 2 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 2 development</p>

	<p>have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
C5	<p><b>Construction Hours</b></p> <p>No demolition, deliveries or construction or building works associated with the construction of the Plot 2 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C6	<p><b>Impact Piling Method Statement (proposed by Thames Water)</b></p> <p>No impact piling shall take place during the construction phase of the Plot 2 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
C7	<p><b>Waste and refuse</b></p> <p>A waste and refuse strategy for the Plot 2 development to be submitted and approved by the Council prior to occupation of the Plot 2 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
C8	<p><b>External Roof Terrace</b></p> <p>No part of the external roof terrace in the Plot 2 development shall be in use between 24:00 – 07:00 hours any day of the week.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C9	<p><b>Servicing and Deliveries</b></p> <p>Prior to the occupation of Plot 2 a servicing and delivery plan</p>

	<p>for Plot 2 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
C10	<p><b>Security Shutters</b></p> <p>Prior to the occupation of the Plot 2 development a security shutter scheme for the Plot 2 development shall be submitted to and approved by the Council.</p> <p>Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
C11	<p><b>Contamination</b></p> <p>Prior to the commencement of the Plot 2 development:</p> <p>A. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>B. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>C. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any</p>

	<p>post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
C12	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 2 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
C13	<p><b>Archaeological Watching Brief</b></p> <p>Prior to the commencement of the development of Plot 2 a scheme setting out the details for a watching brief on groundworks on Plot 2 shall be submitted to and approved in writing to the Council.</p> <p>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 consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan 2013.</p>
C14	<p><b>Green Roof</b></p> <p>Prior to construction of Plot 2 a scheme for green roofs on the Plot 2 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2015 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
C15	<p><b>Cooling Demand</b></p> <p>Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 2 shall be submitted and approved by the Council prior to the commencement of work on Plot 2.</p> <p>Reason: In order to ensure an appropriate level of energy</p>

	efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.
C16	<p><b>Warmington House</b> Repair Works to Warmington House and the construction of the Tottenham Experience shall commence no later than 1 year from the start of demolition work on the three locally listed buildings.</p> <p>Reason: To ensure the works to the Listed Building take place a timely fashion.</p>
C17	<p><b>Construction Employment Programme</b> The construction of the Plot 2 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

<b>D. CONDITIONS RELATING TO THE HOTEL (PLOT 3)</b>	
<b>Condition Ref.</b>	<b>Description</b>
D1	<p><b>Consented Drawings</b> The development of Plot 3 shall be constructed in accordance with the plans listed under “Plot 3” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
D2	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 3 development shall not commence until a CEMP in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
D3	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 3 development shall not commence until a Dust Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
D4	<b>Construction Waste Management Plan</b>



	<p>The construction of the Plot 3 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
D5	<p><b>Construction Hours</b> No demolition, deliveries or construction or building works associated with the construction of the Plot 3 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
D6	<p><b>Piling Method Statement</b> No piling shall take place during the construction phase of the Plot 3 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
D7	<p><b>Temporary Site hoarding</b> Prior to occupation of the Plot 3 development a temporary hoarding strategy for the later phases of development shall be submitted to and approved by the Council and implemented and maintained until completion of the development.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
D8	<p><b>CCTV</b> Prior to the first occupation of the Plot 3 development a CCTV scheme for the Plot 3 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
D9	<p><b>Lighting</b> Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 development shall be</p>

	<p>submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
D10	<p><b>Waste and refuse</b> A waste and refuse strategy for the Plot 3 development to be submitted and approved by the Council prior to occupation of the Plot 3 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
D11	<p><b>Energy Centre Flues</b> Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 3 development shall be submitted and approved by the Council before installation of the flues.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
D12	<p><b>Landscape Management</b> Within 1 year of commencing the Plot 3 development the applicant shall submit a landscape maintenance scheme for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013.</p>
D13	<p><b>Hours of Operation of Rooftop Facilities</b> No external rooftop facilities in the Plot 3 development shall be in use between 24:00 – 07:00 hours any day of the week.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
D14	<p><b>Contamination</b> Prior to the commencement of the Plot 3 development:</p> <p>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no</p>

	<p>risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
D15	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 3 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
D16	<p><b>Serviced Apartments</b></p> <p>No individual serviced apartment shall occupied for longer than 90 consecutive days by the same tenant or visitor.</p> <p>Reason: To prevent the use of the serviced apartments as dwellings within the C3 use class without the written consent of the Council.</p>
D17	<p><b>Servicing and Deliveries</b></p>

