

Draft conditions list for Hale Wharf, planning application no.HGY/2016/1719

A. Detailed Elements (All matters submitted)

A1. Time Limit

The detailed elements (all matters submitted) of development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of s 91 of the Town and Country Planning Act 1990 to prevent the accumulation of unimplemented planning permissions.

A2. Phases

No development of any Phase within the detailed element of the scheme shall commence until a plan showing the location of that Phase has been submitted to and approved in writing by the Local Planning Authority, which plan may be varied with the prior written approval of the Local Planning Authority.

Reason: To assist with the identification of each chargeable development and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

A3. Compliance with Drawings

The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:

535_02_07_000 PL1 Site Location Plan, 535_02_07_015 PL1 Demolition Plan, 535_02_07_400 PL1 Ground Floor Plan, 535_02_07_400_M PL1 Ground Floor Mezzanine Plan, 535_02_07_401 PL1 First Floor Plan, 535_02_07_402 PL1 Second Floor Plan, 535_02_07_403 PL1 Third Floor Plan, 535_02_07_404 PL1 Fourth Floor Plan, 535_02_07_405 PL1 Fifth Floor Plan, 535_02_07_406 PL1 Sixth Floor Plan, 535_02_07_407 PL1 Seventh Floor Plan, 535_02_07_408 PL1 Eight Floor Plan, 535_02_07_409 PL1 Ninth Floor Plan, 535_02_07_410 PL1 Tenth Floor Plan, 535_02_07_411 PL1 Eleventh Floor Plan, 535_02_07_412 PL1 Twelfth Floor Plan, 535_02_07_413 PL1 Thirteenth Floor Plan, 535_02_07_414 PL1 Fourteenth Floor Plan, 535_02_07_415 PL1 Fifteenth Floor Plan, 535_02_07_416 PL1 Sixteenth Floor Plan, 535_02_07_417 PL1 Seventeenth Floor Plan, 535_02_07_418 PL1 Eighteenth Floor Plan, 535_02_07_419 PL1 Nineteenth Floor Plan, 535_02_07_420 PL1 Twentieth Floor Plan, 535_02_07_421 PL1 Roof Plan, 535_02_07_450 PL1 Ground Floor Plan Tenure Plan, 535_02_07_451 PL1 First Floor Plan Tenure Plan, 535_02_07_452 PL1 Second Floor Plan Tenure Plan, 535_02_07_453 PL1 Third Floor Plan Tenure Plan, 535_02_07_454 PL1 Fourth Floor Plan Tenure Plan, 535_02_07_455 PL1 Fifth Floor Plan Tenure Plan, 535_02_07_456 PL1 Sixth Floor Plan Tenure Plan, 535_02_07_457 PL1 Seventh Floor Plan Tenure Plan, 535_02_07_458 PL1 Eight Floor Plan Tenure Plan, 535_02_07_459 PL1 Ninth Floor Plan Tenure Plan, 535_02_07_460 PL1 Tenth Floor Plan Tenure Plan, 535_02_07_461 PL1 Eleventh Floor Plan Tenure Plan, 535_02_07_462 PL1 Twelfth Floor Plan Tenure Plan, 535_02_07_463 PL1 Thirteenth Floor Plan Tenure Plan, 535_02_07_464 PL1 Fourteenth Floor Plan Tenure Plan, 535_02_07_465 PL1 Fifteenth Floor Plan Tenure Plan, 535_02_07_466 PL1 Sixteenth Floor Plan Tenure Plan, 535_02_07_467 PL1 Seventeenth Floor Plan Tenure Plan, 535_02_07_468 PL1 Eighteenth Floor Plan Tenure Plan, 535_02_07_469 PL1 Nineteenth Floor Plan Tenure Plan, 535_02_07_470 PL1 Twentieth Floor Plan Tenure Plan, 535_02_07_490 PL1 Alternate Basement Plan General Arrangement, 535_02_07_491 PL1 Alternate Ground Floor Plan General Arrangement, 535_02_07_500 PL1 Proposed Elevations: West General Arrangement, 535_02_07_501 PL1 Proposed Elevations:

East General Arrangement; 535_02_07_502 PL1 Proposed Elevations: South General Arrangement, 535_02_07_503 PL1 Proposed Elevations: North General Arrangement, 535_02_06_600 PL1 Proposed Sections: Block A General Arrangement, 535_02_06_601 PL1 Proposed Sections: Block B General Arrangement, 535_02_07_800 PL1 Bay Study 1: Block A Detail, 535_02_07_801 PL1 Bay Study 2: Block A Detail, 535_02_07_802 PL1 Bay Study 3: Block A Detail, 535_02_07_803 PL1 Bay Study 4: Block B Detail, 535_02_07_804 PL1 Bay Study 5: Block B Detail, 435.012 PL3 Landscape Proposal Plan Phase One – General Arrangement, 435.013 PL3 Landscape Proposal Plan Phase One – Interim – General Arrangement, 435.020 PL3 Landscape Masterplan Site Wide Levels, 435.021 PL3 Landscape Proposal Plan Phase One, - Levels and 460.101 PL3 Landscape Proposals Wharfside Detailed Section.

