

Appendix 1: Planning Conditions & Informatives

1. Time Limit

The development shall be begun within **three** years of the date of the permission.

REASON: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Approved Plans & Documents

The Development hereby approved shall be carried out in accordance with the following approved plans and documents except where conditions attached to this planning permission indicate otherwise:

- See Appendix 5: Plan numbers.

REASON: In order to ensure that the development is carried out in accordance with the approved details and to protect the historic environment.

3. Accessible Accommodation

(a) The buildings hereby approved shall be constructed to achieve the highest standards of inclusive design so that they can be entered and used safely, easily and with dignity by all; are convenient and welcoming (with no disabling barriers); and provide independent access without additional undue effort, separation, or special treatment, and meet the requirements of paragraph 3.5.3 of London Plan Policy D5.

(b) 90% of the bedrooms and associated facilities shall be designed in accordance with Part M(2) of Approved Document M of the Building Regulations and 10% in accordance with Part M4(3) as wheelchair user accommodation.

(c) Prior to commencement of the development, a plan shall be submitted to and approved in writing by the Local Planning Authority showing the proportional distribution of M4(3) wheelchair user accommodation across the buildings and appropriately located accessible facilities and required room, hallway, and door widths. The approved details shall thereafter be retained unless otherwise agreed in writing.

REASON: For the purposes of ensuring provision of accessible accommodation in accordance with London Plan policy D5.

4. Commercial Units - Ventilation/Extraction

(a) No ground floor commercial unit shall be occupied as a café/restaurant (Use Class E(b)) until such times as full details of ventilation and extraction of fumes have been submitted to and approved in writing by the Local Planning Authority.

(b) The approved ventilation and fume extraction measures shall be fully completed and made operational prior to the first occupation and operation of the unit as a café/restaurant (Use Class E(b)) and shall be permanently maintained thereafter.

REASON: In order to prevent adverse impact on air quality.

5. Commercial Units - Café/restaurant Opening Hours

(a) Any café/restaurant use (Use Class E(b)) shall only be open to the public between the hours of 07.00 to 23.00 (Monday to Saturday) and 08.00 to 22.00 (Sundays and Public Holidays).

REASON: To safeguard the amenity of residents.

6. BREEAM Certificate

(a) Prior to commencement of above ground works, a design stage accreditation certificate for every type of non-residential category must be submitted to the Local Planning Authority confirming that the development will achieve a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”. This should be accompanied by a tracker demonstrating which credits are being targeted, and why other credits cannot be met on site.

The development shall then be constructed in strict accordance with the details so approved, shall achieve the agreed rating, and shall be maintained as such thereafter for the lifetime of the development.

(b) Prior to occupation, a post-construction certificate issued by the Building Research Establishment must be submitted to the Local Planning Authority for approval, confirming this standard has been achieved.

In the event that the development fails to achieve the agreed rating for the development, a full schedule and costings of remedial works required to achieve this rating shall be submitted to the Local Planning Authority for their written approval within 2 months of the submission of the post construction certificate. Thereafter the schedule of remedial works must be implemented on site within 3 months of the Local Planning Authority’s approval of the schedule, or the full costs and management fees given to the Council for offsite remedial actions.

REASON: In the interest of addressing climate change and securing sustainable development in accordance with London Plan (2021) Policies SI2, SI3 and SI4, and Local Plan (2017) Policies SP4 and DM21.

7. Below ground works impact mitigation measures

(a) No development other than demolition and site investigation shall take place until a Method Statement for the construction of the below ground level part of the

development has been submitted to and approved in writing by the Local Planning Authority.

The Method Statement shall demonstrate that the proposed construction methodology aims to restrict land slippage and limit damage within the zone of influence to neighbouring buildings/structures to Burland Scale Category 1 and where this is not possible it should never be more than Category 2. The Method Statement shall include pre-commencement condition surveys of nearby land and buildings (being any land and buildings within the zone that may be impacted by construction works) and the proposed systems of excavation support including any underpinning. The development thereafter shall be carried out in accordance with this approved methodology and detail.

(b) The condition of nearby land and buildings shall be monitored throughout the construction process and works shall cease immediately if land slippage or damage in excess of the predicted impact as noted above is recorded. A post-completion condition survey of nearby buildings shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the completion of the works.

The method statement shall be carried out by a suitably qualified structural engineer.

REASON: To ensure that the proposed development would have no undue impact on the structural integrity of land within the site and neighbouring buildings.

8. Commercial Units – Noise Attenuation

(a) No development at ground floor slab level or above shall commence until full details of the floor slab and any other noise attenuation measures between the commercial spaces and Warehouse Living accommodation have been submitted to and approved in writing by the Local Planning Authority.

(b) The details shall be designed to ensure that at any junction between accommodation and commercial units, provide an internal noise insulation level for the accommodation of no less than 60 dB DnT,w + Ctr.

