

Planning Service

Stephen Kelly Assistant Director Planning Service

Mr David Roach
DP9
100 Pall Mall
London
SW1Y 5NQ

On behalf of
Mr Richard Serra
Tottenham Hotspur Football Club
748 High Road
London
N17 0AP

Planning Application Reference No. HGY/2015/3000

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

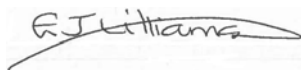
NOTICE OF PLANNING PERMISSION

Location: Tottenham Hotspur Football Club, 748 High Road, N17

Proposal: Proposed demolition and comprehensive phased redevelopment for stadium (Class D2) with hotel (Class C1), Tottenham Experience (sui generis), sports centre (Class D2); community (Class D1) and / or offices (Class B1); housing (Class C3); and health centre (Class D1); together with associated facilities including the construction of new and altered roads, footways; public and private open spaces; landscaping and related works. Details of "appearance" and "landscape" are reserved in relation to the residential buildings and associated community and / or office building. Details of "appearance" and "scale" are reserved in relation to the sports centre building. Details of "appearance" are reserved in relation to the health centre building. Proposal includes the demolition of 3 locally listed buildings and includes works to a Grade II Listed building for which a separate Listed Building application has been submitted (Ref: HGY/2015/3001). The proposal is EIA development.

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 18/09/2015 and drawing numbers: see Schedule 1

SEE SCHEDULE OF CONDITIONS ATTACHED



15/04/2016

Emma Williamson
Head of Development Management
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.

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6th Floor, River Park House,
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HGY/2015/3000

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

NOTE:

1. The conditions that relate to individual buildings are split between the various "Plots" that form the planning application development identified on Drawing Reference POP-4494-PLN-GA-0967 to 0978. 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.

2. Reference to "Stadium Event" means any event taking place at the completed Stadium attended by more than 10,000 or more spectators excluding staff.

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

A. CONDITIONS RELATING TO THE WHOLE SITE

Condition Ref.	Description
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A1	Implementation Timescales – Full
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	The part of the development where details are approved by this planning application, namely "Plot 1", "Plot 2" and "Plot 3" shall begin as follows:
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|--|--|
| | <ol style="list-style-type: none">a. The Plot 1 development shall commence within five years of the date of this planning permission;b. The Plot 2 development shall commence within five years of the date of this planning permission; andc. The Plot 3 development shall commence within seven years of the date of this planning permission. |
|--|--|

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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A2 **Reserved Matters**

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:

- a. Plot 4: The Extreme Sports Building – (i) appearance and (ii) scale;
- b. Plot 5: The Residential and Flexible B1/D1 Space – (i) appearance and (ii) landscape; and
- c. Plot 6: The Community Health Building – (i) appearance.

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.

A3 **Phasing Plan**

The development shall be undertaken in accordance with the indicative phasing plan within the Environmental Statement or any amendments to the phasing plan as approved by the Council

REASON: To secure the programming and phasing of, and an orderly pattern to the development.

A4 **Consented drawings and documents**

The development shall be constructed in accordance with the following drawings and details submitted with the application.

Full List of drawings, parameter plans and documents including Design Code set out in Schedule 1.

Reason: In order to avoid doubt and in the interests of good planning.

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A5

Business and Community Liaison construction Group

For the duration of the construction phase of development and for five years after the first occupation of the Stadium whichever is the later the Applicant will establish and maintain a Liaison Group having the purpose of:

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

The terms of reference for the Liaison Group should be submitted to the Council for approval prior to commencement of the development. The Liaison Group will meet at least once every month with the first meeting taking place one month prior to the commencement of development and the meetings shall become bi-monthly after the expiry of a period of four (4) months thereafter or at such longer period as the Liaison Group shall agree.

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

A6

Conformity with Environmental Statement

The development is to be constructed in accordance with the standards etc set out in the Environmental Statement accompanying the planning application

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.

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A7

Maximum quantum / density

The total quantum of built floorspace across the development shall not exceed the following:

Land Use	Use Class	Area GIA (sqm)	Units
Leisure (including stadium)	D2	122,000	n/a
Hotel	C1	18,820	180 rooms / 49 serviced apartments
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	6,000 (max)	n/a

Reason: In order to avoid doubt and in the interests of good planning.