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

A4. Commercial Unit in Building A

The 'commercial unit' on the ground floor of Building A, shown on Drawings 535_02_07_400 PL1 and 535_02_07_450 PL1 or any subsequently approved ground floor plan, shall not be used for the purposes of A5 (Hot Food Takeaways of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument amending, revoking and/or re-enacting that Order with or without modification.

Reason: In order to manage the proliferation and overconcentration of Hot Food Takeaways within 400m of schools, in accordance with Policy DM47 in the Development Management Policies DPD Pre-Submission Version (January 2016).

A5. Opening Hours (A1 to A5 uses)

The 'commercial units' on the ground floor of Blocks A and B shall only open between the hours of 07.00 and 23.30 on any day of the week.

Reason: In order to safeguard residential amenity in accordance with saved Policy UD3 of the Haringey Unitary Development Plan (2006).

A6. Ventilation (A3 to A5 uses)

No A3/A4/A5 use hereby authorised shall commence until details of ventilation measures associated with that use have been submitted to and approved in writing by the Local Planning Authority.

The approved ventilation measures shall be installed and made operational before any A3/A4/A5 use commences and shall be so maintained in accordance with the authorised use.

Reason: In order to safeguard residential amenity in accordance with saved Policy UD3 of the Haringey Unitary Development Plan (2006).

A7. Shop fronts

Details of any shop front to the ground floor 'commercial units' in Blocks A and B that are different from the details shown on the relevant approved drawings shall be submitted to and approved in writing by the LPA before being installed.

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).

A8. Detailed drawings and external materials (buildings)

- a) Save for Excluded Works, Blocks A and B shall not be commenced until samples of proposed external materials have been submitted to and approved in writing by the Local Planning Authority.

b) The Development shall be built in accordance with the approved details and materials.

Reason: In order to reduce the amount of heat entering the buildings in accordance with Policy 5.9 of the London Plan 2016 and Policy SP11 of the Haringey Local Plan 2013 and 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).

A9. Landscaping, Public Realm and Public Art

a) Prior to commencement of above ground works (save for Excluded Works) details of external landscaping/public realm works in the Detailed Element shall be submitted to and approved in writing by the Local Planning Authority:

Those details shall include:

- i) 1:50 scale plans/sections/elevations drawings of all external surfaces & means of enclosure
 - ii) Soft landscape works, including planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
 - iii) Details of proposed public art for the hereby permitted Lee Navigation and Wharfside/Bridge Square (in accordance with the Public Art Strategy in 6.11 of the DAS); and
 - iv) Landscaping, Public Realm and Public Art Phasing Strategy
- b) Approved landscaping, public realm and public art details shall be fully implemented in accordance with the approved Phasing Strategy.
- c) Approved plans and schedules of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme shall be implemented in accordance with the approved details and retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of landscaping/public realm works in relation to the site itself, thereby ensuring 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 Plan (2016), Policy SP11 of the Haringey Local Plan (2013) and Policy UD3 of the Haringey Unitary Development Plan (2006).

A10. Temporary Car Parking

- a) Details of lighting for the interim car parking area for the Detailed Element hereby authorised shall be submitted to and approved in writing by the Local Planning Authority before works starts on construction the interim car park.
- b) The approved lighting details shall be installed and made operational before the interim car park is brought in to use and remain operational for as long as the interim car park is in use.

Reason: To ensure that the external lighting of the interim car parking area has regard to the visual amenity of the area including the adjoining areas of nature conservation interest, the amenities of surrounding properties and the safety of users of the car park.

A11. Open Space Management and Maintenance Plan

- a) A Detailed Element Open Space Management & Maintenance Plan shall be submitted to and approved in writing by the Local Planning Authority at the same time as Landscaping, Public Realm and Public Art details for the Detailed Element are submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:
 - i) Long-term management and maintenance responsibilities for all private, communal play spaces/amenity spaces and all publicly accessible open spaces
 - ii) Soft landscaping management and maintenance arrangements to ensure positive contribution to biodiversity
- b) Once provided, these spaces shall be managed and maintained in accordance with the approved Plan.

Reason: to ensure that the development secures the delivery of appropriate landscaping and amenity space for future residents and makes provision for effective, safe long term management of each of the spaces to ensure continued utility and enjoyment of the spaces by occupiers and the improvement of the streetscape in accordance with the objectives (and public benefit) associated with the grant of this planning permission.