(c) The approved floor slab and any other noise attenuation measures shall be completed prior to the occupation of any of the Warehouse Living accommodation directly above the commercial space and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

9. Noise Attenuation – Warehouse Living Accommodation

(a) The Warehouse Living accommodation hereby approved shall not be occupied until full details of the glazing specification and mechanical ventilation for habitable rooms in all façades of the accommodation to which they relate to have been submitted to and approved in writing by the Local Planning Authority.

(b) The above details shall be designed in accordance with BS8233:2014 ‘Guidance on sound insulation and noise reduction for buildings’ and meet the following noise levels;

Time	Area	Average Noise level
Daytime Noise 7am – 11pm	Warehouse Living rooms	35dB(A) (L _{Aeq,16hour})
	Communal areas	40dB(A) (L _{Aeq,16hour})
Night Time Noise 11pm -7am	Warehouse Living rooms	30dB(A) (L _{Aeq,8hour})

Individual noise events not to exceed 45 dB LA_{max} (measured with F time weighting) more than 15 times in Warehouse Living rooms between 23:00hrs – 07:00hrs.

(c) The approved glazing specification and mechanical ventilation measures for the habitable rooms in all facades of the accommodation shall be installed and made operational prior to the occupation of any of the accommodation as specified in part (a) of this condition and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

10. Fire Statement

The Development must be carried out in accordance with the provisions of the Fire Statement (Fire Strategy – RIBA Stage 3 Seven Sisters Warehouse Project prepared by BB7 dated 2 November 2023), unless an alternative is submitted to and agreed in writing by the local planning authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor’s London Plan Policy D12.

11. Landscape Details

(a) The following external landscaping details of external areas, public realm, and amenity areas including all yard spaces shall be submitted to and approved in writing by the Local Planning Authority before the development commences above ground floor slab level:

- i) Hard surfacing materials;
- ii) Boundary treatments including security features;
- iii) Any relevant SuDS features (as identified in the Surface Water Drainage Strategy (1547-LSL-XX-XX-RP-C-SWS, Revision R03 dated January 2023);
- iv) A SuDS management and maintenance plan for the proposed SuDS features, detailing future management and maintenance responsibilities for the lifetime of the development;
- v) Minor artefacts/structures (e.g. seating; lighting; furniture; refuse, cycle, or other storage units; signs etc.);
- vi) Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.);

- vii) Planting plans and a full schedule of species of new trees and shrubs proposed to be planted noting species, plant sizes, and proposed numbers/densities where appropriate;
- viii) A planting management and maintenance / aftercare plan for the proposed planting, detailing future management and maintenance responsibilities for the lifetime of the development;
- ix) Any food growing areas and soil specification;
- x) Provision of native species including flower-, berry- and fruit-bearing species to enhance the habitat for birds, bats and invertebrates;
- xi) Night scented flowering plants to encourage foraging bats to use the site post-development.
- xii) Written specifications (including cultivation and other operations) associated with plant and grass establishment;
- xiii) Access arrangements for residents of the buildings and area; and
- xiv) Implementation programme.

(b) The external landscaping and SUDS features shall be delivered in accordance with the approved details, management and maintenance plan, and implementation programme and maintained as such thereafter.

(c) Any trees or shrubs which die, are removed, or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

(d) The submitted details relating to Cotton Mill Yard shall show consultation with residents from the surrounding buildings that use and/or have access to the space.

REASON: To ensure a satisfactory level of amenity, food growing opportunities, biodiversity enhancement and boundary treatments.

12. Biodiversity

(a) Prior to occupation of the development, details of ecological enhancement measures shall be submitted to and approved in writing by the Local Planning Authority. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures (which could include, for example, bat boxes, bird boxes and bee bricks), a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved in writing by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

(c) The development shall accord with the details as approved and all details shall be retained for the lifetime of the development.

REASON: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Policies SP4, SP5, SP11 and SP13 of the Haringey Local Plan (2017).

13. External Materials and Details

(a) No development shall commence above ground floor slab level (excluding demolition) until all proposed external materials and elevational details have been submitted to and approved by the Local Planning Authority. These external materials and details shall include:

- i) i). External facing materials and glazing, including sample boards of all cladding materials and finishes;
- ii) Sectional drawings at 1:20 through all typical external elements/facades, including all openings in external walls including doors and window-type reveals, window heads and window cills;
- iii) Sectional and elevational drawings at 1:20 of junctions between different external materials, balconies, parapets to roofs, roof terraces and roofs of cores;
- iv) Plans of ground floor entrance cores and entrance-door thresholds at 1:20 and elevations of entrance doors at 1:20.

(b) Thereafter the development shall be carried out in accordance with the approved details and materials, and they shall be maintained thereafter.

REASON: To ensure that the development hereby approved is satisfactory.

14. Artwork Details

(a) Prior to occupation of each building, details of any artwork to be applied to the facades shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing.

REASON: To ensure that the development hereby approved is satisfactory.

