

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Ben Ford
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0AX

On behalf of
St William Homes LLP
C/O Agent

Planning Application Reference No. HGY/2017/3117

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

NOTICE OF PLANNING PERMISSION

Location: Land at Haringey Heartlands, between Hornsey Park Road, Mayes Road, Coburg Road, Western Road and the Kings Cross / East Coast Mainline, Clarendon Gas Works, Olympia Trading Estate, and 57-89 Western Road N8 & N22

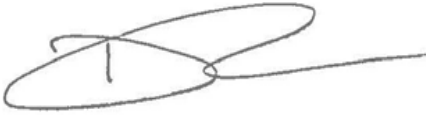
Proposal: Hybrid planning permission (part Outline, part Detailed) for the demolition of Olympia Trading Estate and Western Road buildings and structures, and a phased, residential led mixed use development comprising the construction of buildings across the site to include the following 163,300sqm GEA Use Class C3 Residential; 7,500sqm GEA Class B1 Business; 1,500sqm to 3,950sqm GEA Class A1-A4; 417sqm GEA Class D1 Day Nursery; and up to 2,500sqm GEA Class D2 Leisure; New Basement Level; two Energy Centres; Vehicular Access, Parking; Realignment of Mary Neuner Road; Open space; Associated Infrastructure and Interim Works; Site Preparation Works.

- Outline Permission is sought for 103,150sqm Class C3 Residential; 7,168sqm to 7,500sqm Class B1 Business Use; 1,500sqm to 3,950sqm Class A1-A4; and up to 2,500sqm Class D2 Leisure Use; Buildings up to 103.90m AOD; associated cycle and car parking provision; new basement level; energy centre; new public square, public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; and facilitating works. Appearance, Landscaping, Layout, Scale and Access are Reserved Matters. Vehicular access into the Basement Car Park from Mary Neuner Road and Western Road are submitted in detail.

- Detailed Permission is sought for the construction of Building A1-A4, B1-B4 and C1; ranging from 2 to 15 storeys to accommodate 622 residential units; 332sqm Class B1 Business Use/Class A1-A5 Use; 417sqm Day Nursery; associated cycle and car parking provision; two basements; energy centre; public realm works and landscaping; vehicular access and new servicing arrangements; associated highway works; realignment of Mary Neuner Road. This application is accompanied by an Environmental Impact Assessment.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 06/11/2017 and drawing numbers and supporting documents as highlighted in Condition 5 of this decision notice

SEE SCHEDULE OF CONDITIONS ATTACHED



19/04/2018

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

HGY/2017/3117

- A – Conditions relating to the detailed element only
- B – Conditions relating to the outline element only
- C – Common conditions (phase-related where necessary)

A – Conditions relating to the detailed element only

1. COMPLIANCE (Detailed) – Commencement

B – Conditions relating to the outline element only

2. Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping)
3. COMPLIANCE (Outline) - Time limits for Reserved Matters
4. COMPLIANCE (Outline) - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications)

C – Site-wide conditions (phase-related)

5. COMPLIANCE - Development in Accordance with Approved Drawings and Documents
6. COMPLIANCE - Quantum of Development
7. COMPLIANCE – Land Use (Business and Commercial Space)
8. COMPLIANCE – Land Use (Retail)
9. COMPLIANCE – Development in accordance with Noise and Vibration Report
10. COMPLIANCE – Residential Mix
11. COMPLIANCE - Development in Conformity with Energy Statement
12. COMPLIANCE – Hybrid Application Area
13. COMPLIANCE – Architect Retention
14. COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management)
15. COMPLIANCE – Accessibility
16. COMPLIANCE - Compliance with London Housing Design Standards
17. COMPLIANCE - Individual Satellite dishes or television antennas precluded
18. COMPLIANCE - Hours of Operation – A3 & A4 Uses
19. COMPLIANCE - Commercial Premises – Access
20. COMPLIANCE – Electric Vehicle Charging Points
21. COMPLIANCE - Environment Agency – Planting
22. COMPLIANCE - Network Rail – Demolition
23. COMPLIANCE - Network Rail – Construction
24. PRE-COMMENCEMENT – Unsuspected contamination
25. PRE-COMMENCEMENT – Borehole Management Scheme
26. PRE-COMMENCEMENT – Groundwater management and maintenance plan
27. PRE-COMMENCEMENT – Archaeology Watching Brief
28. PRE-COMMENCEMENT – CIL Phasing
29. PRE-COMMENCEMENT – Moselle De-culverting Feasibility Study
30. PRE-COMMENCEMENT – Noise (Internal Standards)
31. PRE-COMMENCEMENT - Land Contamination
32. PRE COMMENCEMENT – Updated Air Quality Assessment
33. PRE COMMENCEMENT - Phasing strategy & details
34. PRE COMMENCEMENT – Meanwhile and Interim Uses
35. PRE COMMENCEMENT - Confirmation of Site Levels
36. PRE COMMENCEMENT - Drainage Strategy (Thames Water)
37. PRE-COMMENCEMENT – Water supply (Thames Water)
38. PRE- COMMENCEMENT - Construction Environmental Management Plan
39. PRE-COMMENCEMENT – Electricity Sub Station
40. PRE COMMENCEMENT - Waste Management Scheme