A12. Flood Risk and Finished Floor Levels

The finished floor levels shall not be less than 9.00m AOD and the development shall be carried out in accordance with Flood Risk Assessment (Hale Wharf Environmental Statement Volume 3, Part 3 of 3 Part 1) (16 May 2016).

Reason: To ensure that the authorised development is designed safely in reference to flood risk in accordance with Policy 5.12 of the London Plan (2016), Policy SP5 of the Haringey Local Plan (2013) and Policy ENV5 of the Haringey Unitary Development Plan (2006).

A13. Access Ramps

Unless otherwise agreed in advance in writing by the Local Planning Authority following consultation with the Environment Agency, the arrangements to provide unrestricted access to the Environment Agency access ramps hereby approved shall be maintained throughout construction and for the lifetime of the authorised development.

Reason: To maintain the Environment Agency's access to these access ramps.

A14. River Walls

No development (save for Excluded Works) shall take place within Detailed Element until details have been submitted to and approved in writing by the Local Planning Authority, following consultation with the Environment Agency, that demonstrate to the Local Planning Authority's satisfaction that the development will not put the structural integrity of the river walls at risk by placing undue loading on the walls. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the integrity of the river walls.

A15. Access to Pymmes Brook

No development (save for excluded works) within the Detailed Element shall commence until such times as the Applicant has entered in to a legal agreement with the Environment Agency to ensure continued access to Pymmes Brook.

Reason: To maintain the Environment Agency's continued access to Pymmes Brook

A16. Victoria Line Protection

No development (save for Excluded Works) within Detailed Element shall commence until such times as detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level have been submitted to and approved in writing by the Local Planning Authority, following consultation with London Underground. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the integrity of the Victoria Line running tunnels in accordance with Policy 6.2 of the London Plan (2016).

A17. Delivery and Servicing Plan

Unless otherwise agreed in writing in advance by the Local Planning Authority, the Detailed Element development hereby approved shall only be operated in accordance with the Delivery and Servicing Management Plan (Appendix 5.C of the Environmental Statement – May 2016).

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway

A18. Cycle Parking

Notwithstanding what is shown on Drawings 535_02_07_400 PL1 and 535_02_07_400_M PL1 that are hereby approved, no development (save for Excluded Works) within the Detailed Element shall commence until such times as detailed plans of the cycle parking within the Ground and Mezzanine floors of Blocks A and B have been submitted to and approved in writing by the Local Planning Authority and thereafter development shall be carried out in accordance with approved plans.

Reason: To ensure satisfactory cycle parking provision in order to promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan (2016) and Policy SP7 of the Haringey Local Plan (2013).

A19. Noise - Fixed Plant

The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 2014. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016) and Saved Policy UD3 of the Haringey Unitary Development Plan (2006).

A20. Noise and vibration - internal residential environment

a) (i) The residential units hereby authorised shall be designed so as to provide sound insulation against external noise and vibration, to achieve levels not exceeding 30dB LAeq (night) and 45dB LAmx for bedrooms, 35dB LAeq (day) for other habitable rooms, with windows shut and other means of ventilation provided;

(ii) the evaluation of human exposure to vibration within the buildings shall not exceed the vibration dose values criteria 'Low probability of adverse comment' as defined BS6472.

(b) No development of a building (other than Excluded Works) shall commence until details of a sound and vibration insulation scheme for that building complying with part (a)(i), and (ii) of this condition and a Mechanical Ventilation and Heat Recovery (MVHR) system for that building (capable of overcoming thermal overheating as defined in Approved Document Part L1A) has been submitted to an approved in writing by the Local Planning Authority.

(c) The residential units in a particular building shall not be occupied until the sound and vibration insulation scheme and MVHR system approved pursuant to part (b) of this condition for that building has been implemented in its entirety. Thereafter, the sound and vibration insulation scheme shall be permanently maintained in accordance with the approved details.

Reason: In order to protect the amenities of residential occupiers consistent with Policy 7.15 of the London Plan (2016) and Saved Policy UD3 of the Haringey Unitary Development Plan (2006).

A21. External Lighting

All permanent external lighting in The Detailed Element shall comply with the Hale Wharf Lighting Design Code (Appendix 12C of the Environmental Statement, Volume 3 (3 of 3) (May 2016).

Reason: In order to ensure that lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, neighbouring properties and areas of nature conservation importance in accordance Policies 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

A22. Sustainability Standards – Non-residential

Evidence that each commercial element within the development is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of works to the relevant part and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SPO and SP4 the Haringey Local Plan (2013).

A23. Accessible & Adaptable Dwellings

All residential units within the proposed development shall be designed and constructed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2015) (formerly Lifetime Homes Standard).