15. Living roofs

(a) Prior to the above ground commencement of development, details of the living roofs must be submitted to and approved in writing by the Local Planning Authority. Living roofs must be planted with flowering species that provide amenity and biodiversity value at different times of year. Plants must be grown and sourced from the UK and all soils and compost used must be peat-free, to reduce the impact on climate change. The submission shall include:

- i) A roof plan identifying where the living roofs will be located;
- ii) A section demonstrating settled substrate levels of no less than 120mm for extensive living roofs (varying depths of 120-180mm), and no less than 250mm for intensive living roofs (including planters on amenity roof terraces);

- iii) Roof plans annotating details of the substrate: showing at least two substrate types across the roofs, annotating contours of the varying depths of substrate
- iv) Details of the proposed type of invertebrate habitat structures with a minimum of one feature per 30m² of living roof: substrate mounds and 0.5m high sandy piles in areas with the greatest structural support to provide a variation in habitat; semi-buried log piles / flat stones for invertebrates with a minimum footprint of 1m², rope coils, pebble mounds of water trays;
- v) Details on the range and seed spread of native species of (wild)flowers and herbs (minimum 10g/m²) and density of plug plants planted (minimum 20/m² with root ball of plugs 25cm³) to benefit native wildlife, suitable for the amount of direct sunshine/shading of the different living roof spaces. The living roofs will not rely on one species of plant life such as Sedum (which are not native);
- vi) Roof plans and sections showing the relationship between the living roof areas and photovoltaic array; and
- vii) Management and maintenance plan, including frequency of watering arrangements.
- viii) A section showing the build-up of the blue roofs and confirmation of the water attenuation properties, and feasibility of collecting the rainwater and using this on site;

(b) Prior to the occupation of 90% of the development, evidence must be submitted to and approved by the Local Planning Authority that the living roof have been delivered in line with the details set out in point (a). This evidence shall include photographs demonstrating the measured depth of substrate, planting and biodiversity measures. If the Local Planning Authority finds that the living roofs have not been delivered to the approved standards, the applicant shall rectify this to ensure it complies with the condition. The living roofs shall be retained thereafter for the lifetime of the development in accordance with the approved management arrangements.

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 London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

16. Energy Strategy

The development hereby approved shall be constructed in accordance with the Energy Statement prepared by Expedition (dated 27 Oct 2023), delivering a minimum 43% improvement on carbon emissions over 2021 Building Regulations Part L, with SAP10.2 emission factors, high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 8kWp solar photovoltaic (PV) array.

(a) Prior to above ground construction, details of the Energy Strategy shall be submitted to and approved by the Local Planning Authority. This must include:

- Confirmation of how this development will meet the zero-carbon policy requirement in line with the Energy Hierarchy;

- Confirmation of the necessary fabric efficiencies to achieve a minimum 15% reduction with SAP10.2 carbon factors
- Details to reduce thermal bridging;
- Location, specification and efficiency of the proposed ASHPs (Coefficient of Performance, Seasonal Coefficient of Performance, and the Seasonal Performance Factor), with plans showing the ASHPs pipework and noise and visual mitigation measures;
- Specification and efficiency of the proposed Mechanical Ventilation and Heat Recovery (MVHR), with plans showing the rigid MVHR ducting and location of the unit;
- Details of the PV, demonstrating the roof area has been maximised, with the following details: a roof plan; the number, angle, orientation, type, and efficiency level of the PVs; how overheating of the panels will be minimised; their peak output (kWp); and how the energy will be used on-site before exporting to the grid;
- Specification of any additional equipment installed to reduce carbon emissions;

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

(b) The solar PV arrays and air source heat pumps must be installed and brought into use prior to first occupation of the relevant block. Six months following the first occupation of that block, evidence that the solar PV arrays have been installed correctly and are operational shall be submitted to and approved by the Local Planning Authority, including photographs of the solar array, installer confirmation, an energy generation statement for the period that the solar PV array has been installed, and a Microgeneration Certification Scheme certificate.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.

REASON: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2, and Local Plan (2017) Policies SP4 and DM22.

17. Overheating (Warehouse Living)

Prior to occupation of the development, details of external/internal blinds to all habitable rooms must be submitted for approval by the local planning authority. This should include the fixing mechanism, specification of the blinds, shading coefficient, etc. Occupiers must retain internal blinds for the lifetime of the development or replace the blinds with equivalent or better shading coefficient specifications.

The following overheating measures must be installed prior to occupation and be retained for the lifetime of the development to reduce the risk of overheating in habitable rooms in line with the Overheating Assessment from the Energy Statement Appendix C prepared by Expedition (dated 14 December 2022):

- Internal blinds to all habitable rooms;
- Restricted windows opening: 3% of the room floor area for windows facing south and 11% of the room floor area for windows facing north;
- Glazing g-value of 0.4, LT 60-70% and frame factor of 15%;
- Window recess 200mm deep;
- Horizontal brise soleil 600mm to all south facing bedrooms windows;
- Communal living room and kitchens have a set-back to the south elevation and projecting balconies;
- MVHR with 15 l/s for 1bed dwellings and 30 l/s for kitchen/living room spaces.
- Comfort cooling limited to 35W/m² for bedrooms
- Hot water pipes insulated to high standards with maximum heat losses as modelled;

If the design of Block is amended, or the heat network pipes will result in higher heat losses and will impact on the overheating risk of any units, a revised Overheating Strategy must be submitted as part of the amendment application.