A8

Materials

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.

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.

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A9 **Materials Boards**

All approved materials for each Plot shall be erected in the 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.

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.

A10 **Flood Risk Management**

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA).

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

A11 **Drainage**

The development shall be carried out in accordance with the Drainage Strategy and the details for the drainage of each Plot shall be submitted to and approved by the Council in advance of commencement of development for that phase (excepting any works of demolition or piling).

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

A12 **Interim Landscape and Meanwhile Uses**

Prior to the commencement of construction of the stadium super structure an Interim Landscape and Meanwhile Use scheme shall be submitted to 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.

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.

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A13

Plant Noise

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).

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 Plan 2006.

A14

Plant and Machinery

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 <http://nrmm.london/>.

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.

A15

Demolition of Locally Listed Buildings

No demolition of the existing three locally listed buildings (746, 748 & 750 High Road) shall take place until the applicant has secured the implementation of a programme 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 in consultation with Historic England.

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.

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- A16 **Elements of the Edmonton Dispensary and Red House Coffee Palace Facade and Interiors Retention**
- Prior to the demolition of either the Edmonton Dispensary (746 High Road) and Red House Coffee Palace (748 High Road) a Façade and Interiors Retention Strategy including the elements of the lower part of the façade of 746; and the paneled Boardroom of 748; and any other elements as appropriate to be submitted to and approved in writing by the Council. The demolition of the Edmonton Dispensary and Red House Coffee Palace shall be implemented in accordance with the approved strategy and any retained elements shall 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.

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.

- A17 **Carbon Savings**
- Further details of how the carbon savings for the development have been calculated shall be submitted to and approved by the Council prior to the submission of the final reserved matters application.

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.

B. CONDITIONS RELATING TO THE STADIUM (PLOT 1)

- | Condition Ref. | Description |
|----------------|--|
| B1 | Consented Drawings |
| | The development of Plot 1 shall be constructed in accordance with the plans listed under "Plot 1" in condition A4. |

Reason: In order to avoid doubt and in the interests of good planning.

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- B2 Construction Environmental Management Plan**
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 or otherwise amended and approved in writing by the Council.
- Reason: To protect the environment and amenities of the locality.
- B3 Air Quality and Dust Management Plan**
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 or otherwise amended and approved in writing by the Council.
- Reason: To protect the environment and amenities of the locality.
- B4 Construction Waste Management Plan**
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 and construction shall be carried out in accordance with the approved Plan.
- Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.
- B5 Construction Hours**
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.
- 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.
- B6 Piling Method Statement**
Piling shall take place in accordance with the details of the Piling Method Statement in approval HGY/2014/3399.
- Reason: To prevent the contamination of the underlying aquifer.

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- B7 Telecommunications**
Prior to construction of the Stadium super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be undertaken in accordance with the approved scheme
- Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
- B8 Temporary Site Hoarding**
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.
- Reason: To protect the environment and amenities of the locality.
- B9 Waste and refuse**
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 and the development shall be carried out in accordance with the approved strategy.
- 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.
- B10 Fixed Illuminated Signage**
Prior to the hosting of the first Stadium Event 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 and relevant works shall be carried out in accordance with the approved details.
- Reason: In order to prevent the excessive proliferation of illuminated signage and to protect the amenity of the area.
- B11 Architectural Lighting**
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 and the development shall be implemented in accordance with the approved strategy.
- Reason: To protect the environment and amenities of the locality.

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B12 LED Screens

Prior to the hosting of the first Stadium Event an LED Screen strategy shall be submitted to and approved by the Council and the development shall be implemented in accordance with the approved strategy.

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

B13 Event Day Lighting

Prior to the hosting of the first Stadium Event an Event Lighting Strategy shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

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

B14 External Stadium Screens

External stadium screens shall only be operated in accordance with an approved strategy submitted to and approved in writing by the Council.

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

B15 CCTV

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 and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

B16 Major Non-association Football Events

No more than 16 major non-association football events (greater than 10,000 visitors) shall be held per annum in the stadium of which no more than 6 shall be music concerts.

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

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B17

Noise Control Plan

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 and the development shall be implemented in accordance with the approved noise control plan.

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.