	<p>Prior to the occupation of Plot 3 a servicing and delivery plan for Plot 3 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
D18	<p><b>Car Parking Management Plan</b>  Prior to the occupation of Plot 3 a car parking management plan for Plot 3 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
D19	<p><b>Cooling Demand</b>  Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 3 shall be submitted and approved by the Council prior to the commencement of work on Plot 3.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
D20	<p><b>Construction Employment Programme</b>  The construction of the Plot 3 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

E. CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4)	
Condition Ref.	Description
E1	<p><b>Consented Drawings</b>  The development of Plot 4 shall be constructed in accordance</p>

	<p>with the plans listed under “Plot 4” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
E2	<p><b>Reserved Matters</b></p> <p>The first reserved matters application for Plot 4 shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 4 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
E3	<p><b>Construction Environmental Management Plan</b></p> <p>The construction of the Plot 4 development shall not commence until a CEMP in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
E4	<p><b>Air Quality and Dust Management Plan</b></p> <p>The construction of the Plot 4 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
E5	<p><b>Construction Waste Management Plan</b></p> <p>The construction of the Plot 4 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
E6	<p><b>Construction Hours</b></p> <p>No demolition, deliveries or construction or building works associated with the construction of the Plot 4 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing.</p> <p>Reason: In order to ensure that the proposal does not</p>

	<p>prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
E7	<p><b>Piling Method Statement</b>  No piling shall take place during the construction phase of the Plot 4 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
E8	<p><b>Lighting</b>  Prior to the first occupation of the Plot 4 development an external lighting strategy for the Plot 4 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
E9	<p><b>Waste and refuse</b>  A waste and refuse strategy for the Plot 4 development to be submitted and approved by the Council prior to occupation of the Plot 4 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
E10	<p><b>Landscape Management</b>  Within 1 year of commencing the Plot 4 development the applicant shall submit a landscape maintenance scheme for the Plot 4 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.</p>
E12	<p><b>External Climbing Wall</b>  The external climbing wall shall not be in use between the hours 23:00 – 07:00.</p> <p>Reason: To protect the environment and amenities of the locality.</p>

E13	<p><b>Contamination</b> Prior to the commencement of the Plot 4 development:</p> <p>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
E14	<p><b>Contamination Remediation</b> Where remediation of contamination on the Plot 4 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015</p>

	and Saved Policy UD3 of the Haringey Unitary Development Plan.
E15	<p><b>Servicing and Deliveries</b> Prior to the occupation of Plot 4 a servicing and delivery plan for Plot 4 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
E16	<p><b>Energy strategy</b> The reserved matters application for Plot 4 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 4. The tariff to be paid on occupation of Plot 4 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
E17	<p><b>Energy Centre Flues</b> Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 4 development shall be submitted and approved by the Council before installation of the flues.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
E18	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 4 shall be submitted and approved by the Council prior to the commencement of work on Plot 4.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
E19	<p><b>Construction Employment Programme</b> The construction of the Plot 4 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 4 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local</p>



	people.
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<b>F. CONDITIONS RELATING TO THE RESIDENTIAL AND FLEXIBLE FLOORSPACE (PLOT 5 )</b>	
<b>Condition Ref.</b>	<b>Description</b>
F1	<p><b>Consented Drawings</b> The development of Plot 5 shall be constructed in accordance with the plans listed under “Plot 5” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
F2	<p><b>Reserved Matters</b> The first reserved matters application for Plot 5 shall be made to the Council before the expiration of seven years from the date of the planning permission. The development on Plot 5 hereby permitted shall be begun before the expiration of nine years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
F3	<p><b>Construction Environmental Management Plan</b> The construction of the Plot 5 development shall not commence until a CEMP in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F4	<p><b>Air Quality and Dust Management Plan</b> The construction of the Plot 5 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F5	<p><b>Construction Waste Management Plan</b> The construction of the Plot 5 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 5 development</p>