REASON: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

18. Overheating (Commercial areas)

At least six months prior to the occupation of each non-residential area, an Overheating Report must be submitted to and approved by the Local Planning Authority if that space is to be occupied for an extended period of time or will accommodate any vulnerable users, such as office/workspace, community, healthcare, or educational uses.

The report shall be based on the current and future weather files for 2020s, 2050s and 2080s for the CIBSE TM49 central London dataset. It shall set out:

- The proposed occupancy profiles and heat gains in line with CIBSE TM52
- The modelled mitigation measures which will be delivered to ensure the development complies with DSY1 for the 2020s weather file.
- A retrofit plan that demonstrates which mitigation measures would be required to pass future weather files, with confirmation that the retrofit measures can be integrated within the design.

The mitigation measures hereby approved shall be implemented prior to occupation and retained thereafter for the lifetime of the development.

REASON: In the interest of reducing the impacts of climate change, to enable the Local Planning Authority to assess overheating risk and to ensure that any

necessary mitigation measures are implemented prior to construction, and maintained, in accordance with London Plan (2021) Policy SI4 and Local Plan (2017) Policies SP4 and DM21.

19. Building User Guide

Prior to occupation of the building, a Building User Guide for the new residents shall be submitted to and approved in writing by the Local Planning Authority. The Building User Guide will advise residents how to operate their property during a heatwave, setting out a cooling hierarchy in accordance with London Plan (2021) Policy SI4 with passive measures being considered ahead of cooling systems for different heatwave scenarios. The Building User Guide should be easy to understand and will be issued to any residential occupants before they move in and should be kept online for residents to refer to easily.

REASON: In the interest of reducing the impacts of climate change and mitigation of overheating risk, in accordance with London Plan (2021) Policy SI4, and Local Plan (2017) Policies SP4 and DM21.

20. Metering strategy

Prior to the completion of the superstructure a quality assured metering plan, shall be submitted to and approved by the Local Planning Authority, this shall include:

- (a) relevant smart metering schematics for the individual Dwellings, commercial units, landlord areas, plant/energy centre area(s);
- (b) information on third-party quality assurance mechanisms for the metering installation that follow industry best practice at the time of submission;
- (c) correct calibration and operation that will measure and report the required data for each reportable unit in line with the Be Seen guidance, including metering information for the building energy consumption, energy centre performance, utility meters, renewable energy generation, battery storage and electric vehicle technologies, and exported energy.

The development shall be carried out strictly in accordance with the details so approved prior to first operation and shall be maintained and retained for the lifetime of the development. The solar PV array shall be installed with monitoring equipment prior to completion and shall be maintained at least annually thereafter.

REASON: To ensure that the development is metered correctly in accordance with Be Seen guidance.

21. DEN Connection

Prior to the above ground commencement of construction work, details relating to the future connection to the DEN must be submitted to and approved by the local planning authority. This shall include:

- Further detail of how the developer will ensure the performance of the DEN system will be safeguarded through later stages of design (e.g. value engineering proposals by installers), construction and commissioning

including provision of key information on system performance required by CoP1 (e.g. joint weld and HIU commissioning certificates, CoP1 checklists, etc.);

- Peak heat load calculations in accordance with CIBSE CP1 Heat Networks: Code of Practice for the UK (2020) taking account of diversification.
- Detail of the pipe design, pipe sizes and lengths (taking account of flow and return temperatures and diversification), insulation and calculated heat loss from the pipes in Watts, demonstrating heat losses have been minimised together with analysis of stress/expansion;
- A before and after floor plan showing how the plant room can accommodate a heat substation for future DEN connection. The heat substation shall be sized to meet the peak heat load of the site. The drawings should cover details of the phasing including any plant that needs to be removed or relocated and access routes for installation of the heat substation;
- Details of the route for the primary pipework from the energy centre to a point of connection at the site boundary including evidence that the point of connection is accessible by the area wide DEN, detailed proposals for installation for the route that shall be coordinated with existing services, and plans and sections showing the route for three 100mm diameter communications ducts;
- Details of the location for building entry including dimensions, isolation points, coordination with existing services and detail of flushing/seals;
- Details of the location for the set down of a temporary plant to provide heat to the development in case of an interruption to the DEN supply including confirmation that the structural load bearing of the temporary boiler location is adequate for the temporary plant and identify the area/route available for a flue;
- Details of a future pipework route from the temporary boiler location to the plant room.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2 and SI3, and Local Plan (2017) Policies SP4 and DM22.