Reason: To protect the environment and amenities of neighbouring residents.

B18

Landscape Management

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 and the development shall be implemented in accordance with the approved scheme.

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.

B19

Diesel Generators

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. Details of the use of the generators should be submitted to the Council annually.

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.

B20

Diesel Fuel

The diesel generators in the Plot 1 development shall run on ultra-low sulphur diesel (ULSD) meeting the fuel specification within EN590:2004.

Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.

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- B21 Flues**
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.
- Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.
- B22 Team Coaches**
On a Match Day the Team coach drop-off area shall only be used by Team coaches and the coach drop-off area shall be supervised by trained stewards.
- Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.
- B23 High Road Vehicular Access**
The High Road vehicular access to the car park shall not be used between one hour prior to the start of a Stadium Event and one hour after the closure of a Stadium Event. Event day visitors must have their parking spaces allocated at least one hour before arrival.
- Reason: To avoid conflict between pedestrians and vehicles in the interest of public safety.
- B24 Mobile Telecommunications Equipment**
Siting and details of mobile telecommunications equipment in the Plot 1 development shall be submitted to and approved by the Council prior to installation and the development shall be implemented in accordance with the approved details.
- Reason: In order to prevent the excessive proliferation of telecommunications equipment and to protect the amenity of the area.
- B25 Contamination**
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.
- 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.

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B26 Replacement Bird Nests

Prior to the complete 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 in accordance with the approved details.

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.

B27 Car Parking Management Plan.

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. The management of the car park thereafter shall be carried out in accordance with the approved Plan.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.

B28 Swept Path Analysis

Prior to the commencement of the use of the stadium a swept path analysis to demonstrate that large delivery vehicles can exit the site safely without causing unreasonable delays to eastbound traffic along Northumberland Park shall be submitted to and approved by the Council.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.

B29 Articulated Vehicles

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.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation.

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B30 Cooling Demand

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) 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.

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.

C. CONDITIONS RELATING TO THE TOTTENHAM EXPERIENCE BUILDING (PLOT 2)

Condition Ref.	Description
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C1	Consented Drawings
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	The development of Plot 2 shall be constructed in accordance with the plans listed under "Plot 2" in condition A4.
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	Reason: In order to avoid doubt and in the interests of good planning.
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C2	Construction Environmental Management Plan
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	The construction of the Plot 2 development above ground 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 and construction of the development shall be carried out in accordance with the approved Plan.
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	Reason: To protect the environment and amenities of the locality.
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C3	Air Quality and Dust Management Plan
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	The construction of the Plot 2 development above ground 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 and construction of the development shall be carried out in accordance with the approved Plan.
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	Reason: To protect the environment and amenities of the locality.
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C4 **Construction Waste Management Plan**

The construction of the Plot 2 development above ground shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 2 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved Plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

C5 **Construction Hours**

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 by the Council.

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.

C6 **Impact Piling Method Statement**

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.

Reason: To prevent the contamination of the underlying aquifer.

C7 **Waste and refuse**

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 and the development shall be implemented in accordance with the approved strategy.

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.

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C8 External Roof Terrace

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.

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.

C9 Security Shutters

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 and the development shall be implemented in accordance with the approved scheme.

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.

C10 Contamination

Prior to the commencement of development of sub structure works on Plot 2:

- A. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. 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.

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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:-

- 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.

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.

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.

C11

Contamination Remediation

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 Plot 2 development is occupied.

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.

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- C12 **Archaeological Watching Brief**
Prior to the commencement of the development of sub structure works on 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 by the Council and the development shall be implemented in accordance with the approved scheme.
- 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.
- C13 **Green/Brown Roof**
Prior to installation of the roof a scheme for green or brown 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.
- 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.
- C14 **Cooling Demand**
Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) 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.
- 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.

D. CONDITIONS RELATING TO THE HOTEL (PLOT 3)

Condition Ref.	Description
D1	Consented Drawings The development of Plot 3 shall be constructed in accordance with the plans listed under "Plot 3" in condition A4.
	Reason: In order to avoid doubt and in the interests of good planning.

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D2 **Construction Environmental Management Plan**

The construction of the Plot 3 development above ground (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved Plan.