41. PRE COMMENCEMENT - Updated Construction Logistics Plan
42. PRE COMMENCEMENT - Piling method statement
43. PRE-COMMENCEMENT - Landscaping – Arboricultural Method Statement
44. PRE COMMENCEMENT – Details of Flues
45. PRIOR TO ABOVE GROUND WORKS - Affordable Housing Strategy
46. PRIOR TO ABOVE GROUND WORKS – Fibre Broadband strategy
47. PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan
48. PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage
49. PRIOR TO ABOVE GROUND WORKS - Sustainability Standards – Non-residential
50. PRIOR TO ABOVE GROUND WORKS - Green and Brown Roof
51. PRIOR TO ABOVE GROUND WORKS - Secured by Design
52. PRIOR TO ABOVE GROUND WORKS - External Solar Shading and Passive Ventilation Study (Residential only)
53. PRIOR TO SUBMISSION OF RESERVED MATTERS – Updated Energy Strategy
54. PRIOR TO INSTALLATION - Ultra Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety)
55. PRIOR TO OCCUPATION – Commercial and Workspace Strategy
56. PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details
57. PRIOR TO SUPERSTRUCTURE WORKS – Sample Materials
58. PRIOR TO SUPERSTRUCTURE WORKS – CCTV and Security Lighting
59. PRIOR TO SUPERSTRUCTURE WORKS - Shopfronts
60. PRIOR TO SUPERSTRUCTURE WORKS - Environment Agency – Landscape Management Plan
61. PRIOR TO OCCUPATION – Soft landscaping and play space
62. PRIOR TO OCCUPATION - Estate Management & Maintenance Plan
63. PRIOR TO OCCUPATION – Lighting strategy
64. PRIOR TO OCCUPATION - Details of Central Dish/Receiving System
65. PRIOR TO OCCUPATION – Delivery and Servicing Strategy

The following conditions have been applied to this consent and these conditions must be complied with:

A – Conditions relating to the detailed element only

1.	COMPLIANCE – Commencement (detailed) The detailed element of the development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect. Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
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B – Conditions relating to the outline element only

2.	Reserved Matter Approval (Scale, Appearance, Layout, Access, Landscaping) This permission is granted in OUTLINE, in accordance with the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and before any development is commenced, except for Site Preparation Works, the approval of the Local Planning Authority shall be obtained to the following reserved matters: (a) appearance; (b) landscaping; (c) layout; and (d) scale (e) access Full particulars of these reserved matters, including plans, sections and elevations and all to an appropriate scale, and any other supporting documents shall be submitted to the Local Planning Authority for the purpose of obtaining their approval, in writing, for each phase of development. The development of each phase shall then be carried out in complete accordance with those particulars. For the avoidance of doubt, the illustrative drawings submitted in support of the application including those set out within the approved Design and Access Statements are not approved. Reason: In order to comply with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) which requires the submission to and approval by, the Local Planning Authority of reserved matters.
3.	COMPLIANCE - Time limits for Reserved Matters (Outline) The first application for the approval of Reserved Matters within the OUTLINE permission hereby approved, as depicted on the approved plans shall be made to the Local Planning Authority no later than the expiration of five years from the date of this permission with all applications for the approval of the remaining Reserved Matters made no later than the expiration of ten years from the date of this permission, and the development hereby authorised must be begun not later than whichever is the later of the following dates, failing which the permission shall be of no effect: a) The expiration of five years from the date of this permission OR b) The expiration of three years from the final date of approval of any of the reserved matters. Reason: This condition is imposed by virtue of Section 92 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