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2013 Policy SP2 and Policy 3.8 of the London Plan (2016).

A24. Wheelchair User Dwellings

At least 25 of the dwellings in Building B shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 (as amended 2015)).

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan (2013) Policy SP2 and Policy 3.8 of the London Plan (2016).

A25. Secured by Design

The development hereby approved shall be designed and constructed to Secured by Design Sections 2 and 3 Compliance.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

A26. Air Quality – Boilers

Prior to their installation in any energy centre in Building A, details of Ultra Low NOx boilers shall be submitted to and approved in writing by the Local Planning Authority. The specification of any such boilers shall ensure that they have dry NOx emissions not exceeding 40 mg/kwh. The boilers shall be installed in accordance with the approved details.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by The London Plan (2016) Policy 7.14.

A27. Air Quality – CHP

Prior to installation in any energy centre in Building A, details of Combined Heat and Power (CHP) boilers shall be submitted to, and approved in writing by the Local Planning Authority. Evidence shall demonstrate the unit to be installed complies with the emissions standards as set out in the Mayor of London's Sustainable Design and Construction SPG (2014) for Band B. The units shall be installed in accordance with the approved details.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by The London Plan (2016) Policy 7.14.

A28. Surface Water Drainage

a) The development hereby permitted in The Detailed Element (save for Excluded Works) shall not be begun until details of the design, implementation, maintenance and management of a sustainable drainage scheme for Phase 1 that, unless otherwise approved, is consistent with the Below Ground Drainage Strategy (Appendix 11.B Environmental Statement Volume 3 Technical Studies Part 3 (of 3) (May 2016) have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- i) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

- ii) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
 - iii) Flood water exceedance routes, both on and off site;
 - iv) A timetable for its implementation, and
 - v) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- b) Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

A29. Biodiversity Enhancement Plan

- a) Prior to the commencement of development (save for Excluded Works) in The Detailed Element, a Biodiversity Enhancement Plan (BEP) shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include:
- i) Integration of bird and bat boxes;
 - ii) Details of floating reed beds;
 - iii) Details of 'insect hotels';
 - iv) Details of native and 'nectar rich' landscaping; and
 - v) Soft landscaping management & maintenance.
- b) The Biodiversity enhancement measures set out in the approved The Detailed Element BEP shall be implemented and permanently maintained.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

A30. Contaminated Land 1

Before development commences in The Detailed Element other than for investigative work:

- a) A desktop study for The Detailed Element 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 for written approval.

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 2016 and Saved Policy UD3 of the Haringey Unitary Development Plan.

A31. Contaminated Land 2

Where remediation of contamination on the Detailed Element site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2016 and Saved Policy UD3 of the Haringey Unitary Development Plan.

A32. Piling Method Statement – Excluded Works

- a) No impact piling for Detailed Element Excluded Works shall take place until a Piling Method Statement for Detailed Element Excluded Works has been submitted to and approved in writing by the Local Planning Authority following consultation with Thames Water and Natural England. The Statement shall set out 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 flora and fauna, the programme for the works and details of monitoring and response procedures for potential Bird Flushing Events.
- b) Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure in accordance with Policies 5.14 and 7.19 of the London Plan (2016).

A33. Piling Method Statement

- a) No impact piling for the Detailed Element Works shall take place until a Piling Method Statement for Detailed Element has been submitted to and approved in writing by the Local Planning Authority following consultation with Thames Water and Natural England. The Statement shall set out 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 flora and fauna and the programme for the works.
- b) Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure in accordance with Policies 5.14 and 7.19 of the London Plan (2016).

A34. Construction Environmental Management Plan (CEMP) Excluded Works

- a) Prior to the commencement of the Detailed Element Excluded Works a Construction Environmental Management Plan (CEMP) for the Detailed Element Excluded Works shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:
- i) The identification of stages of works;
 - ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
 - iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);
 - iv) Details of an Unexploded Ordnance Survey;
 - v) Details of community engagement arrangements;
 - vi) Details of a 2m acoustic hoarding on the eastern boundary of site;
 - vii) Details of protection of potential water vole burrows, including details of water vole survey for each season that piling is due to take place and resultant mitigation measures;
 - viii) Details for avoiding vegetation clearance during the bird nesting season;
 - ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - x) Details of external lighting demonstrating compliance with the principles of the Hale Wharf Lighting Management Plan (Appendix 13.B of Environmental Statement (May 2016));
 - xi) Details of noise and air quality monitoring and compliance arrangements for impacts on SPA/Ramsar/SSSI;
 - xii) Details of measures to remove/prevent re-colonisation of non-native species; and
 - xiii) The appointment of an Ecological Clerk of Works to oversee the works and approved monitoring and compliance arrangements.
- b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.
- c) An independent ecological report shall be submitted in writing to the Local Planning Authority at the end of each identified stage of construction
- d) The Detailed Element Excluded Works shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