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

D3 **Air Quality and Dust Management Plan**

The construction of the Plot 3 development above ground level (and excluding any temporary landscaping proposals) shall not commence until an Air Quality and Dust Management Plan in relation to the construction works for the Plot 3 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved Plan.

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

D4 **Construction Waste Management Plan**

The construction of the Plot 3 development above ground level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved Plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

D5 **Construction Hours**

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 by the Council.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

D6

Piling Method Statement

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.

Reason: To prevent the contamination of the underlying aquifer.

D7

Temporary Site hoarding

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 Plot 3 development.

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

D8

CCTV

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 and the development shall be implemented in accordance with the approved scheme.

Reason: To protect public safety and the amenities of neighboring residents.

D9

Lighting

Prior to the first occupation of the Plot 3 development an external lighting strategy for the Plot 3 development shall be submitted to and approved in writing by the Council and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

Planning Service

Stephen Kelly Assistant Director Planning Service

D10 Waste and refuse

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 and the development shall be implemented in accordance with the approved strategy.

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.

D11 Energy Centre Flues

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 on Plot 3.

Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.

D12 Landscape Management

Within 1 year of commencing the Plot 3 development the applicant shall submit a landscape maintenance scheme for Plot 3 for approval by the Council and the development shall be implemented in accordance with the approved scheme.

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.

D13 Hours of Operation of Rooftop Facilities

No external rooftop facilities in the Plot 3 development shall be in use between 24:00 – 07:00 hours any day of the week.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

D14

Contamination

Prior to the commencement of development of sub structure works on Plot 3:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. 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.
- 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:-
 - 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.
- 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.

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 20151 and Saved Policy UD3 of the Haringey Unitary Development Plan.

Planning Service

Stephen Kelly Assistant Director Planning Service

D15 Contamination Remediation

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 Plot 3 development is occupied.

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.

D16 Serviced Apartments

No individual serviced apartment in Plot 3 shall be occupied for longer than 90 consecutive days by the same tenant or visitor unless otherwise agreed in writing with the Council.

Reason: To prevent the use of the serviced apartments as dwellings within the C3 use class without the written consent of the Council.

D17 Telecommunications

Prior to construction of the Hotel super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be carried out in accordance with the approved scheme.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

D18 Car Parking Management Plan

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.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

D19

Cooling Demand

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) 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.

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.

E. CONDITIONS RELATING TO THE EXTREME SPORTS BUILDING (PLOT 4)

Condition

Description

Ref.

E1

Consented Drawings

The development of Plot 4 shall be constructed in accordance with the plans listed under "Plot 4" in condition A4.

Reason: In order to avoid doubt and in the interests of good planning.

E2

Reserved Matters

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.

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.

E3

Construction Environmental Management Plan

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved plan.

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

Planning Service

Stephen Kelly Assistant Director Planning Service

E4

Air Quality and Dust Management Plan

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved plan..

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

E5

Construction Waste Management Plan

The construction of the Plot 4 development above Podium level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved plan..

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

E6

Construction Hours

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 by the Council.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

E7

Piling Method Statement

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 on Plot 4 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer.

E8

Lighting

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 and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

E9

Waste and refuse

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 and the development shall be implemented in accordance with the approved strategy.

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.

E10

Landscape Management

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 and the development shall be implemented in accordance with the approved scheme.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

E11

External Climbing Wall

The external climbing wall shall not be in use between the hours 23:00 – 07:00.

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

E12

Contamination

Prior to the commencement of development of sub structure works on Plot 4 development:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. 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.
- 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:-
 - 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.

- 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.

Planning Service

Stephen Kelly Assistant Director Planning Service

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.

E13

Contamination Remediation

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 Plot 4 development is occupied.

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.

E14

Energy Centre Flues

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 on Plot 4.

Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.

E15

Cooling Demand

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) 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.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

E16 Telecommunications

Prior to construction of the of the Extreme Sports Building supper structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council and the development shall be carried out in accordance with the approved scheme

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

F. CONDITIONS RELATING TO THE RESIDENTIAL AND FLEXIBLE FLOORSPEACE (PLOT 5)

Condition Ref.	Description
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F1	Consented Drawings
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	The development of Plot 5 shall be constructed in accordance with the plans listed under "Plot 5" in condition A4.
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	Reason: In order to avoid doubt and in the interests of good planning.
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F2	Reserved Matters
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	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.
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	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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Planning Service

Stephen Kelly Assistant Director Planning Service

F3 Construction Environmental Management Plan
The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved plan.