	<p>have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
F7	<p><b>Construction Hours</b></p> <p>No demolition, deliveries or construction or building works associated with the construction of the Plot 5 development to be carried out outside the hours of 08:00-20:00 Monday to Saturday with no Sunday or Bank Holiday working, unless otherwise agreed.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
F8	<p><b>Piling Method Statement</b></p> <p>No piling shall take place during the construction phase of the Plot 5 development until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Council in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: To prevent the contamination of the underlying aquifer.</p>
F9	<p><b>Wheelchair Accessible Homes</b></p> <p>10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair adaptable housing.</p> <p>Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.</p>
F10	<p><b>Design Code</b></p> <p>The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
F11	<p><b>Dwelling Mix</b></p> <p>No more than 5% of units shall be studios, no less than 5% shall be three bed units and no more than 50% shall be 1 bed units.</p> <p>Reason: In order to avoid doubt and in the interests of good</p>

	planning.
F12	<p><b>Car Parking Management Plan</b>  Prior to the commencement of development of Plot 5, a parking management plan and scheme setting out the location of electric charging spaces and blue badge spaces in the Plot 5 development to be submitted and approved by the Council.</p> <p>Reason: To promote sustainable transport and to reduce the potential for additional on street parking stress as a result of the development, consistent with Policies SP0, SP4 and SP7 of the Haringey Local Plan.</p>
F13	<p><b>Cycle Parking</b>  Prior to the commencement of the Plot 5 development a detailed cycle parking layout for the Plot 5 development to be submitted and approved by the Council.</p> <p>Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.</p>
F14	<p><b>CCTV</b>  Prior to the first occupation of the Plot 5 development a CCTV scheme for the Plot 5 development shall be submitted to and approved by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
F15	<p><b>Lighting</b>  Prior to the first occupation of the Plot 5 development an external lighting strategy for the Plot 5 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
F16	<p><b>Waste and refuse</b>  A waste and refuse strategy for the Plot 5 development to be submitted and approved by the Council prior to occupation of the Plot 5 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
F17	<p><b>Landscape Management</b>  Within 1 year of commencing the Plot 5 development the applicant shall submit a landscape maintenance scheme for the Plot 5 development for approval by the Council.</p> <p>Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area</p>

	<p>consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.</p>
F18	<p><b>Energy strategy</b>  The reserved matters application for Plot 5 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 5. The tariff to be paid on occupation of Plot 5 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
F19	<p><b>Wind Mitigation</b>  The submission of the reserved matters application for landscape for the residential development will be accompanied by a statement outlining how wind mitigation has been incorporated in to the landscaping scheme.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
F20	<p><b>Green Roofs</b>  Prior to the construction of the residential a scheme for green roofs on the Plot 5 development shall be submitted and approved by the LPA.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
F21	<p><b>Contamination</b>  Prior to the commencement of the Plot 5 development:</p> <ol style="list-style-type: none"> <li>a. Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</li> <li>b. If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</li> </ol>

	<ul style="list-style-type: none"> <li>• a risk assessment to be undertaken,</li> <li>• refinement of the Conceptual Model, and</li> <li>• the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>c. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
F22	<p><b>Contamination Remediation</b></p> <p>Where remediation of contamination on the Plot 5 site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.</p>
F23	<p><b>Retention of Architects</b></p> <p>The existing architects for the residential element of the scheme shall be retained for the detailed design of the residential phase or other such architects as approved in writing by the Local Authority.</p> <p>Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
F24	<p><b>Servicing and Deliveries</b></p> <p>Prior to the occupation of Plot 5 a servicing and delivery plan for Plot 5 shall be submitted to and approved by the Council in writing.</p> <p>Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian</p>

	<p>traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2015 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.</p>
F25	<p><b>Water Use</b> Water use in the residential towers is limited to 105 litres per person per day.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
F26	<p><b>Energy Centre Flues</b> Full details of the location and appearance of the flues, including height, design, location and siting for the Plot 5 development shall be submitted and approved by the Council before installation of the flues.</p> <p>Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.</p>
F27	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 5 shall be submitted and approved by the Council prior to the commencement of work on Plot 5.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
F28	<p><b>Construction Employment Programme</b> The construction of the Plot 5 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

<b>G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6 )</b>	
<b>Condition Ref.</b>	<b>Description</b>
G1	<p><b>Consented Drawings</b> The development of Plot 6 shall be constructed in accordance</p>