A35. Construction Environmental Management Plan (CEMP) (Save for Excluded Works)

a) Prior to the commencement of Detailed Element (save for Excluded Works) a Construction Environmental Management Plan (CEMP) for Detailed Element shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:

- i) The identification of stages of works;
 - ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
 - iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);
 - iv) Details of an Unexploded Ordnance Survey;
 - v) Details of community engagement arrangements;
 - vi) Details of a 2m acoustic hoarding on the eastern boundary of site;
 - vii) Details of protection of potential water vole burrows, including details of water vole survey for each season that piling is due to take place and resultant mitigation measures;
 - viii) Details for avoiding vegetation clearance during the bird nesting season;
 - ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
 - x) Details of external lighting demonstrating compliance with the principles of the Hale Wharf Lighting Management Plan (Appendix 13.B of Environmental Statement (May 2016));
 - xi) Details of noise and air quality monitoring and compliance arrangements for impacts on SPA/Ramsar/SSSI;
 - xii) Details of measures to remove/prevent re-colonisation of non-native species; and
 - xiii) The appointment of an Ecological Clerk of Works to oversee the works and approved monitoring and compliance arrangements.
- b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.
- c) An independent ecological report shall be submitted in writing to the Local Planning Authority at the end of each identified stage of construction
- d) The Detailed Element Works shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

A36. Management and Control of Dust

No works shall be carried out in the Detailed Element 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 plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details of all plant and machinery to be used at the demolition and construction phases

shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of each phase. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site. The works shall be carried out in accordance with approved details.

Reason: To prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMA) as required by Policy 7.14 in the London Plan (2016).

A37. Feasibility study – Use of Waterways

- a) Prior to the commencement of development (save for Excluded Works) in the Detailed Element and prior to or simultaneously with the submission to the Local Planning Authority of a Construction Logistics Plan for the Detailed Element (required by Condition A38), a feasibility study into the use of waterborne freight during the demolition and construction stage of Phases 1, 2 and 3 has been submitted to and approved in writing by the Local Planning Authority.
- b) Where practicable, the use of waterborne freight shall be maximised for the movement of demolition waste and construction materials.

Reason: To encourage use of waterways in accordance with Policy 7.26 of the London Plan (2016).

A38. Construction Logistics Plan

- a) No development (save for Excluded Works) in the Detailed Element shall take place until such times as a Detailed Element Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:
 - i) Site access and car parking arrangements (to avoid queuing and/or parking on Ferry Land and other nearby highways)
 - ii) Delivery booking systems
 - iii) Construction phasing and lorry routeing
 - iv) Timing of deliveries to and removals from the site (avoiding 07.00 to 9.00 and 16.00 to 18.00 where possible)
 - v) Access arrangements for the retained business barges.
- b) Construction works in Phase1 (save for Excluded Works) shall only proceed in accordance with the approved CLP

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

A39. Protection of Trees

- a) No development in The Detailed Element shall start until all those trees to be retained, as indicated in the Arboricultural Impact Appraisal and Method Statement (May 2016), have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height.

- b) Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

A.40. Site Waste Management Plan

The development shall be carried out in accordance with site waste management plans for the demolition and construction works which shall comply with the Outline Site Wide Waste Management Plan (Ref: 61033510.ENV.OSWMP.R00) (May 2016)

Reason: To ensure the efficient handling of construction, excavation and demolition waste in accordance with Policy 5.18 of the London Plan (2016).

A.41. Archaeology

No development in The Detailed Element shall commence until a written scheme of investigation and a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details..

Reason: To safeguard and preserve buried heritage assets in accordance with Policy 7.8 of the London Plan (2016) and Policy SP12 of the Haringey Local Plan (2013).

A.42. Architect Retention

The existing architects or other such architects as approved in writing by the Local Authority acting reasonably shall undertake the detailed design of the project.

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.

A.43. Wind mitigation

The wind mitigation measures outlined in paragraph 14.6 of the submitted Environmental Statement (Volume 1 Main Text) and Appendix 14.A (Volume 3 Technical Appendices), May 2016, shall be fully implemented prior to the occupation of the Detailed Element and shall be permanently so maintained.

Reason: In order to prevent adverse impact on wind microclimate, in accordance with Policy 7.7 of the London Plan (2016) and emerging Policy DM5 in the Haringey Development Management Polices DPD Pre-Submission Version (January 2016).

A.44. Water efficiency

The development shall be implemented in accordance with the water efficiency and reduction measures identified in Part 7 (Table 6) of the submitted Sustainability Statement (May 2016).