22. Urban Greening Factor

Prior to completion of the construction work, an Urban Greening Factor calculation should be submitted to and approved by the Local Planning Authority demonstrating a target factor of 0.35 has been met through greening measures.

REASON: To ensure that the development provides the maximum provision towards the urban greening of the local environment, creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with London Plan (2021) Policies G1, G5, G6, SI1 and SI2 and Local Plan (2017) Policies SP4, SP5, SP11 and SP13.

23. Secured by Design

(a) Prior to commencement of above ground works (excluding demolition), details shall be submitted to the Local Planning Authority and approved in writing which demonstrate that the building can achieve 'Secured by Design' Accreditation. Accreditation must be achievable according to current and relevant Secured by Design guidelines at the time of occupation of the development.

(b) Prior to the first occupation of the building, or part of a building or its use, 'Secured by Design' certification shall be obtained for such building or part of such building or its use and thereafter all approved/agreed 'Secured by Design' features shall be retained unless otherwise agreed in writing.

REASON: In the interest of creating safer, sustainable communities.

24. Circular Economy

Within 3 months of first occupation of the development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to the GLA at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. The Post Completion Report shall provide updated versions of Tables 1 and 2 of the Circular Economy Statement, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, within 3 months of first occupation.

REASON: In the interests of sustainable waste management and in order to maximise the re-use of materials.

25. Whole Life Carbon

Within 3 months of first occupation of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, within 3 months post first occupation of the relevant building.

REASON: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

26. Land Contamination

Before development commences other than for investigative work and above-ground demolition:

- a. Using the information already submitted in Geo-Environmental Site Investigation Report with reference B2538/22/GEO/1 prepared by Earth Environmental & Geotechnical (Southern) Ltd dated 22nd December 2022, an intrusive site investigation shall be conducted for the site using information obtained from the desktop study and Conceptual Model. The site 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.
- b. The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority which shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.
- c. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and;
- d. 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.

27. Unexpected Contamination

(a) If, during development, contamination not previously identified is found to be present at the site then no further development (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.

(b) The remediation strategy shall be implemented as approved.

REASON: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels water pollution from previously unidentified contamination sources at the development site in line with paragraph 183 of the National Planning Policy Framework.

28. Cycle Parking Details

(a) Prior to first occupation of the development, details of cycle parking (to include 101 long-stay, 6 short-stay Warehouse Living, 4 long-stay, and 23 short-stay commercial spaces) and provision for changing/locker space for the commercial units in the development shall be submitted to and approved in writing by the Local Planning Authority.

(b) The cycle parking details shall demonstrate compliance with the relevant standards in Policy T5 of the London Plan (2021) and the London Cycling Design Standards.

(c) The cycle parking provision shall be implemented in accordance with the approved details and retained thereafter for this use only.

REASON: To promote travel by sustainable modes of transport and to comply with Policy T5 of the London Plan (2021) minimum cycle parking standards and the London Cycling Design Standards.

29. Delivery and Servicing Plan

(a) The development shall not be occupied until a Delivery and Servicing Plan (DSP) for the development as a whole has been submitted to and approved in writing by the Local Planning Authority.

The DSP shall be in broad conformity with the Outline Delivery And Servicing Plan dated December 2022 prepared by Velocity and Transport for London's Delivery and Servicing Plan Guidance (2020). It shall provide details on how deliveries can take place without impacting on the public highway.

(b) The final DSP must be submitted at least 6 months before the site is occupied and must be reviewed annually in line with the Travel Plan for a period of 3 years unless otherwise agreed in writing by the Local Planning Authority.

Servicing and deliveries for the development shall be undertaken in accordance with the approved plan(s).

REASON: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway and to comply with Transport for London's Delivery and Servicing Plan Guidance (2020).

30. Warehouse Living Waste Management Plan

A Warehouse Living Waste Management Plan for each building shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of that building.

The approved waste management plans shall reflect the Operational Waste Management Strategy dated January 2023 but shall be updated to identify current arrangements.

The plans shall demonstrate as necessary:

- Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures;
- Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20;
- Suitable pest control of waste storage areas;
- Separate commercial and residential waste storage and disposal; and
- A cleansing schedule and measures to ensure waste is contained at all times.

The approved Waste Management Plans shall be implemented upon first occupation of the buildings and waste operations shall be conducted in accordance with the approved Plans thereafter.

REASON: To ensure satisfactory waste and recycling collection for the accommodation.

31. Commercial Waste Management Plan

(a) Prior to first occupation of the Commercial spaces in the development a Commercial Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

(b) The Commercial Waste Management Plan shall set out details of:

- i. who will be responsible for moving waste and recyclable waste receptors from Waste Rooms to a designated collection point on street and taking them back to the Waste Rooms on collection day;
- ii. The timing of such movements, ensuring that bins are not stored on the footway overnight before they are collected and ensuring that bins are taken back into the store as soon as reasonably practicable after collection;
- iii. Details of the arrangements for a scheduled waste collection with a Commercial Waste Contractor;
- iv. Any distances between waste storage areas and collection vehicles further than 10 metres are mitigated by appropriate management measures;
- v. Installed dropped kerbs relevant to servicing access have gradients no greater than 1:20;
- vi. Suitable pest control of waste storage areas; and
- vii. A cleansing schedule and measures to ensure waste is contained at all times.