	<p>with the plans listed under “Plot 6” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
G2	<p><b>Reserved Matters</b></p> <p>The first reserved matters application shall be made to the Council before the expiration of five years from the date of the planning permission. The development on Plot 6 hereby permitted shall be begun before the expiration of seven years from the date of this permission, or before the expiration of two years from the date of the approval of the last reserved matters application, whichever is the later.</p> <p>Reason: This condition is imposed by virtue of the provisions of the Planning &amp; Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.</p>
G3	<p><b>Construction Environmental Management Plan</b></p> <p>The construction of the Plot 6 development shall not commence until a CEMP in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
G4	<p><b>Air Quality Dust Management Plan</b></p> <p>The construction of the Plot 6 development shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To protect the environment and amenities of the locality.</p>
G5	<p><b>Construction Waste Management Plan</b></p> <p>The construction of the Plot 6 development shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.</p>
G6	<p><b>Construction Employment Programme</b></p> <p>The construction of the Plot 6 development shall not commence until a Construction Employment Programme in relation to the construction works for the Plot 6 development have been submitted to and approved by the Council.</p> <p>Reason: To promote employment opportunities for local people.</p>

G7	<p><b>Construction Hours</b> No demolition, deliveries or construction or building works associated with the construction of the Plot 6 development to be carried out outside the hours of 08:00-20:00 unless otherwise agreed in writing with the Council.</p> <p>Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties consistent with Saved Policy UD3 of the Haringey Unitary Development Plan 2006.</p>
G8	<p><b>Lighting</b> Prior to the first occupation of the Plot 6 development an external lighting strategy for the Plot 6 development shall be submitted to and approved in writing by the Council.</p> <p>Reason: To protect public safety and the amenities of neighboring residents.</p>
G9	<p><b>Waste and Refuse</b> A waste and refuse strategy for the Plot 6 development to be submitted and approved by the Council prior to occupation of the Plot 6 development.</p> <p>Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.</p>
G10	<p><b>Green Roof</b> Prior to construction of Plot 6 a scheme for green roofs on the Plot 6 development shall be submitted to and approved by the Council. The scheme shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan 2011 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.</p>
G11	<p><b>Energy strategy</b> The reserved matters application for Plot 6 will be accompanied by an Energy Statement confirming the energy strategy, performance and the calculation of the carbon offsetting tariff for Plot 6. The tariff to be paid on occupation of Plot 6 subject to viability.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
G12	<p><b>Cooling Demand</b> Further information shall be provided on the cooling demand and the submission of detailed thermal modeling for Plot 6</p>



	<p>shall be submitted and approved by the Council prior to the commencement of work on Plot 6.</p> <p>Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy 5.7 of the London Plan 2015 and Policies SP0 and SP4 of the Haringey Local Plan 2013.</p>
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<b>H. CONDITIONS RELATING TO PUBLIC REALM</b>	
Condition Ref.	Description
H1	<p><b>Consented Drawings</b> The development of Public Realm shall be constructed in accordance with the plans listed under “Public Realm” in condition A4.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
H2	<p><b>Public Realm Strategy</b> Prior to the occupation of Plot 1, a public realm strategy including a public realm phasing plan will be submitted to and approved by the LPA. No subsequent Plot shall be occupied until the relevant part of the public realm attributed to that Plot is delivered as provided for in the approved strategy.</p> <p>Reason: In order to avoid doubt and in the interests of good planning and to ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2011, Policy SP11 of the Haringey Local Plan 2013.</p>
H3	<p><b>Public Realm Public Access</b> Prior to the occupation of Plot 1 at least two of the lifts to access the podium shall be in place and operated in accordance with an agreed management plan to be submitted and approved by the Council.</p> <p>Reason: In order to ensure adequate accessibility for the disabled and mobility impaired throughout their lifetime.</p>

## APPENDIX 24b

### Conditions in Reference to the Listed Building Application HGY/2015/3001

Condition Ref.	Description
1.	Development shall commence within 3 years of the date of this planning permission.
2.	<p>The development shall be constructed in accordance with the following drawings and details submitted with the application:</p> <p>POP-4494-PLN-GA-0200 – REV 0            POP-4494-PLN-GA-0201 – REV 0            POP-4494-PLN-GA-0202 – REV 0            POP-4494-PLN-GA-0208 – REV 0            POP-4494-PLN-EL-0220 – REV 0            POP-4494-PLN-EL-0230 – REV 0            POP-4494-PLN-EL-0231 – REV 0            POP-4494-PLN-EL-0232 – REV 0            POP-4494-PLN-EL-0233 – REV 0            POP-4494-PLN-EL-0234 – REV 0            POP-4494-PLN-EL-0235 – REV 0</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
3.	All works should be made good to match the existing fabric in colour, material and texture. If works cause any unintentional harm to the existing fabric, this should be repaired or replicated to match existing.
4.	Any hidden historic features (internal or external) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.
5.	Prior to the commencement of works to Warmington House