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

F4 Air Quality and Dust Management Plan
The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) 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 and construction of the development shall be carried out in accordance with the approved plan.

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

F5 Construction Waste Management Plan
The construction of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) shall not commence until a Construction Waste Management Plan in relation to the construction works for the Plot 5 development have been submitted to and approved by the Council and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

Planning Service

Stephen Kelly Assistant Director Planning Service

F6

Construction Hours

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 in writing by the Council.

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.

F7

Piling Method Statement

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 on Plot 5 must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To prevent the contamination of the underlying aquifer.

F8

Wheelchair Accessible Homes

10% of the residential units to be identified as wheelchair accessible shall be designed and constructed as wheelchair adaptable housing.

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

F9

Design Code

The submission of the reserved matters application for appearance for the residential development will be accompanied by a Design Code Compliance Statement.

Reason: In order to avoid doubt and in the interests of good planning.

Planning Service

Stephen Kelly Assistant Director Planning Service

- F10 **Dwelling Mix**
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.

Reason: In order to avoid doubt and in the interests of good planning.
- F11 **Car Parking Management Plan**
Prior to the commencement of development above Podium level (and excluding any temporary landscaping proposals) 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.

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.
- F12 **Cycle Parking**
Prior to the commencement of the Plot 5 development above Podium level (and excluding any temporary landscaping proposals) a detailed cycle parking layout for the Plot 5 development to be submitted and approved by the Council.

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.
- F13 **CCTV**
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 and the development shall be implemented in accordance with the approved scheme.

Reason: To protect public safety and the amenities of neighboring residents.

Planning Service

Stephen Kelly Assistant Director Planning Service

F14

Lighting

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 and the development shall be implemented in accordance with the approved strategy.

Reason: To protect public safety and the amenities of neighboring residents.

F15

Waste and refuse

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 and the development shall be implemented in accordance with the approved strategy.

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.

F16

Landscape Management

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 and the development shall be implemented in accordance with the approved scheme.

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.

F17

Wind Mitigation

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 Plot 5 landscaping scheme.

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

Planning Service

Stephen Kelly Assistant Director Planning Service

F18

Green/Brown Roofs

Prior to the construction of the residential development on Plot 5 a scheme for green or brown roofs on the Plot 5 development shall be submitted and approved by the LPA.

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.

F19

Contamination

Prior to the commencement of the Plot 5 development:

- a. A Desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. 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.
- 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:-
 - 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.
- 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.

Planning Service

Stephen Kelly Assistant Director Planning Service

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.

F20

Contamination Remediation

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 on Plot 5 is occupied.

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.

F21

Retention of Architects

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.

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.

F22

Water Use

Water use in the residential towers is limited to 105 litres per person per day.

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.

Planning Service

Stephen Kelly Assistant Director Planning Service

F23

Energy Centre Flues

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 on Plot 5.

Reason: To protect local air quality consistent with Policy 7.14 of the London Plan.

F24

Cooling Demand

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) 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.

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.

F25

Telecommunications

Prior to construction of the Residential development super structure a Television Reception Mitigation scheme shall be submitted to and approved by the Council.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

G. CONDITIONS RELATING TO THE COMMUNITY HEALTH BUILDING (PLOT 6)

Condition Ref.	Description
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G1

Consented Drawings

The development of Plot 6 shall be constructed in accordance with the plans listed under "Plot 6" in condition A4.

Reason: In order to avoid doubt and in the interests of good planning.

Planning Service

Stephen Kelly Assistant Director Planning Service

G2 Reserved Matters

The first reserved matters application for Plot 6 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.

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.

G3 Construction Environmental Management Plan

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) 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 and construction of the development shall be carried out in accordance with the approved plan.

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

G4 Air Quality Dust Management Plan

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) 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 and construction of the development shall be carried out in accordance with the approved plan.