(c) The approved Commercial Waste Management Plan shall be implemented upon first occupation and the Commercial spaces shall be operated in accordance with the approved Plan thereafter.

REASON: To ensure satisfactory waste and recycling collection.

32. Detailed Construction Logistics Plan (PRE-COMMENCEMENT)

(a) No development shall commence until a Detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority.

(b) The Detailed CLP shall conform with the approved Outline Construction Logistics Plan within the submitted Transport Assessment (prepared by Velocity, dated December 2022) and Transport for London's Construction Logistics Planning Guidance (2021) and shall include the following details:

- i) Site access and car parking arrangements;
- ii) Delivery booking systems;

- iii) Construction phasing and agreed routes to/from the development replace lorry routing;
- iv) Timing of deliveries to and removals from the site (to avoid peak times of 07.00 to 9.00 and 16.00 to 18.00 where possible);
- v) Travel plans for staff/ personnel involved in construction.
- vi) Crane Lifting Management Plan (CLMP)
- vii) Crane Erection and Dismantling

REASON: To provide the framework for understanding and managing construction vehicle activity into and out of the proposed development, encouraging modal shift and reducing overall vehicle numbers. To give the Local Planning Authority an overview of the expected logistics activity during the construction programme. To protect of the amenity of neighbour properties and to maintain traffic safety.

33. Public Highway Condition (PRE-COMMENCEMENT)

(a) No development shall commence until an existing condition survey of the carriageways and footways surrounding the site has been undertaken in collaboration with the Council's Highways Maintenance team and submitted to the Local Planning Authority for approval in writing.

(b) Within one month of the completion of all development works, including any highway works, a final condition survey shall be undertaken of the highway areas identified in (a) in collaboration with the Council's Highways Maintenance team and submitted to the Local Planning Authority for approval in writing.

REASON: To ensure the construction works do not result in the deterioration of the condition of the public highway along the site.

34. Demolition/Construction Environmental Management Plans (PRE-COMMENCEMENT)

(a) No development shall commence until a Demolition Environmental Management Plan (DEMP) has been submitted to and approved in writing by the Local Planning Authority.

(b) No development shall commence (other than demolition) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

(c) The DEMP and CEMP shall provide details of how demolition and construction works respectively are to be undertaken and shall include:

- i. A construction method statement which identifies the stages and details how works will be undertaken;
- 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 plant and machinery to be used during demolition/construction works;

- iv. Details of an Unexploded Ordnance Survey;
- v. Details of the waste management strategy;
- vi. Details of community engagement arrangements;
- vii. Details of any acoustic hoarding;
- viii. A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- ix. Details of external lighting;
- x. Details of any other standard environmental management and control measures to be implemented.

(d) the CEMP shall also include consideration as to whether any ecological protection measures are required, to include an assessment of vegetation for removal, including mature trees, for the presence of nesting birds. Mitigation measures including the use of sensitive timings of works, avoiding the breeding bird season (March-August, inclusive) and, where not possible, pre-works checks by a suitably experienced ecologist will be provided in detail.

(e) Demolition and construction works shall only be carried out in accordance with an approved DEMP and CEMP.

REASON: To safeguard residential amenity, reduce congestion and mitigate obstruction to the flow of traffic, protect air quality and the amenity of the locality.

35. Management and Control of Dust

(a) No development shall commence, save for investigative work, until a detailed Air Quality and Dust Management Plan (AQDMP), detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The AQDMP shall be in accordance with the Greater London Authority SPG Dust and Emissions Control (2014) and shall include:

- i) Monitoring locations
- i) Mitigation measures to manage and minimise demolition/construction dust emissions during works;
- ii) a Dust Risk Assessment.

(b) Demolition and construction works shall only be carried out in accordance with an approved AQDMP.

REASON: To safeguard residential amenity, protect air quality and the amenity of the locality.

36. Non-Road Mobile Machinery 1 (PRE-COMMENCEMENT)

(a) Prior to the commencement of the development, evidence of site registration at nrmm.london to allow continuing details of Non-Road Mobile Machinery (NRMM) and plant of net power between 37kW and 560 kW to be uploaded during the development shall be submitted to and approved by the Local Planning Authority in writing.

REASON: To protect local air quality and comply with Policy SI1 of the London Plan and the GLA NRMM LEZ

37. Non-Road Mobile Machinery 2 (PRE-COMMENCEMENT)

(a) All plant and machinery to be used during the demolition and construction phases of the development shall meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM emissions.

REASON: To protect local air quality and comply with Policy SI 1 of the London Plan and the GLA NRMM LEZ

38. Piling Method Statement (PRE-PILING WORKS)

(a) No piling shall take place 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 water infrastructure, and the programme for the works) have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water.