To ensure water efficiency and reduce the development's demand for water, in accordance with Policy 5.15 of the London Plan (2016), Policy SP5 of the Haringey Local Plan and emerging Policy DM29 of the Development Management Polices DPD Pre-Submission Version (January 2016).

B.– Outline Element

B1. Time Limit –

Applications for approval of the Reserved Matters for the Outline Element shall be made to the Local Planning Authority before the expiration of 5 years from the date of this planning permission.

The development of the Outline Element shall be begun no later than within 7 years from the date of this decision notice or 2 years from the approval of the last Reserved Matter relevant to the particular Phase – whichever is the later.

Reason: This condition is imposed by virtue of the provisions of s92 of the Town and Country Planning Act 1990 to prevent the accumulation of unimplemented planning permissions.

B2. Phases

No development of any Phase within the Outline Element shall commence until a plan showing the location of that Phase has been submitted to and approved in writing by the Local Planning Authority, which plan may be varied with the prior written approval of the Local Planning Authority.

Reason: To assist with the identification of each chargeable development (being the Stage) and the calculation of the amount of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

B3. Compliance with Documents/Drawings

The development for Phases 1, 2 and 3 shall be carried out in accordance with the approved documents and drawings listed below unless otherwise agreed in writing by the Local Planning Authority:

- a) Development Specification (October 2016);
- b) The following Plans:
535_02_07_015 PL1 Demolition Plan, 535_02_07_020 PL1 Existing Site Levels Parameter Plan, 535_02_07_021 PL1 Proposed Site Levels Parameter Plan, 535_02_07_022 PL2 Development Zones at Ground Level Parameter Plan, 535_02_07_023 PL2 Development Zones at Upper Levels Parameter Plan, 535_02_07_024 PL2 Building Heights Parameter Plan, 535_02_07_025 PL2 Access and Public Realm Parameter Plan, 535_02_07_026 PL2 Car Parking Parameter Plan, THGL/234 PL1 Hale Wharf Bridge Parameter Plan.
- c) Design Code (incorporated in the Design & Access Statement) (January 2017).
- d) Design approach and Design principles for Bridges 1 and 2 (set out in 4.2.2 to 4.2.4 of the Design and Access Statement) (January 2017).

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

B4. Reserved Matters

Development of Outline Element (save for Excluded Works) shall not commence until details of the following reserved matters for that particular Phase or block have been submitted to and approved in writing by the Local Planning Authority:

- (1) access
- (2) appearance
- (3) landscaping
- (4) layout
- (5) scale

The development shall in all aspects be carried out in accordance with the details approved under this condition.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development.

B5. Public Art

Details of proposed public art within the Outline Element in accordance with the submitted Public Art Strategy in 6.11 of the Design and Access Statement (January 2017) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development, in accordance with emerging Policy DM3 in the Development Management Polices DPD Pre-Submission Version (January 2016).

B6. Open Space Management & Maintenance Plan

Prior to the occupation of the relevant phase within the Outline Element, an Open Space Management and Maintenance Plan for that Phase in which development would be located, setting out maintenance and management responsibilities for all communal play spaces, communal amenity spaces and all publicly accessible open spaces, shall be submitted to and approved in writing by the Local Planning Authority and the open spaces shall thereafter be maintained and managed in accordance with the approved details.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development.

B7. Bridges Management & Maintenance Plan

a) Applications for approval of Reserved Matters for the Hale Wharf Bridge (over Pymmes Brook and River Lea Navigation) and Pymmes Brook Bridge hereby authorised shall be accompanied by written details of proposed management and maintenance arrangements for the Bridge or Bridges for the written approval of the Local Planning Authority.

b) Once provided, the Bridges shall be managed and maintained in accordance with the relevant approved Bridge Management and Maintenance Plan.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development.

B8. Managing Privacy & Overlooking

Applications for approval of Reserved Matters relating the Outline Element submitted pursuant to this permission shall be accompanied by a statement demonstrating how the proposed access, appearance, layout and scale details of the buildings hereby authorised would ensure adequate levels of privacy for future residential occupiers.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development in accordance with Policy 3.5 of the London Plan (2016) and Policy SP2 of the Haringey Local Plan (2013).

B9. Productive Roofs

Applications for approval of Reserved Matters relating to the Outline Element submitted pursuant to this permission shall be accompanied by a statement demonstrating how the use of roof spaces of

buildings hereby authorised have been optimised to include 'living roof' space and/or Photovoltaic Arrays having regard to any competing requirements for renewable energy generation and habitat creation.

Reason: In order to ensure that the Local Planning Authority is satisfied with the details of the authorised development in accordance with Policies 3.5 and 5.7 of the London Plan (2016) and Policies SP2 and SP4 of the Haringey Local Plan (2013).