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

G5 Construction Waste Management Plan

The construction of the Plot 6 development above ground (excluding temporary landscape works or works associated with the Stadium) 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 and construction of the development shall be carried out in accordance with the approved plan.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

Planning Service

Stephen Kelly Assistant Director Planning Service

- G6 Construction Hours**
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.
- 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.
- G7 Lighting**
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 and the development shall be implemented in accordance with the approved strategy.
- Reason: To protect public safety and the amenities of neighboring residents.
- G8 Waste and Refuse**
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 and the development shall be implemented in accordance with the approved strategy.
- 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.
- G9 Green/Brown Roof**
Prior to installation of the roof a scheme for green or brown 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.
- 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.

Planning Service

Stephen Kelly Assistant Director Planning Service

G10 Cooling Demand

Further information shall be provided on the cooling demand together with an overheating strategy (complying with CIBSE TH49) and the submission of detailed thermal modeling for Plot 6 shall be submitted and approved by the Council prior to the commencement of development on Plot 6.

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.

H. CONDITIONS RELATING TO PUBLIC REALM

Condition Ref.	Description
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H1	Consented Drawings
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	The development of Public Realm shall be constructed in accordance with the plans listed under "Public Realm" in condition A4.
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Reason: In order to avoid doubt and in the interests of good planning.

H2	Public Realm Strategy
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	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.
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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.

Planning Service

Stephen Kelly Assistant Director Planning Service

Schedule 1 Consented drawings and documents

Plot 1 Drawings	
POP-4494-PLN-GA-0119 – REV 0	POP-4494-PLN-SC-0158 – REV 0
POP-4494-PLN-GA-0120 – REV 0	POP-4494-PLN-SC-0159 – REV 0
POP-4494-PLN-GA-0121 – REV 0	POP-4494-PLN-SC-0160 – REV 0
POP-4494-PLN-GA-0122 – REV 0	POP-4494-PLN-SC-0161 – REV 0
POP-4494-PLN-GA-0123 – REV 0	POP-4494-PLN-SC-0170 – REV 0
POP-4494-PLN-GA-0124 – REV 0	POP-4494-PLN-SC-0171 – REV 0
POP-4494-PLN-GA-0125 – REV 0	POP-4494-PLN-SC-0175 – REV 0
POP-4494-PLN-GA-0126 – REV 0	POP-4494-PLN-SC-0180 – REV 0
POP-4494-PLN-GA-0127 – REV 0	POP-4494-PLN-SC-0181 – REV 0
POP-4494-PLN-GA-0128 – REV 0	POP-4494-PLN-SC-0182 – REV 0
POP-4494-PLN-GA-0129 – REV 0	POP-4494-PLN-SC-0183 – REV 0
POP-4494-PLN-GA-0130 – REV 0	POP-4494-PLN-SC-0184 – REV 0
POP-4494-PLN-GA-0131 – REV 0	POP-4494-PLN-SC-0185 – REV 0
POP-4494-PLN-GA-0132 – REV 0	POP-4494-PLN-SC-0186 – REV 0
POP-4494-PLN-GA-0135 – REV 0	POP-4494-PLN-SC-0187 – REV 0
POP-4494-PLN-GA-0140 – REV 0	POP-4494-PLN-SC-0188 – REV 0
POP-4494-PLN-EL-0142 – REV 0	POP-4494-PLN-SC-0189 – REV 0
POP-4494-PLN-SC-0143 – REV 0	POP-4494-PLN-SC-0190 – REV 0
POP-4494-PLN-SC-0150 – REV 0	POP-4494-PLN-SC-0191 – REV 0
POP-4494-PLN-SC-0151 – REV 0	POP-4494-PLN-SC-0192 – REV 0
POP-4494-PLN-SC-0152 – REV 0	POP-4494-PLN-SC-0193 – REV 0
POP-4494-PLN-SC-0153 – REV 0	POP-4494-PLN-SC-0194 – REV 0
POP-4494-PLN-SC-0154 – REV 0	POP-4494-PLN-SC-0195 – REV 0
POP-4494-PLN-SC-0155 – REV 0	POP-4494-PLN-SC-0198 – REV 0
POP-4494-PLN-SC-0156 – REV 0	POP-4494-PLN-SC-0199 – REV 0
POP-4494-PLN-SC-0157 – REV 0	