4.	COMPLIANCE - Reserved Matters Specification (List of documentation to accompany Reserved Matters Applications) • Each application for the approval of Reserved Matters submitted pursuant to condition 2 shall contain such information set out below as is relevant to the application and shall be consistent with the information approved for the relevant phase pursuant to Condition 33 (Phasing Strategy); • Reserved matters applications for any development within development zones H, D and E must be accompanied by a report and/or masterplan demonstrating that the proposed development does not compromise the deliverability of development of adjoining sites; • A statement (including accompanying design material) to demonstrate compliance with the parameter plans, Development Specification and mandatory requirements in the approved Design Code (January 2018). The statement will also clearly set out how the application fits with a wider strategy for the submission for all reserved matters in securing a coordinated and coherent approach to phased development. • A report demonstrating how the measures identified in the approved Culture Strategy (October 2017) have been incorporated into the detailed design, including how the cultural and industrial history of the area has been interpreted in the proposals; • A report must be submitted that outlines that the environmental information already submitted to the LPA is adequate to assess the environmental effects of the application and inform decision making; or, • Provides further information, in accordance with regulation 22(1) of the 2011 EIA Regulations, to assess the environmental effects of the application and inform decision making. • An updated commercial strategy detailing how the minimum commercial floorspace requirements are being provided. Access 1) Detailed plans and drawings including drawings to show method of construction, traffic calming measures, drainage, street lighting, kerb alignment, levels, areas of highway visibility and surface treatment. 2) A report and plans detailing layout including parking areas, servicing areas and plant areas; and 3) A report and plans detailing any necessary temporary layout and landscaping associated with boundary treatment and condition; Landscaping 1) Details of any play equipment proposed for the child play spaces; 2) How a coordinated approach to elements such as electricity, water, storage, street furniture will be achieved to avoid cluttering 3) If a public market is proposed within the main public square, how it will provide services and ancillary space for storage 4) Any landscaping mitigation measures required to mitigate potential wind tunnel effects Appearance 1) Details of rooftop and roofscape in accordance with Design Code (January 2018); 2) Details of the wind mitigation measures, including any screening or other measures around balconies or communal amenity areas and how the design of blocks responds to micro-climate issues. Reason: To ensure the development is consistent with London Plan Policies 3.5, 7.4 and 7.6, Local Plan Policy SP11, and emerging Policy DM1. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
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5.	COMPLIANCE - Development in Accordance with Approved Drawings and Documents The development shall be completed in accordance with the approved plans and documents except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment. a) The following plans: 439/SK/410; 439/SK/411; 439/SK/412; 439/SK/413; 439/SK/414; 439/SK/415; 439/SK/416; 439/SK/417; 439/SK/418; 439/SW/E100; 439/SW/E200; 439/SW/E201; 439/P/SW/B01 (Rev A); 439/P/SW/100 (Rev A); 439/P/SW/101 (Rev A); 439/P/SW/102 (Rev A); 439/P/SW/103 (Rev A); 439/P/SW/104 (Rev A); 439/P/SW/105 (Rev A); 439/P/SW/106 (Rev A); 439/P/SW/107 (Rev A); 439/P/SW/108 (Rev A); 439/P/SW/109 (Rev A); 439/P/SW/110 (Rev A); 439/P/SW/111 (rev A); 439/P/SW/112 (Rev A); 439/P/SW/113 (Rev A); 439/P/SW/114 (Rev A); 439/P/SW/115 (Rev A); 439/P/SW/116 (Rev A); 439/P/SW/117 (Rev A); 439/P/SW/118 (Rev A); 439/P/SW/RF (Rev A); 439/P/SW/220 (Rev A); 439/P/SQ/B01 (Rev A); 439/P/SQ/100(Rev A); 439/P/SQ/101(Rev A); 439/P/SQ/102(Rev A); 439/P/SQ/103(Rev A); 439/P/SQ/104(Rev A); 439/P/SQ/105(Rev A); 439/P/SQ/106(Rev A); 439/P/SQ/107(Rev A); 439/P/SQ/108(Rev A); 439/P/SQ/109(Rev A); 439/P/SQ/110(Rev A); 439/P/SQ/111(Rev A); 439/P/SQ/RF(Rev A); 439/P/SQ/200; 439/P/SQ/201; 439/P/SQ/202; 439/P/SQ/203; 439/P/SQ/204; 439/P/SQ/205; 439/P/SQ/206; 439/P/SQ/207(Rev A); 439/P/SQ/208(Rev A); 439/P/SQ/209 (Rev A); 439/P/SQ/210(Rev A); 439/P/SQ/211(Rev A); 439/P/SQ/250; 439/P/SQ/251; 439/P/SQ/252; 439/P/SQ/253; 439/P/SQ/254; 439/P/SQ/300(Rev A); 439/P/SQ/301; 439/P/SQ/302; 439/P/SQ/303(Rev A); 439/C1/100; 439/P/C1/150; 10597-EPR-GF-A-02-0020; 10597-EPR-01-A-02-0021; 10597-EPR-02-A-02-0022; 10597-EPR-03-A-02-0023; 10597-EPR-04-A-02-0024; 10597-EPR-05-A-02-0025; 10597-EPR-06-A-02-0026; 10597-EPR-07-A-02-0027; 10597-EPR-08-A-02-0028; 10597-EPR-09-A-02-0029; 10597-EPR-10-A-02-0030; 10597-EPR-11-A-02-0031; 10597-EPR-12-A-02-0032; 10597-EPR-13-A-02-0033; 10597-EPR-14-A-02-0034; 10597-EPR-RF-A-02-0035; 10597-EPR-00-NO-DR-A-04-0001; 10597-EPR-00-SO-DR-A-04-0002; 10597-EPR-00-EA-DR-A-04-0003; 10597-EPR-00-WE-DR-A-04-0004; 10597-EPR-00-AA-DR-A-05-0001; 10597-EPR-00-BB-DR-A-05-0002; 5374-PL-PR-SQ-101(Rev A); 5374-PL-PR-SQ-102(Rev A); 5374-PL-PR-SQ-103(Rev A); 5374-PL-PR-SQ-104; 5374-PL-PR-SQ-105; 5374-PL-PR-SQ-201; 5374-PL-PR-SQ-202; 5374-PL-PR-SQ-401; 5374-PL-PR-SQ-402 439/P/SW/E/100; 439/SW/E/200; 439/SW/E/201; 439/P/SQ/200 (Rev A); 439/P/SQ/203 (Rev A); 439/P/SQ/204 (Rev A); 439/P/SQ/207 (Rev A); 439/P/C1/100 (Rev A). b) The following documents: Environmental Statement – Volumes 1-3 and Non-Technical Summary (October 2017); Design and Access Statement (January 2018); Design Code (January 2018); Development Specification (January 2018); Cultural Strategy (October 2017). Reason: In order to ensure the development is carried out in accordance with the approved details and for the avoidance of doubt.
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6.	COMPLIANCE - Quantum of Development The development hereby permitted shall comply with the following amounts: <table border="1" data-bbox="323 367 1414 857"> <tr> <td>Building</td><td></td></tr> <tr> <td>Class C3 residential</td><td>Maximum 163,300m² GEA (and no less than 1714 homes)</td></tr> <tr> <td>Class B1 Employment</td><td>7,500m² GEA (of which no less than 1,500m² of Class B1(c))</td></tr> <tr> <td>Total A1-A5 Use</td><td>1,500m² - 3,950m² GEA (of which no more than 2,500m² of Class A1 Retail)</td></tr> <tr> <td>Class D1 Day Nursery</td><td>Up to 417sqm (GEA)</td></tr> <tr> <td>Class D1/D2 Leisure</td><td>Up to 2,500m² (includes 251m² GEA Class D2 Performance Space) which could include a medical centre</td></tr> <tr> <td>Basement</td><td>22,750sqm (GIA)</td></tr> <tr> <td>Energy Centre North (Outline)</td><td>Two Energy Centre's sized at 400m² and 900m² (GIA) to be provided in the north.</td></tr> <tr> <td>Temporary energy centre (detailed)</td><td>200m² (GIA)</td></tr> </table> Reason: To ensure that the Development is undertaken in accordance with the approved drawings and documents; the assessed Environmental Statement; and to protect local amenity.	Building		Class C3 residential	Maximum 163,300m ² GEA (and no less than 1714 homes)	Class B1 Employment	7,500m ² GEA (of which no less than 1,500m ² of Class B1(c))	Total A1-A5 Use	1,500m ² - 3,950m ² GEA (of which no more than 2,500m ² of Class A1 Retail)	Class D1 Day Nursery	Up to 417sqm (GEA)	Class D1/D2 Leisure	Up to 2,500m ² (includes 251m ² GEA Class D2 Performance Space) which could include a medical centre	Basement	22,750sqm (GIA)	Energy Centre North (Outline)	Two Energy Centre's sized at 400m ² and 900m ² (GIA) to be provided in the north.	Temporary energy centre (detailed)	200m ² (GIA)
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7.	COMPLIANCE – LAND USE (Business and Commercial Space) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) a minimum of 1,500sq.m(B1c) floor space hereby permitted shall be provided and for no other purpose or any use permitted by the above order unless otherwise agreed by the Local Planning Authority. Reason: In order to secure the Council's economic and place making objectives in pursuance of Local Plan policies SP11.																		
8.	COMPLIANCE – LAND USE (Retail - Outline) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) the Class A1 floorspace shall not exceed 2,500sqm. No floorspace is permitted in respect of Class A5 use. Reason: To ensure retail uses remain ancillary in accordance with Policy SA18 (AAP).																		