(b) Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: In order to protect the underground water utility infrastructure.

39. Construction Near Water Main (PRE-CONSTRUCTION within 5m of a water main)

(a) No construction shall take place within 5m of a water main until information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, has been submitted to and approved in writing by the local planning authority in consultation with Thames Water.

(b) Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: In order to protect the strategic water main and underground water utility infrastructure.

40. Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

(a) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:

- i. informing local residents and businesses of the design and development proposals;
- ii. informing local residents and businesses of progress of preconstruction and construction activities;
- iii. considering methods of working such as hours and site traffic;
- iv. 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;
- v. providing advanced notice of exceptional works or deliveries; and
- vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. For the avoidance of doubt, this could comprise the Applicant's existing 'Business and Community Liaison Group' (BCLG) or an alternative agreed with the Council.

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

41. Telecommunications

(a) The placement of any telecommunications apparatus, satellite dish or television antenna on any external surface of the development is precluded, with exception provided for a communal satellite dish or television antenna for the accommodation details of which are to be submitted to the Local Planning Authority for its written approval prior to the first occupation of the development hereby approved. The provision shall be retained as installed thereafter.

REASON: To protect the visual amenity of the locality in accordance with Policy DM1 of the Development Management Development Plan Document 2017.

42. Water Efficiency Condition

The accommodation hereby approved shall be constructed to meet as a minimum the higher Building Regulation standard Part G for water consumption limited to 110 litres per person per day using the fittings approach.

REASON: The site is in an area of serious water stress requiring water efficiency opportunities to be maximised; to mitigate the impacts of climate change; in the interests of sustainability; and to use natural resources prudently in accordance with the NPPF.

43. Noise from building services plant and vents

Noise emitted by plant equipment installed shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other noise sensitive receptor.

The plant shall be serviced regularly in accordance with manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this Condition, they shall be switched off and not used again until it is able to comply.

REASON - In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

44. Anti-vibration mounts for building services plant / extraction equipment

All plant and equipment installed shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter. If at any time the plant is unable to comply with this Condition, it shall be switched off and not used again until it is able to comply.

REASON - In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policy DM1 of The Development Management DPD 2017.

45. London Underground Infrastructure Protection 1 (PRE-COMMENCEMENT)

1. Before the pre-commencement/Site formation/Demolition stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) Provide an overview of the overall development including both design on temporary and permanent works.
- b) Provide detailed design and Risk Assessment and Method Statement (RAMS) for the demolition works.
- c) Identify and accommodate the location of the existing London Underground structures.
- d) Demonstrate that any EMC emissions from any plant or equipment to be used on the site or in the finished structure will not adversely affect LU equipment or signalling.
- e) Details of any changes in loading to LU's infrastructure considering sequence of temporary and permanent works.
- f) Carry out a staged ground movement assessment (GMA). Assess structure/tunnel impact due to ground movement arising from different stages of temporary and permanent works and associated construction activities.
- g) Mitigate the effects of noise and vibration arising from the adjoining railway operations within the structures.

- h) Written confirmation will be required from Thames Water or other water authority that any increased drainage or sewage from the site will not be discharged directly or indirectly into London Underground's drainage system.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

46.London Underground Infrastructure Protection 2

2. Before the sub-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) Prior to commencement of each phase of the development, provide detailed design for foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent).
- b) Site specific Risk Assessments and Method Statements (RAMS) for any activities (groundworks, piling) which TfL may deem to be a risk to LU. Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
- c) Details of any changes in loading to LU's infrastructure considering sequence of temporary and permanent works.
- d) Update/Complete the staged ground movement assessment (GMA). Assess structure/tunnel impact due to ground movement arising from different stages of temporary and permanent works and associated construction activities.
- e) No support to be taken from LU's land or structures.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

47.London Underground Infrastructure Protection 3

3. Before the super-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.

- a) Provide detailed design for all superstructure works (temporary and permanent)
- b) Site specific Risk Assessments and Method Statements (RAMS) for any activities (craneage, scaffolding, use of tall plant) which TfL may deem to be a risk to LU. Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
- c) Details of any changes in loading to LU's infrastructure considering sequence of temporary and permanent works.

- d) Update/Complete the staged ground movement assessment (GMA). Assess structure/tunnel impact due to ground movement arising from different stages of temporary and permanent works and associated construction activities.
- e) No support to be taken from LU's land or structures.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2021, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

48. Landscape and Ecological Management Plan (LEMP)

Prior to occupation of the development a landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall identify how the habitats in the Biodiversity Net Gain Assessment dated February 2023 by RPS would be created, established, and managed and shall include the following:

- a) Description and evaluation of features to be managed;
- b) Ecological trends and constraints on site that might influence management;
- c) Aims and objectives of management;
- d) Appropriate management options for achieving aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- g) Details of who shall be responsible for implementation of the plan; and
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which long term implementation of the plan will be secured by the developer. The plan shall also set out (where results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the approved scheme. The approved plan shall be implemented in accordance with the approved details and retained thereafter.