Plot 2 Drawings	
POP-4494-PLN-GA-0200 – REV 0	POP-4494-PLN-EL-0231 – REV 0
POP-4494-PLN-GA-0201 – REV 0	POP-4494-PLN-EL-0232 – REV 0
POP-4494-PLN-GA-0202 – REV 0	POP-4494-PLN-EL-0233 – REV 0
POP-4494-PLN-GA-0208 – REV 0	POP-4494-PLN-EL-0234 – REV 0
POP-4494-PLN-EL-0220 – REV 0	POP-4494-PLN-EL-0235 – REV 0
POP-4494-PLN-EL-0230 – REV 0	

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Plot 3 Drawings	
POP-4494-PLN- GA-0300-0 – REV 0 POP-4494-PLN- GA-0301-0 – REV 0 POP-4494-PLN- GA-0302-1 – REV 0 POP-4494-PLN- GA-0303-0 – REV 0 POP-4494-PLN- GA-0304-1 – REV 0 POP-4494-PLN- GA-0305-0 – REV 0 POP-4494-PLN- GA-0306-0 – REV 0 POP-4494-PLN- GA-0307-0 – REV 0 POP-4494-PLN- GA-0308-0 – REV 0	POP-4494-PLN- SC-0320-0 – REV 0 POP-4494-PLN- SC-0321-0 – REV 0 POP-4494-PLN- EL-0330-0 – REV 0 POP-4494-PLN- EL-0331-0 – REV 0 POP-4494-PLN- EL-0332-0 – REV 0 POP-4494-PLN- EL-0333-0 – REV 0 POP-4494-PLN- EP-0340-0 – REV 0 POP-4494-PLN- EE-0341-0 – REV 0

Plot 4 Drawings	
Parameter Plans	Illustrative Plans
POP-4494-PLN-PP-0400 – REV 0 POP-4494-PLN-PP-0401 – REV 0 POP-4494-PLN-PP-0402 – REV 0 POP-4494-PLN-PP-0403 – REV 0 POP-4494-PLN-PP-0404 – REV 0 POP-4494-PLN-PP-0405 – REV 0 POP-4494-PLN-PP-0406 – REV 0 POP-4494-PLN-PP-0407 – REV 0 POP-4494-PLN-PP-0408 – REV 0 POP-4494-PLN-PP-0410 – REV 0 POP-4494-PLN-PP-0411 – REV 0 POP-4494-PLN-PP-0412 – REV 0 POP-4494-PLN-PP-0413 – REV 0 POP-4494-PLN-PP-0414 – REV 0 POP-4494-PLN-PP-0415 – REV 0 POP-4494-PLN-PP-0416 – REV 0 POP-4494-PLN-PP-0417 – REV 0 POP-4494-PLN-PP-0418 – REV 0 POP-4494-PLN-PP-0419 – REV 0	POP-4494-PLN-IP-0420 – REV 0 POP-4494-PLN-IP-0421 – REV 0 POP-4494-PLN-IP-0422 – REV 0 POP-4494-PLN-IP-0423 – REV 0 POP-4494-PLN-IP-0424 – REV 0 POP-4494-PLN-IP-0425 – REV 0 POP-4494-PLN-IP-0426 – REV 0 POP-4494-PLN-IP-0427 – REV 0 POP-4494-PLN-IP-0428 – REV 0 POP-4494-PLN-IP-0429 – REV 0 POP-4494-PLN-EL-0430 – REV 0 POP-4494-PLN-EL-0431 – REV 0 POP-4494-PLN-EL-0432 – REV 0 POP-4494-PLN-EL-0433 – REV 0 POP-4494-PLN-SC-0440 – REV 0 POP-4494-PLN-SC-0441 – REV 0