9. **COMPLIANCE – Development in accordance with Noise and Vibration Report**

The development shall be completed in accordance with the approved Noise and Vibration Report (Chapter 10 ES, Watermans dated October 2017), and the noise and vibration limits contained therein, unless otherwise approved by the local planning authority. Noise from fixed building services plant shall comply with the levels shown below and be designed to a level no less than 10 dB below the existing background noise level at a position 1m from the façade of the nearest sensitive receptors (i.e. Plant LAeq,T = LA90,T -10dB).

Location	Period	Representative LA90,5min	Plant Noise Emission Limit (LAeq,T) ¹⁺²
SR – A & B	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35
SR – C	Daytime (07:00 and 23:00)	46	36
	Night-time (23:00 and 07:00)	38	35
SR – D & E	Daytime (07:00 and 23:00)	52	42
	Night-time (23:00 and 07:00)	38	35

Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016).

10.

13.	COMPLIANCE – Architect Retention The existing architects shall be retained as Masterplan Architects to oversee the detailed design unless otherwise agreed in writing by the Local Planning Authority. The existing architect shall also be retained for the implementation of the detailed element of the application unless otherwise agreed in writing by the Local Planning Authority. 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.
14.	COMPLIANCE - Landscaping – Replacement of Trees and Plants (LBH Development Management) Any tree or plant in the public or private communal amenity areas or public realm delivered as part of the landscape masterplan (including roof top amenity areas) which, within a period of five years of occupation of the approved development 1) dies 2) is removed 3) becomes damaged or 4) becomes diseased, shall be replaced in the next planting season with a similar size and species of tree or plant. Reason: to protect the amenity of the locality.
15.	COMPLIANCE – Accessibility The development shall only be carried out in accordance with the inclusivity and accessibility measures identified in the Design and Access Statement dated October 2017 with regard to the fit out in accordance with Building Regulations Part M4 category 2. At least 10% of all dwellings hereby approved shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2015). Reason: To provide suitable access for disabled persons in accordance with London Plan (2015) policy 3.8 'Housing Choice'.
16.	COMPLIANCE - Compliance with London Housing Design Standards The development shall comply with the London Plan Policy 3.5 and London Housing Supplementary Planning Guidance (2016) space standards and as far as practical shall meet all other requirements within the London Housing Supplementary Planning Guidance 2016, particularly the requirements regarding dual aspect units, unless otherwise agreed in writing by the Local Planning Authority. Reason: In order to ensure a satisfactory standard of accommodation for future occupiers of the development.
17.	COMPLIANCE - Individual Satellite dishes or television antennas precluded The placement of any satellite dish or television antenna on any external surface of the development is precluded, excepting the approved central dish/receiving system noted in the application. Reason: to protect the amenity of the locality.
18.	COMPLIANCE - Hours of Operation – A3 & A4 Uses Any restaurant (A3), public house and wine bar (A4) use shall not be operated before 0700 or after 2400 hours on any day of the week. Reason: to protect the amenity of the locality.

19.	COMPLIANCE - A1-A4 and B1– Access 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 a satisfactory standard of accommodation for future occupiers & visitors of the development.
20.	PRIOR TO ABOVE GROUND WORKS – Electric Vehicle Charging Points Prior to above ground works for each phase confirmation on the details and location of the parking spaces, of which all will be equipped with Active Electric Vehicle Charging Points (ECVPS) shall be submitted to and approved by the Local Planning Authority for each phase. The applicant will be required to provide a total of 20% of the total number of car parking spaces with active electric charging points, with a further 20% passive provision for future conversion. The development shall only be carried out in accordance with the approved details. Reason: To comply with London Plan Policy 6.13 and emerging Wood Green AAP Policy WG11 section 6.
21.	COMPLIANCE - Environment Agency – Planting 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: To ensure that the development provides the maximum provision towards the creation of habitats for native biodiversity. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.
22.	COMPLIANCE - Network Rail – Demolition 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 secure the safe operation of the railway network.
23.	COMPLIANCE - Network Rail – Construction 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.

24.	PRE-COMMENCEMENT – Unsuspected contamination If, during development, contamination not previously identified is found to be present at the site then no further development of that phase (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved. Reasons: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 109 of the National Planning Policy Framework.
25.	PRE-COMMENCEMENT – Borehole Management Scheme A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development. Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 109 of the National Planning Policy Framework.
26.	PRE-COMMENCEMENT – Groundwater management and maintenance Piling for the development hereby permitted may not commence until a groundwater monitoring and maintenance plan in respect of potential contamination mobilised by piling activities, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority. Reason: To ensure that piling on the site does not pose any further risk to the deep water environment (Chalk aquifer, SPZ1) by managing any contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 109 of the National Planning Policy Framework.
27.	PRE-COMMENCEMENT - Archaeological Watching Brief No development (apart from demolition of above ground structures) shall take place within the former Olympia Trading Estate and properties 57-89 Western Road until the applicant has secured the implementation of an archaeological watching brief 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 consistent with Policy 7.8 of the London Plan 2015 and Policy SP12 of the Haringey Local Plan.

