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13 March 2024

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 96A
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND)
ORDER 2010**

Case Reference	HGY/2024/0216
Location	Florentia Clothing Village, Vale Road, Tottenham, London, N4 1TD
Proposal	Non-Material Amendment to the wording of condition 13a (Energy Strategy) attached to planning reference HGY/2022/0044 to read as per covering letter.
Received	26 January 2024

In pursuance of their powers under the above Act and Order, Haringey Council as Local Planning Authority hereby certify that the above proposal, described in the application received on the above date, APPROVE your application as a non-material amendment.

Title	Description	Date
240125 NMA Condition 13a Wording.pdf	Covering letter	26 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Informatives:

INFORMATIVE:

Condition 13a now reads as follows:

“The development hereby approved shall be constructed in accordance with the Energy Statement, (dated 18 March 2022, Issue 3) and Energy Note (dated October 2022) prepared by DWA, delivering a minimum 106% improvement on carbon emissions over 2013 Building Regulations Part L, with **SAP2012** emission factors, high fabric efficiencies, temporary communal heating solution with measures in place to allow for a future connection to the Decentralised Energy Network and a minimum **271** kWp 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 21% reduction in **SAP2012** carbon factors, including details to reduce thermal bridging, with the aim of increasing the specified u-values;
- Details of the specification, efficiency, layout and capacity of temporary gas boiler plant and thermal store;
- Details of the solar 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);
- A metering strategy.

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.