	<p>details of materials including external finishes, metal and any masonry should be submitted to the Council for approval. This should include an appropriate lime based mortar such as 1:2:9 (Cement: lime: aggregate) and match existing mortar in colour and texture.</p>
6.	<p>A detailed and itemised schedule of works, methodology statement, detailed plans and drawings as appropriate in respect of the following, shall be submitted to and approved by the Local Planning Authority before the relevant part of the work is begun for the following items:</p> <ul style="list-style-type: none"> <li>a) The staircase, its material and treatment of the defensible space immediately in front of the House;</li> <li>b) Repair, reinstatement of fabric including brick and mortar repairs and any additional works affecting the internal and external fabric of the listed building;</li> <li>c) Detail of structural investigations to verify the loading capacity of the building and any concealed damage to the structure that may occur due to the new extensions on either side;</li> <li>d) Further details of how the new structure would be integrated with the existing listed building;</li> <li>e) All doors, windows and rainwater goods;</li> <li>f) Details of all decorative profiles on walls, ceiling surfaces, staircases, handrails, floor finishes, doors and fanlights as applicable; and,</li> <li>g) Location and finish of all mechanical ventilation, louvers, and communal satellite as applicable.</li> </ul>
7.	<p>Prior to the commencement of works to Warmington House, a Heritage Management Plan for Warmington House shall be submitted to the Council for approval on consultation with Historic England. THFC to bind successors in title to the provisions of the Management Plan.</p>

#### APPENDIX 24c

#### Conditions in Reference to the Full Planning Application HGY/2015/3002

Condition Ref.	Description
1.	This permission shall be for a limited period for 3 years expiring

	<p>on 08/12/2018 when the building hereby approved shall be removed and the land reinstated.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
2.	<p>The development shall be constructed in accordance with the following drawings and details submitted with the application:</p> <p>Site Boundary Plan;  Drwg No. 001506_25_1;  Contaminated Land Report (24.04.2015);  Noise Impact Assessment Sep 2015;  Design, Access &amp; Planning Statement Sep 2015.</p> <p>Reason: In order to avoid doubt and in the interests of good planning.</p>
3.	<p>Further details of the proposed portacabins shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The portacabins shall not exceed a height of 10 metres above ground level.</p>
4.	<p>The aggregate stored on site shall not exceed a height of 6 metres above ground level.</p>
5.	<p>HGV's loads transporting dusty materials, such as cement and aggregate between the two sites shall be fully covered and enclosed.</p>
6.	<p>No development shall take place until a Dust Management Plan has been submitted to and approved by the Council.</p>
7.	<p>All construction traffic shall meet Euro Stage IV Emission standard.</p>
8,	<p>Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM and must be registered at <a href="http://nrmm.london/">http://nrmm.london/</a>.</p>
9.	<p>The concrete batching plant shall not be operated until such time as a scheme to dispose of foul and surface water and concrete waste water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved, and thereafter retained and maintained.</p>
10.	<p>The hours of operation of the development hereby permitted, including any on-site maintenance, washing-down or other operations, shall be restricted to the period between 7 am and -7 pm on weekdays (Monday - Friday); and between 8 am and 1 pm on Saturdays. There shall be no operations on the site or</p>

	vehicles entering or leaving the site on Sundays, Bank Holidays and Public Holidays except for the purposes of environmental monitoring, security and administration of the site.
11.	The applicant is required to enter into a S.278 agreement to implement a highways scheme as per Drawing (White Hart Lane.dwg) to relocate the bus stop, create a right turn pocket into the site and construction of vehicular crossover to facilitate two way HGV movements in and out of the site.
12	The applicant is required to submit details on the management of the site access by way of Traffic Marshalls, to ensure that the free flow of traffic on White Hart Lane is maintained, during the operation of the proposed facility.
13	The applicant is required to submit a construction travel plan for the proposed site, which details how staff will be encouraged to travel by sustainable modes of transport, and measures to encourage staff to travel by sustainable modes of transport.
14	Delivery of cements, sand and aggregate should be coordinated to fall outside the highways network AM and PM peak and the Saturday peak hour.