28.	PRE-COMMENCEMENT – CIL PHASING Prior to the commencement of works on the relevant part of the development hereby approved, details of an indicative phasing plan, including projections for the commencement and completion, as they relate to that part of the development shall be submitted to the Local Planning Authority. Reason: to allow the local planning authority to understand the projected phasing of the development and to define the extent of a CIL phase for the purposes of the CIL Regulations 2010 as amended.
29.	PRE-COMMENCEMENT - River Moselle De-Culverting Plans A feasibility study for the de-culverting of the Moselle shall be submitted to the Local Planning Authority no later than 1 May 2019 and subsequently approved in writing in consultation with the Environment Agency. The feasibility study shall include the following: I. Details of the annual testing of water quality, including the relevant benchmarks to be achieved in accordance with Annex 1 of the Bathing Water Quality Directive' forming part of the Water Framework Directive or any standard as agreed by the Local Planning Authority II. Full options feasibility appraisal including landscape details, cross and long sections III. An outline maintenance and management scheme, including how safe access to, and maintenance of, the river will be achieved. Reason: to secure details of an implementable scheme to deliver the future de-culverting of the River Moselle in accordance with London Plan policy 7.24.
30.	PRE-COMMENCEMENT – Development in accordance with Noise and Vibration Report a) Prior to the commencement of each phase of the development hereby approved, except for Site Preparation Works, details of the sound attenuation to protect against externally generated (environmental) noise sources including rail transport so as to achieve the internal ambient noise levels detailed in Table 10.14 (Chapter 10, ES October 2017) and BS8233:2014 shall be submitted to and approved in writing by the Local Planning Authority. The measured or calculated noise levels shall be determined in accordance to the latest British Standard 8233:2014 Guidance on sound insulation and noise reduction for buildings. b) The approved works are to be completed prior to occupation of the development and retained for the lifetime of the development. c) Prior to first occupation of the development, a Post Completion Report demonstrating compliance with the mitigation measures in A above shall be submitted to and approved by the Local Planning Authority. Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policy 7.15 of the London Plan (2016).

31.	PRE-COMMENCEMENT - Land Contamination – Part C CON1: Before development commences for each phase other than for investigative work: - 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. - 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:- - a risk assessment to be undertaken, - refinement of the Conceptual Model, and - the development of a Method Statement detailing the remediation requirements. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority. - 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. And CON2: - Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied. Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.
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32.	PRE COMMENCEMENT – Updated Air Quality Assessment Part A: Prior to the submission of any reserved matters, an updated air quality assessment shall be submitted and approved by the Council in line with best practice guidance and other guidance provided by the Council. The air quality assessment will: • Identify how the building works and related activities and the future operation and use of the development site may impact upon local air quality. • Model the impact of the development on local air quality using ADMS Urban, agreed traffic data, include surrounding developments, all site-wide emission sources (CHP, gas boilers, energy centres) and include scenarios of pre-agreed years and worst case, • Identify mitigation measures that are already part of any planned development and should any risk of exposure to poor air quality be determined, mitigation measures shall be included, where applicable, in the buildings design • Identify possible additional mitigation measures that may be implemented to maintain and where possible improve air quality in the vicinity of the development. • Provide full details of measures that will be implemented to maintain and where possible improve air quality in the vicinity of the development. • Provide full details of measures that will be implemented to protect the internal air quality of buildings. • Identify measures that will be implemented or continue to be implemented after the completion of the development with clear timescales of when information will be provided. Part B: All measures identified within the approved air quality assessment that are to be installed during the course of the development will be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the Planning Authority. Part C: All measures identified within the approved air quality assessment that will be implemented or continue to be implemented after the completion of the development will be completed within agreed timescales. A report demonstrating that all such measures set out within the approved air quality assessment have been installed will be provided to the satisfaction of and approved in writing by the Planning Authority. Part D: No development works will take place for the outline element, until a detailed site –wide Air Quality Assessment in line with guidance from the GLA has been submitted and approved in writing by the Local Planning Authority. Reason: To protect air quality and people’s health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.
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33.	PRE COMMENCEMENT - Phasing strategy & details No part of the outline development hereby permitted excluding demolition and site preparation works shall be carried out unless and until a phasing strategy showing the location of each building, its relationship to the wider masterplan and including details of the order in which the buildings will be commenced, has been submitted to and approved by the Local Planning Authority unless otherwise agreed in writing in the event that the component buildings are delivered concurrently. The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time. Reason: To ensure that the development is consistent with the principles of good masterplanning. It is necessary for condition to prevent commencement of the development until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.
34.	PRE COMMENCEMENT – Meanwhile and interim uses No development of a phase, excluding demolition and site preparation works, shall be commenced until such times as a Meanwhile Treatment Strategy for that phase has been submitted to and approved in writing by the Local Planning Authority. The Meanwhile Treatment Strategy for the relevant phase shall include as a minimum: I. Details of any proposed interim boundary treatment between the relevant phase and adjoining public realm/building(s); and II. Details of any proposed interim treatment of and use of public realm in adjoining Blocks/phases; and III. A programme for carrying out the interim boundary and any proposed public realm treatments. The interim boundary and public realm treatments for the relevant Block shall be carried out in accordance with the approved Meanwhile Treatment Strategy for that Block. Reason: To identify opportunities for the meanwhile use of sites for housing to make efficient use of land while it is awaiting longer-term development in accordance with London Plan Policy H4.

35.	PRE COMMENCEMENT - Confirmation of Site Levels Prior to the commencement of each relevant phase (except demolition works and site preparation works) details of all existing and proposed levels on the site in relation to the adjoining properties be submitted to and approved by the Local Planning Authority. Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
36.	PRE COMMENCEMENT Drainage Strategy (Thames Water) Development for each phase, excluding demolition and site preparation works, shall not commence until a drainage strategy for each phase detailing any on and/or off site drainage works, has been submitted in writing to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. The local planning authority is satisfied that the pre-commencement requirement of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
37.	PRE-COMMENCEMENT – Water supply (Thames Water) Prior to the commencement of development in each relevant phase, excluding demolition and site clearance, impact studies of the existing water supply infrastructure shall be submitted to and approved in writing by the local planning authority in consultation with Thames Water for that phase. The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall not be commenced until the studies have been approved in writing by the local planning authority. The development for that particular phase shall not be brought into use until any necessary mitigation measures identified by the impact studies have been approved in writing by the local planning authority and carried out in full in accordance with the approved details. Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand in accordance with London Plan (2015) policies 5.14 ‘Water Quality and Wastewater Infrastructure’ and 5.15 ‘Water Use and Supplies’. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