REASON: in the interest of biodiversity

49. Wind Mitigation – Terraces

No development at ground floor slab level or above shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (a) the layout, balustrading, and detailed design of the terraces
- (b) an accompanying wind comfort and safety report that affirms that the details submitted under part (a) are safe and suitable for their use.

(c) The development shall be constructed in accordance with the approved details and shall be maintained thereafter.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

50. Details of bed decks

Prior to occupation of the development details of the fixings and support systems for bed decks in all bedrooms shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be constructed in accordance with the approved details.

REASON: In order to ensure a satisfactory internal noise environment for occupiers of the accommodation.

51. Warehouse Living Management Plan

Prior to occupation of the development a Warehouse Living Management Plan (WLMP) shall be submitted to and approved in writing by the Local Planning Authority. The WLMP shall identify the following:

- a) Security and fire safety procedures;
- b) Move in and move out arrangements;
- c) The tenant contract strategy;
- d) How all internal and external communal areas of the development will be maintained;
- e) How deliveries for servicing the development and residents' deliveries will be managed;
- f) How the development will be managed, and if any future management changes are anticipated - how the management will be transferred;
- g) How services and facilities will be included in the rent, except utility bills for individual units (although rents may be inclusive of bills); and
- h) the means by which to ensure that the use of the buildings continue to promote the genuine inter-relationship of the living and working elements;

The approved plan shall be implemented in accordance with the approved details and retained thereafter.

REASON: In order to ensure satisfactory Warehouse Living scheme for occupiers of the accommodation in accordance with policy DM39 of the Development Management DPD.

52. Public Right of Way (PROW) rerouting, design, and management details

Prior to commencement of the development above ground floor slab level details of the new footway from Seven Sisters Road to Tewksbury Road shall be submitted to

and approved in writing by the Local Planning Authority. The details shall be designed in line with Healthy Streets indicators and shall include the following:

- a) The implantation programme;
- b) An Accessibility Statement;
- c) Measures for street furniture relocation;
- d) Street furniture installations;
- e) Access and visibility safety requirements;
- f) Materials to be used;
- g) Signing and lining;
- h) Lighting and CCTV; and
- i) How the route would be managed and maintained.

The development shall be constructed in accordance with the approved details and maintained thereafter.

REASON: In order to ensure satisfactory Warehouse Living scheme for occupiers of the accommodation in accordance with policy DM39 of the Development Management DPD.

53.Requirement to enter into a s278 agreement

(a) before any building or operation comprised in the development is begun the applicant shall enter into a section 278 agreement with the Council relating to the delivery of the new footway from Seven Sisters Road to Tewksbury Road.

(b) The occupation of the development authorised by this permission shall not begin until the highway/improvement works agreed under (a) have been completed and have been certified in writing as complete by or on behalf of the Local Planning Authority.

REASON: In order to ensure satisfactory Warehouse Living scheme for occupiers of the accommodation in accordance with policy DM39 of the Development Management DPD.

INFORMATIVES

1. Working with the applicant. 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 2021, 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.
2. Community Infrastructure Levy. The applicant is advised that the proposed development will not be liable for Haringey CIL. The development would be liable to pay the Mayor's CIL at £60 per sqm. 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.
3. Hours of Construction Work. 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.
4. Party Wall Act. 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.
5. Numbering New Development. The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 3472) to arrange for the allocation of a suitable address.
6. Asbestos Survey prior to demolition. 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.
7. Dust. The applicant must ensure that any issue with dust where applicable is adequately addressed so as to ensure that; the effects of the construction work upon air quality is minimised.
8. Disposal of Commercial Waste. 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.

9. Piling Method Statement Contact Details. Contact Thames Water
<https://developers.thameswater.co.uk/Developing-a-largesite/>
Email: developer.services@thameswater.co.uk
10. Minimum Water Pressure. 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.
11. Paid Garden Waste Collection Services. Haringey operate a paid garden waste collection service; the applicant is advised that any waste storage area should include space for a garden waste receptacle. For further information on the collection service please visit our website:
www.haringey.gov.uk/environment-and-waste/refuse-and-recycling/recycling/garden-waste-collection
12. Sprinkler Installation. The London Fire and Emergency Authority recommends that sprinklers are considered for new development and major alterations to existing premises. Sprinkler systems installed in building can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers and can reduce the risk to life.
13. Designing out Crime Officer Services. The applicant must seek the continual advice of the Metropolitan Police Service (MPS) Designing Out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk or 0208 217 3813.
14. Land Ownership. The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
15. Site Preparation Works. These comprise site preparation and temporary works including but not limited to the demolition of existing buildings and structures; surveys; site clearance; archaeological works; ground investigation; remediation; 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 internal site roads.

16. s106 Agreement and s278 Agreement. This planning permission must be read in conjunction with the associated s106 Agreement and any associated s278 Highway Act Agreement(s).
17. 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 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.