TO DARE IS TO DO

Ms Emma Williamson
Head of Development Management
Planning Service
6th Floor River Park House
225 High Road
Wood Green
London, N22 8HQ

21st June 2016

Via Planning Portal

Dear Madam

Northumberland Development Project Refs HGY/2015/3000
Discharge of Pre-Commencement Conditions

In order to facilitate the commencement of the Stadium, the Tottenham Experience and the Hotel (Plots 1, 2 and 3 respectively) I enclose the following packages of information for approval:

1. An application to discharge the following planning conditions (pursuant to planning permission HGY/2015/3000):

- Condition **A11** (Drainage) – information for the Stadium (Plot 1) submitted separately due to its size.
- Condition **B4** (Construction Waste Management Plan) – enclosed.
- Condition **B7** (Telecommunications) – enclosed.
- Condition **B30** (Cooling Demand) – enclosed.
- Condition **C2** (Construction Environmental Management Plan) – enclosed.
- Condition **C3** (Air Quality and Dust Management Plan) – enclosed.
- Condition **C4** (Construction Waste Management Plan – enclosed.
- Condition **C6** (Piling Method Statement) – enclosed.
- Condition **C10** (Contamination) – information submitted separately due to its size.
- Condition **D2** (Construction Environmental Management Plan) – enclosed.
- Condition **D3** (Air Quality and Dust Management Plan) – enclosed.
- Condition **D4** (Construction Waste Management Plan) – enclosed.
- Condition **D6** (Piling Method Statement) – enclosed.
- Condition **D14** (Contamination) – information submitted separately due to its size.
- Condition **C12** (Archaeological Watching Brief) – enclosed.

2. Revisions to the following documents for approval in respect of conditions B2 and B3:

- Construction Environmental Management Plan (revised version enclosed)
- Air Quality and Dust Management Plan (revised version enclosed)

3. An application under S.96A to modify condition A12 to:

> ***"Interim Landscape and Meanwhile Uses***
> *Prior to the ~~commencement of construction~~* ***hosting of the first Stadium Event*** *~~of the stadium super structure~~ an Interim Landscape and Meanwhile Use scheme shall be submitted to and approved by the Council. The development shall be carried out in accordance with the approved Interim Landscape and Meanwhile Use scheme and reviewed prior to the commencement of development of each Plot."*

By virtue of the entirety of the application site being a construction site up until the scheduled first Stadium Event in August 2018, there will be no interim landscaping or meanwhile uses until that time, which is still 16 months away. The proposed amended working brings the condition into line with others such as B8, B9, B10, B11, B12, B13, B15, B27, B28 and B29.

4. An application under S.96A to modify condition D19 to:

> *"Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 3 shall be submitted and approved by the Council prior to the commencement of* ***any*** *work* ***above podium*** *on Plot 3."*

The commencement of the Hotel superstructure will be no sooner than the scheduled first Stadium Event in August 2018 and in reality, could be many months afterwards.

5. An application under S.96A to modify condition E15 to:

> *"Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modelling for Plot 4 shall be submitted and approved by the Council prior to the commencement of* ***any*** *work* ***above podium*** *on Plot 4."*

The commencement of the Hotel superstructure will be no sooner than the scheduled first Stadium Event in August 2018 and in reality, could be many months afterwards.

6. S.106, Schedule 4 (Stadium Development Obligations)

I enclose a design note prepared by Buro Happold in response to Clause 16.10 of the S.106 agreement, which states:

> *"Prior to commencement of any above ground works the Owner will demonstrate to the Council how the Stadium Development the Tottenham Experience and the Health Centre Development will connect to the single site wide energy network, and how this has been designed to connect to the District Energy Network and NDP Energy Centre, such that all heating and hot water requirements can be met by that connection."*

Finally, I enclose cheques for **£97** in respect of the application to discharge conditions and **£195** in respect of the application under S.96A to modify conditions A12, D19 and E15.

Please do not hesitate to contact me should you require any further information or clarification.

Yours faithfully

Richard Serra MRICS MRTPI
Head of Planning

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