38.	PRE- COMMENCEMENT - Construction Environmental Management Plan No phase of the development hereby approved shall commence until a phase specific Construction Environmental Management Plan (CEMP), which includes Waste Management Plan (WMP), Construction Dust Management Plan (CDMP) and Construction Traffic Management Plan (CTMP), has been submitted to and approved in writing by the Local Planning Authority for the relevant phase. The WMP will demonstrate compliance with an appropriate Demolition Protocol. The CDMP will incorporate appropriate mitigation measures to minimise dust emissions and will be 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). The CEMP shall provide details of how demolition and construction works are to be undertaken and include (a): i. The identification of stages of works; ii. Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays); iii. Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non-Road Mobile Machinery (NRMM); iv. Details of an Unexploded Ordnance Survey; v. Details of community engagement arrangements; vi. Details of any acoustic hoarding; vii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance); viii. Details of external lighting ix. Dust mitigation strategy b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion. 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. No phase of the development hereby approved shall commence Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006). The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
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39.	PRE- COMMENCEMENT - Electricity Sub-station: Prior to the commencement of the development, excluding demolition and site preparation works, a survey report on the electricity sub-station and associated electro-magnetic field. The report shall include any mitigation measures that may be required, as well as predicted electro-magnetic levels in the adjoining residential, by reference to relevant standards and studies. The report and any mitigation required will be subject to the approval of the Local Planning Authority. Reason: In the interests of public safety. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
40.	PRIOR TO SUPERSTRUCTURE WORKS - Waste Management Scheme Prior to the commencement of any superstructure works on the approved buildings, and notwithstanding the approved Delivery and Servicing Plan (dated November 2017) details of an updated scheme setting out the collection and storage of waste and recycled materials shall be submitted in writing to and for approval by the Local Planning Authority. The updated scheme shall address: 1) Waste and recycling collection frequency, following liaison with Haringey's Waste Management Team and Veolia (Haringey's waste service provider) 2) The cost implications of collection frequency to future occupiers 3) The management of waste on site, including bin rotation and storage layout 4) The collection storage areas The details shall be implemented as approved prior to the occupation of the development for residential purposes, and maintained thereafter. Reason: to protect the amenity of the locality. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

41.	PRE COMMENCEMENT - Updated Construction Logistics Plan No development shall take place for each phase until such times as an updated Construction Logistics Plan (CLP) for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details: i) Update to the Construction Logistics Plan prepared by dated October 2017 to include phased development; ii) Monitoring and joint working arrangements, where appropriate; iii) Site access and car parking arrangements; iv) Delivery booking systems; v) Construction phasing and agreed routes to/from the development replace lorry routing; vi) Timing of deliveries to and removals from the site (to avoid peak times as agreed with HA) L07.00 to 9.00 and 16.00 to 18.00 where possible); vii) Construction works shall only proceed in accordance with the approved relevant CLP; viii) Travel plans for staff/ personnel involved in construction. Reason: To update the existing CLP to account for phased development in the area, reduce congestion and mitigate any obstruction to the flow of traffic on the transportation and highways network. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
42.	PRE COMMENCEMENT - Piling method statement No piling shall take place within a phase 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 local planning authority in consultation with Thames Water for that phase. 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. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition is so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.

43.	PRE-COMMENCEMENT - Landscaping – Arboricultural Method Statement Within each phase of the outline and detailed development hereby approved no development shall commence until an Arboricultural method statement relating to works in that phase, 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 for each phase. 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 for that phase on site and retained until completion of that phase. It must be designed and installed as recommended in the method statement within each phase. Within each phase 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: Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
44.	PRE COMMENCEMENT – Details of Flues Within each phase where a flue is required, 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 prior to commencement of the superstructure works (excluding Site Preparation Works). Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).
45.	PRIOR TO ABOVE GROUND WORKS- Affordable Housing Strategy Prior to commencement of above ground works excluding Building C1 for each phase an affordable housing strategy shall be submitted to and approved in writing by the local planning authority setting out how that phase contributes to a site wide requirement of 32.5% Affordable Housing (by habitable rooms) as per the table shown in Condition 16. The details set out in the strategy shall thereafter be implemented in accordance with the approved strategy for each phase, unless otherwise agreed by the Local Planning Authority. Such a strategy for each phase must include: i. The overall %, numbers, tenure, affordability and location of the affordable housing provision to be made within the related phase; ii. The timing of the construction of the affordable housing; iii. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing subject to staircasing. Reason: To secure details relating to the provision of affordable housing and accord with London Plan Policy 3.11 Affordable housing targets.

46.	PRIOR TO ABOVE GROUND WORKS – Fibre Broadband Strategy Prior to the commencement of any above ground works, except enabling and demolition works and Building C1 a strategy to facilitate ultra-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling or commercial unit, ducting to facilitate the provision of an ultra-fast broadband service to that dwelling or unit from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground or other infrastructure. The development of the site shall be carried out in accordance with the approved strategy. Reason: to accord with Site Allocation policies that support the provision of high speed broadband infrastructure and economic development objectives.
47.	PRIOR TO ABOVE GROUND WORKS - Biodiversity Enhancement Plan a) Prior to commencement of above ground works for each phase, a Biodiversity Enhancement Plan (BEP), for that phase shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall be in accordance with the Environmental Statement (dated October 2017) and include: i) Integration of bird and bat boxes; ii) Details of native and ‘nectar rich’ landscaping; and iii) Soft landscaping management & maintenance. b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented. Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2015), Policy SP13 of the Haringey Local Plan.

48.	PRIOR TO ABOVE GROUND WORKS - Sustainable Urban Drainage Prior to the commencement of above ground works for each phase details of the design, implementation, maintenance and management of the sustainable drainage scheme for each phase shall be submitted to, and approved in writing by, the local planning authority. Those details shall include: 1. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters; 2. Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant); 3. Flood water exceedance routes, both on and off site; 4. A timetable for its implementation, and 5. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details. Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policy 5.13 of the London Plan. The Local Planning Authority is satisfied that the pre-commencement requirements of the condition are so fundamental to the development permitted that it would have been otherwise necessary to refuse the whole permission.
49.	PRIOR TO ABOVE GROUND WORKS Sustainability Standards – Non-residential Evidence that each commercial unit of the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level “Very good” shall be submitted to and approved in writing by the local planning authority prior to the commencement of the works to which the certification relates and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of each phase of the development. Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SP0 and SP4 the Haringey Local Plan (2013).

