

B. CONDITIONS RELATING TO THE STADIUM (PLOT 1)

B1 Consented Drawings

The development of Plot 1 shall be carried out and maintained 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.

B2 Temporary Site Hoarding

The temporary site hoarding as approved under HGY/2018/1815 shall be 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.

B3 Waste and refuse

The waste and refuse strategy for the Plot 1 shall be carried out in accordance with the strategy as approved under HGY/2017/1561.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of the Haringey Development Management DPD July 2017 and Policy SI8 of the London Plan.

B4 Fixed Illuminated Signage

Prior to the installation of each sign 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.

B5 Architectural Lighting

Architectural lighting shall be maintained in accordance with the strategy approved under HGY/2017/3378.

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

B6 LED Screens

The LED Screen strategy shall be maintained in accordance with the strategy approved under HGY/2018/1400.

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

B7 Event Day Lighting

The Event Lighting Strategy shall maintained in accordance with the strategy approved under HGY/2018/2168.

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

B8

CCTV

The CCTV scheme for the Plot 1 development shall maintained in accordance with the strategy approved under HGY/2018/0905.

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

B9

Major Non-association Football Events

No more than 30 major non-association football events exceeding 10,000 visitors shall be held in any calendar year in the stadium, of which no more than four consecutive non-association football events; no more than five non-association football events in a week; no more than nine in a two week period; no more than two boxing events in any calendar year; and no more than two weeks in any calendar year when there are either four consecutive days of non-association football events or five non-association football events in a single week (Monday to Friday), subject to the Review Mechanism contained within the S106 agreement.

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

B10 **B10: Noise Control Plan:**

Prior to each major music concert event a Noise Management Plan will be required to be submitted to and approved in conjunction with LBH Noise and Nuisance Team and shall include details of all external monitoring locations, noise criteria and the noise control management procedure. The noise generated from 16no. music concerts must not exceed 75dB LAeq; any additional concerts above 16no. shall not exceed 70dB over a 15 minute period (octave bands at 63 and 125Hz); and all other non-football and non-concert events shall be limited to 65dB LAeq, over a 15 minute period all measured at a distance of 1 metre from the facade of any existing noise sensitive premises. An additional monitoring location shall be agreed prior to the first concert over the 6no. limit, which will require appropriate measuring of off-site dB(C) levels. Following each concert event the applicant will be required to offer a post-event meeting to determine collective actions and changes required for future NMPs, in conjunction with a log of all complaints received.

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

B11

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 SI1 of the London Plan.

B12

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 SI1 of the London Plan.

B13

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 SI1 of the London Plan.

B14

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.

B15

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.

B16

Mobile Telecommunications Equipment

Siting and details of mobile telecommunications equipment in the Plot 1 development shall maintained 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.

B17

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.

B18

Replacement Bird Nests

The Replacement Bird Nest Scheme shall be maintained in accordance with the details approved under application ref. HGY/2017/0789.

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.

B19

Car Parking Management Plan

Unless otherwise agreed in writing with LPA, the management of the car park shall be carried out in accordance with the car parking management plan approved under HGY/2018/2169. unless otherwise agreed by the Local Planning Authority.

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

B20

Swept Path Analysis

Large delivery vehicles shall exit the site safely without causing unreasonable delays to eastbound traffic along Northumberland Park in accordance with the details approved under HGY/2017/1562.

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

B21

Cooling Demand

Details of cooling demand together with an overheating strategy (in compliance with CIBSE TH49) and the thermal modeling for Plot 1 shall maintained in accordance with the details approved under HGY/2016/2066.

Reason: In order to ensure an appropriate level of energy efficiency and sustainability is provided by the development consistent with Policy SI4 of the London Plan 2021 and Policies SP0 and SP4 of the Haringey Local Plan 2013.