B.10. Secured by Design

No development shall commence (save for Excluded Works) in the Outline Element until a statement has been submitted to and approved in writing by the Local Planning Authority showing how the development will be designed and constructed to Secured by Design Sections 2 and 3 Compliance. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the proposed development meets the Police standards for the physical protection of the buildings and their occupants, and to comply with London Plan (2016) Policy 7.3 and Haringey Local Plan 2013 Policy SP11.

B11. Flood Risk and Finished Floor Levels

The finished floor levels shall not be less than 9.00m AOD and the development shall be carried out in accordance with the submitted Flood Risk Assessment (Hale Wharf Environmental Statement Volume 3, Part 3 of 3 Part 1) (16 May 2016).

Reason: To ensure that the authorised development is designed safely in reference to flood risk in accordance with Policy 5.12 of the London Plan (2016), Policy SP5 of the Haringey Local Plan (2013) and Policy ENV5 of the Haringey Unitary Development Plan (2006).

B12. Access Ramps

Unless otherwise agreed in advance in writing by the Local Planning Authority following consultation with the Environment Agency, the arrangements to provide unrestricted access to the Environment Agency access ramps hereby approved shall be maintained throughout construction and for the lifetime of the authorised development.

Reason: To maintain the Environment Agency's access to these access ramps.

B13. River Walls

No development shall take place within the relevant Phase until details have been submitted to and approved in writing by the Local Planning Authority, following consultation with the Environment Agency, that demonstrate to the Local Planning Authority's satisfaction that the development will not put the structural integrity of the river walls at risk by placing undue loading on the walls. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the integrity of the river walls.

B14. Access to Pymmes Brook

No development within the Outline Element shall commence until such times as the Applicant has entered in to a legal agreement with the Environment Agency to ensure continues access to Pymmes Brook.

Reason: To maintain the Environment Agency's access to Pymmes Brook.

B15. External Lighting

All permanent external lighting in the Outline Element shall comply with the Hale Wharf Lighting Design Code (Appendix 12C of the Environmental Statement, Volume 3 (3 of 3) (May 2016).

Reason: In order to ensure that lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky, neighbouring properties and areas of nature conservation importance in accordance with to comply with Policies 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

B16. Accessible & Adaptable Dwellings

All residential units within the proposed development shall be designed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2015) (formerly Lifetime Homes Standard) .

Reason: To ensure that the proposed development meets the Council's Standards in relation to the provision of wheelchair accessible homes and to comply with Haringey Local Plan 2013 Policy SP2 and Policy 3.8 of the London Plan (2016).

B17. Wheelchair User Dwellings

At least 10% of the dwellings in the development shall be wheelchair accessible or easily adaptable for wheelchair use (Part M4 (3) 'wheelchair user dwellings' of the Building Regulations 2010 (as amended 2015). Applications for approval of Reserved Matters relating to the Outline Element submitted pursuant to this permission shall be accompanied by a statement which details the size, location, tenure and detailed layout of all proposed wheelchair accessible units.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with Haringey Local Plan (2013) Policy SP2 and Policy 3.8 of the London Plan (2016).

B18. Sustainability Standards – Non-residential

Evidence that each commercial element of the development within the Outline Element is registered with a BREEAM certification body and that a pre-assessment report (or design stage certificate with interim rating if available) has been submitted indicating that the development can achieve the stipulated BREEAM level "Very good" shall be submitted to and approved in writing by the local planning authority prior to the commencement of the relevant works and a final certificate shall be submitted for approval to the local planning authority within 6 months of the occupation of the development.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan (2016) and Policies SPO and SP4 the Haringey Local Plan (2013).

B19. Surface Water Drainage

a) The development in the Outline Element hereby permitted (save for Excluded Works) shall not be begun until details of the design, implementation, maintenance and management of a sustainable drainage scheme for these Phases that, unless otherwise approved, is consistent with the Below Ground Drainage Strategy (Appendix 11.B Environmental Statement Volume 3 Technical Studies Part 3 (of 3) (May 2016) have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- i) Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for

maintenance, the methods employed to delay and control the surface water discharged from the site and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

- ii) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- iii) Flood water exceedance routes, both on and off site;
- iv) A timetable for its implementation, and
- v) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

- b) Once approved, the scheme shall be implemented, retained, managed and maintained in accordance with the approved details.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

B20. Biodiversity Enhancement Plan

- a) Prior to the commencement of development (other than demolition and Excluded Works) in the Outline Element a Biodiversity Enhancement Plan (BEP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The BEP shall include:
 - i) Integration of bird and bat boxes
 - ii) Details of floating reed beds
 - iii) Details of 'insect hotels'
 - iv) Details of native and 'nectar rich' landscaping.
 - v) Soft landscaping management & maintenance
- b) The Biodiversity enhancement measures set out in the approved BEP shall be implemented and permanently maintained.