50.	PRIOR TO ABOVE GROUND WORKS - Green and Brown Roofs Prior to the commencement of above ground development for each phase, details of green/brown roofs, including planting and maintenance schedules, and ecological enhancement measures shall be submitted to and approved in writing by the Council for that phase. Development shall accord with the details as approved. This will include the following: • A roof(s) plan identifying where the living roofs will be located; • Confirmation that the substrates depth range of between 100mm and 150mm across all the roof(s); • Details on the diversity of substrate depths across the roof to provide contours of substrate. This could include substrate mounds in areas with the greatest structural support to provide a variation in habitat; • Details on the diversity of substrate types and sizes; • Details on bare areas of substrate to allow for self colonisation of local windblown seeds and invertebrates; • Details on the range of native species of wildflowers and herbs planted to benefit native wildlife. The living roof will not rely on one species of plant life such as Sedum (which are not native); • Details of the location of log piles / flat stones for invertebrates; The living roof will not be used for amenity or sitting out space of any kind. Access will only be permitted for maintenance, repair or escape in an emergency. The living roof (s) shall then be carried out strictly in accordance with the details approved by the Council. And shall be maintained as such thereafter. Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and supports the water retention on site during rainfall. In accordance with regional policies 5.3, 5.9 and 5.11 of the London Plan (2011) and local policy SP:05 and SP:13.
51.	PRIOR TO ABOVE GROUND WORKS - Secured by Design Part A Prior to carrying out above ground works of the relevant phase details shall be submitted to, and approved in writing by, the Local Planning Authority to demonstrate that such phase (and buildings contained therein) has incorporated the principles and practices of Secured by Design where these can be practically achieved. Where the principles cannot be achieved, then justification for this will be required. The development shall be implemented in accordance with the approved details. Part B Prior to first occupation of each building or part of a building or use of that phase, details shall be submitted and approved in writing to demonstrate that such phase (and buildings contained therein) has delivered the principles and practices of Secured by Design, and as agreed by the Local Planning Authority in the discharge of Part A. Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

52.	PRIOR TO ABOVE GROUND WORKS – External Solar Shading and Passive Ventilation Study (Residential only) Prior to the commencement of any superstructure work on each phase, an overheating model and report shall be submitted to and approved by the Local Planning Authority. The model will assess the overheating risk using future weather temperature projections (2050) and London weather files, and the report will demonstrate how the risks have been mitigated and removed through design solutions. This report will include details of the design measures incorporated within the scheme (including details of the feasibility of using external solar shading and passive cooling and ventilation) to ensure adaptation to higher temperatures are addressed, and the units do not overheat beyond the assessment methodology thresholds. The report will include the following: - the standard and the impact of the solar control glazing; - that all heating pipework is appropriately insulated - that passive cooling and ventilation features have been included - highlight the mitigation strategies to overcome any overheating risk Air Conditioning will not be supported unless justification is given. Once approved the development shall be constructed in accordance with the details so approved, shall be maintained as such thereafter and no change there from shall take place without the prior written consent of the Local Planning Authority. REASON: London Plan Policy 5.9 and local policy SP:04 and in the interest of adapting to climate change and to secure sustainable development.
53.	PRIOR TO SUBMISSION OF RMA – Updated Energy Strategy Notwithstanding the submitted details and prior to the submission of any reserved matters, excluding demolition and site preparation works, an updated energy strategy shall be submitted to and approved in writing by the local planning authority. The Energy Strategy shall, unless otherwise agreed by the local planning authority, be based on connection of all residential and non-residential buildings to a district energy and heating network. Details of the site wide heating and hot water facilities, the phasing of delivery, and associated network infrastructure will be submitted for approval to the Council. The strategy shall explore all reasonable options for improving the energy efficiency of the building and reducing carbon dioxide emissions in accordance with the energy hierarchy set out in London Plan policy 5.2 ‘Minimising carbon dioxide emissions’. The Strategy will comply with the targets and measures set out in London Plan (2016) Policy 5.2 and will be submitted using the format set out in the GLA guidance on Energy Strategies. The development shall be carried out strictly in accordance with the details approved. Reason: To ensure that the development hereby approved is energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan.
54.	PRIOR TO INSTALLATION - Low NOx Boilers - Product Specification and Dry NOx Emissions Details (LBH Environmental Services and Community Safety) Prior to installation, details of the Low NOx boilers for space heating and domestic hot water should be forwarded to the Local Planning Authority for approval. The details shall be implemented as approved and shall be maintained thereafter. Reason: To protect local air quality.

55.	PRIOR TO OCCUPATION – Commercial and Workspace Strategy Prior to the occupation of any commercial floorspace within a phase, a strategy for commercial and workspace for that phase shall be submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall include: a) a strategy that complements the existing and emerging cultural and economic offer in and around the site b) setting out a timetable for the marketing and occupation of such workspace; c) explaining how such workspace is designed to meet the needs of commercial undertakings; d) indicating the proposed lease terms and the proposed levels of rent for businesses together with an explanation of how those terms and rent compare with the lease terms and rent for equivalent commercial space elsewhere within the Borough; Reason: to ensure the placemaking and economic objectives of the Wood Green AAP are secured.
56.	PRIOR TO SUPERSTRUCTURE WORKS - Cycle Parking Details Prior to any superstructure works on each approved phase, details of arrangements for cycle storage (including provision for a total of cycle parking spaces, means of enclosure for the storage area and the bicycle stairway and trough system) for that phase shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London (Borough Planning), and the approved arrangements shall be completed to the satisfaction of the Authority before any part of the development is first occupied, and permanently maintained thereafter to the Authority's satisfaction. Reason: To ensure that adequate cycle storage facilities are provided and promote sustainable travel.
57.	PRIOR TO SUPERSTRUCTURE WORKS – Sample Materials Samples of all materials to be used for all external facing surfaces and roofing materials for each phase of the development, shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground 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.
58.	PRIOR TO SUPERSTRUCTURE WORKS – CCTV and Security Lighting Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works), 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: To ensure that future development is safe and secure for future residents and visitors.