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Plot 5	
Parameter Plans	Illustrative Drawings
1007_07_PP_000 – REV P4	1007_07_098 – REV P4
1007_07_PP_001 – REV P5	1007_07_099 – REV P4
1007_07_PP_002 – REV P5	1007_07_100 – REV P4
1007_07_PP_003 – REV P5	1007_07_101 – REV P4
1007_07_PP_004 – REV P5	1007_07_102 – REV P4
1007_07_PP_005 – REV P5	1007_07_103 – REV P4
1007_07_PP_006 – REV P5	1007_07_104 – REV P4
1007_07_PP_007 – REV P4	1007_07_105 – REV P4
1007_07_PP_008 – REV P4	1007_07_106 – REV P4
1007_07_PP_009 – REV P5	1007_07_107 – REV P4
1007_07_PP_010 – REV P5	1007_07_115 – REV P4
1007_07_PP_011 – REV P5	1007_07_119 – REV P4
1007_07_PP_012 – REV P5	1007_07_120 – REV P4
1007_07_PP_013 – REV P5	1007_07_123 – REV P4
1007_07_PP_014 – REV P4	1007_07_128 – REV P4
1007_07_PP_015 – REV P4	1007_07_131 – REV P4
1007_07_PP_016 – REV P4	1007_07_136 – REV P4
1007_07_PP_017 – REV P4	1007_07_200 – REV P4
1007_07_PP_018 – REV P4	1007_07_201 – REV P4
1007_07_PP_019 – REV P4	1007_07_202 – REV P4
	1007_07_203 – REV P2
	1007_07_204 – REV P1
	1007_07_300 – REV P4
	1007_07_301 – REV P4
	1007_07_302 – REV P4
	1007_07_303 – REV P4

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Plot 6 Drawings	
Parameter Plans	Illustrative Drawings
POP_4494_PLN_GA_0501 – REV 0 POP_4494_PLN_GA_0502 – REV 0 POP_4494_PLN_GA_0510 – REV 0 POP_4494_PLN_GA_0511 – REV 0 POP_4494_PLN_GA_0512 – REV 0 POP_4494_PLN_GA_0513 – REV 0 POP_4494_PLN_EL_0532 – REV 0	POP_4494_PLN_GA_0520 – REV 0 POP_4494_PLN_GA_0521 – REV 0 POP_4494_PLN_GA_0522 – REV 0 POP_4494_PLN_GA_0523 – REV 0 POP_4494_PLN_EL_0530 – REV 0 POP_4494_PLN_EL_0531 – REV 0 POP_4494_PLN_SC_0540 – REV 0 POP_4494_PLN_SC_0541 – REV 0 POP_4494_PLN_EL_0542 – REV 0 POP_4494_PLN_EL_0543 – REV 0

Landscape Plans & Public Realm	
POP-4494-PLN-GA-8000 – REV 0 POP-4494-PLN-GA-8001 – REV 0 POP-4494-PLN-GA-8002 – REV 0 POP-4494-PLN-GA-8003 – REV 0 POP-4494-PLN-GA-8004 – REV 0 POP-4494-PLN-GA-8005 – REV 0 POP-4494-PLN-SC-8006 – REV 0	POP-4494-PLN-SC-8007 – REV 0 POP-4494-PLN-DP-8008 – REV 0 POP-4494-PLN-GA-8009 – REV 0 POP-4494-PLN-GA-8100 – REV 0 POP-4494-PLN-GA-8101 – REV 0 POP-4494-PLN-GA-8102 – REV 0

Environmental Statement
Environmental Statement Volume 1 (Non-Technical Summary) Environmental Statement Volume 2 (Main Report) Environmental Statement Volume 3 (Technical Appendices)

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Technical Reports
Planning Statement Heritage Statement Design & Access Statement Residential Design Code Statement of Community Involvement Tree Survey Energy Strategy Water Strategy Utilities Planning Report Sustainability Report Transport Assessment

INFORMATIVE:

1. 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 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 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.

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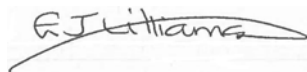
INFORMATIVE: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London CIL. Based on the information given on the plans, the Mayor's CIL charge will be £4,582,344.94 ($106,529 \times £35 \times 1.229$). This will be collected by Haringey after the scheme is 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.

Note: The CIL rates published by the Mayor and Haringey in their respective Charging Schedules have been inflated in accordance with the CIL regulations by the inflation factor within the table below

Financial year	BCIS Q4 index (i.e. for previous November)	Index calculation of inflation rate	Resultant inflation multiplier
Mayoral inflation Index for financial year 2016/17	274	$=274/223$	1.229
Haringey inflation index for financial year 2016/17	274	$=274/260$	1.054

15/04/2016



Emma Williamson
Head of Development Management
Planning Service