59.	PRIOR TO SUPERSTRUCTURE WORKS – Shopfronts Prior to commencement of the superstructure works for each phase (excluding Site Preparation Works) the design and external appearance of the shopfronts for that phase, including detailed design of the fascias, shall be submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.
60.	PRIOR TO SUPERSTRUCTURE WORKS - Environment Agency – Landscape Management Plan Prior to commencement of the superstructure works for each phase (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: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 ‘Local Character’.
61.	PRIOR TO OCCUPATION – Soft landscaping and play space Prior to occupation of each phase, details of the children’s playspace and soft landscaping provision contained within the private and communal amenity areas in accordance with the Design and Access Statement (October 2017) of that phase shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the: a. location, layout, design of the playspace; and b. equipment/ features c. hard surfacing materials d. minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting). Soft landscape details shall include: a. Planting plans b. Written specifications (including cultivation and other operations associated with plant and grass establishment) c. Schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate d. Implementation timetables. The landscaping, playspace and equipment/features shall be laid out and installed prior to the first occupation of the development. The children’s playspace shall be provided strictly in accordance with the details so approved, installed/erected prior to the first occupation of the residential dwellings and shall be maintained as such thereafter. REASON: To secure the appropriate provision and design of children’s playspace.

62.	PRIOR TO OCCUPATION - Estate Management & Maintenance Plan Prior to the occupation of each phase an Estate Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details. Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development and to ensure the design of the new housing development enhances the quality of local places in accordance with London Plan Policy 3.5.
63.	PRIOR TO OCCUPATION- Lighting strategy Prior to the occupation of each phase a lighting strategy to address all external lighting across within the phase shall be submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details. Reason: In the interests of the character and appearance of the area in accordance with London Plan (2015) policy 7.4 'Local Character'.
64.	PRIOR TO OCCUPATION - Details of Central Dish/Receiving System Prior to the occupation of each phase development, details of a Central Satellite Dish/Receiving System for the residential units hereby approved shall be submitted in writing to and for approval by the Local Planning Authority. The System shall be implemented in accordance with approved details and maintained thereafter. Reason: to protect the amenity of the locality.
65.	PRIOR TO OCCUPATION – Delivery and Servicing Plan Prior to occupation of each phase of development, an updated Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase and the development thereafter managed in accordance with the approved details. Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

INFORMATIVES:

Working with the Applicant (LBH Development Management)

INFORMATIVE: In dealing with this application, the London Borough of Haringey has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to foster the delivery of sustainable development in a positive and proactive manner.

Community Infrastructure Levy (LBH Development Management)

INFORMATIVE: The Community Infrastructure Levy will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

CIL

This is a phased development for the purposes of the CIL Regulations (2010 as amended). A phase can comprise: site preparation and demolition works, sub-structures, and/or buildings, plots or groups of plots. The extent of the CIL phase will be defined on the relevant phasing plan.

Hours of Construction Work (LBH Development Management)

INFORMATIVE: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

Party Wall Act (LBH Development Management)

INFORMATIVE: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

Requirement for Groundwater Risk Management Permit (Thames Water)

INFORMATIVE: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Attenuation of Storm Flows. Combined Sewer drain to nearest manhole.

Connection for removal of ground water precluded. Approval required for discharge to public sewer (Thames Water).

INFORMATIVE: 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. 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 groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Public Sewer Crossing – Approval required for building, extension or underpinning within 3 metres (Thames Water).

INFORMATIVE: There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover. Water Main Crossing Diversion (Thames Water)

INFORMATIVE:

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: 0800 009 3921 for further information.

Minimum Pressure and Flow Rate from Pipes (Thames Water)

INFORMATIVE: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Responsibility to Dispose of Commercial Waste (LBH Neighbourhood Action Team)

INFORMATIVE:

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.

Asbestos Survey (LBH Environmental Services and Community Safety)

INFORMATIVE: The applicant is advised that prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

New Development Naming (LBH Transportation)

INFORMATIVE: The new development will require naming. The applicant should contact LBH Local Land Charges at least six weeks before the development is occupied on 020 8489 5573 to arrange for the allocation of a suitable address. Environment Agency – Additional Advice (Environment Agency)

INFORMATIVE: The Environment Agency has provided advice to the applicant in respect of Ground Water Protection and Land Affected by Contamination. This advice is available on the Council's website using the application reference number.

Archaeology

INFORMATIVE: The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Asbestos

INFORMATIVE -Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Highways Licenses

INFORMATIVE: The following highways licences may be required: crane licence, hoarding licence, on-street parking suspensions. The applicant must check and follow the processes and apply to the HA.

For the Outline Permission Application:

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

Piling Works

In one of the gas holders there remains at depth asbestos materials and other contaminants, such as lead and hydrocarbons. At the time of writing a concrete capping in place to prevent risk to human health. Any piling works on/in the environs of proposed residential Block B3 and surrounding proposed amenity / open space land has the potential to cause exposure of the contaminants in the gas holder and so a risk to human health.

Site Preparation Works:

Site Preparation Works comprise the following “Demolition of buildings and structures, surveys, site clearance, works of archaeological, ground investigation, remediation and Gasholder pit infill, the erection of fencing or hoardings, the provision of security measures and lighting, the erection of temporary buildings or structures associated with the Development, the laying, removal or diversion of services, construction of temporary access, temporary highway works, and temporary estate roads”

SubStructure:

Substructure works are defined as building foundations or underlying supporting substructure

Superstructure:

Superstructure works are defined as part of the building above its foundations

Phasing

A phase of development relates to a phase defined by planning condition (CIL condition), or any subsequent construction sub-phase agreed with the Local Planning Authority, or the outline component or detailed component and/or Site Preparation Works.

Meanwhile Uses:

Interim works comprise, inter alia, meanwhile uses.

INFORMATIVE:

The applicant is referred to details within the Design Code and Design and Access Statement encouraging the use of Green & Living Walls. Green walls are essentially vertical gardens that can attach to either the inside or outside of a wall and are slightly different from other designs, utilising plants such as climbing ivy or clematis, in that the plant material is actually rooted into the wall fixing itself. The use of living and green walls is encouraged as part of future detailed design and soft landscape details submitted in support of planning conditions.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service

19/04/2018