Reason: In order to ensure that the authorised development makes a positive contribution to biodiversity in accordance with Policies 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

B21. Delivery and Servicing Plan

Unless otherwise agreed in writing in advance by the Local Planning Authority, the Outline Element of the development hereby authorised shall only be operated in accordance with the Delivery and Servicing Management Plan (Appendix 5.C of the Environmental Statement – May 2016).

Reason: To ensure that the development does not prejudice the free flow of traffic or public safety along the neighbouring highway.

B22. Contaminated Land 1

Before development commences in the Outline Element other than for investigative work:

- a) A desktop study for the relevant Phase 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 for written approval.

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 2016 and Saved Policy UD3 of the Haringey Unitary Development Plan.

B23. Contaminated Land 2

Where remediation of contamination on land in the Outline Element 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 in the relevant Phase 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 2016 and Saved Policy UD3 of the Haringey Unitary Development Plan.

B24. Piling Method Statement – Excluded Works

a) No impact piling for the Outline Element Excluded Works shall take place until a Piling Method Statement for the Excluded Works in that Phase has been submitted to and approved in writing by the Local Planning Authority following consultation with Thames Water and Natural England. The Statement shall set out 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 flora and fauna, the programme for the works and details of monitoring and response procedures for potential Bird Flushing Events.

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure in accordance with Policies 5.14 and 7.19 of the London Plan (2016).

B25. Piling Method Statement

a) No impact piling for the Outline Element Works shall take place until a Piling Method Statement for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority following consultation with Thames Water and Natural England. The Statement shall set out 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 flora and fauna, the programme for the works and details of an ecological monitoring strategy).

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

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure in accordance with Policies 5.14 and 7.19 of the London Plan (2016).

B26. Construction Environmental Management Plan (CEMP) - Excluded Works

a) Prior to the commencement of the Outline Element Excluded Works a Construction Environmental Management Plan (CEMP) for the Outline Element Excluded Works in the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:

- i) The identification of stages of works;
- ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
- iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);
- iv) Details of an Unexploded Ordnance Survey;
- v) Details of community engagement arrangements;
- vi) Details of a 2m acoustic hoarding on the eastern boundary of site;
- vii) Details of protection of potential water vole burrows, including details of water vole survey for each season that piling is due to take place and resultant mitigation measures;
- viii) Details for avoiding vegetation clearance during the bird nesting season;
- ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- x) Details of external lighting demonstrating compliance with the principles of the Hale Wharf Lighting Management Plan (Appendix 13.B of Environmental Statement (May 2016);
- xi) Details of noise and air quality monitoring and compliance arrangements for impacts on SPA/Ramsar/SSSI;
- xii) Details of measures to remove/prevent re-colonisation of non-native species; and
- xiii) The appointment of an Ecological Clerk of Works to oversee the works and approved monitoring and compliance arrangements.

b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all

equipment. This documentation shall be made available to local authority officers as required until development completion.

c) An independent ecological report shall be submitted in writing to the Local Planning Authority at the end of each identified stage of construction

d) The Outline Element Excluded Works shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent an increase in local problems of air quality within an Air Quality Management Areas (AQMAs) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

B27. Construction Environmental Management Plan (CEMP) – Save for Excluded Works

a) Prior to the commencement of the Outline Element (save for Excluded Works) a Construction Environmental Management Plan (CEMP) for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide details of how demolition and construction works are to be undertaken and include:

- i) The identification of stages of works;
- ii) Details of working hours, which unless otherwise agreed with the Local Planning Authority shall be limited to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturdays);
- iii) Details of all plant and machinery to be used during demolition and construction stage, including an inventory of all Non Road Non-road Mobile Machinery (NRMM);
- iv) Details of an Unexploded Ordnance Survey;
- v) Details of community engagement arrangements;
- vi) Details of a 2m acoustic hoarding on the eastern boundary of site;
- vii) Details of protection of potential water vole burrows, including details of water vole survey for each season that piling is due to take place and resultant mitigation measures;
- viii) Details for avoiding vegetation clearance during the bird nesting season;
- ix) A temporary drainage strategy and performance specification to control surface water runoff and Pollution Prevention Plan (in accordance with Environment Agency guidance);
- x) Details of external lighting demonstrating compliance with the principles of the Hale Wharf Lighting Management Plan (Appendix 13.B of Environmental Statement (May 2016);
- xi) Details of noise and air quality monitoring and compliance arrangements for impacts on SPA/Ramsar/SSSI;
- xii) Details of measures to remove/prevent re-colonisation of non-native species; and
- xiii) The appointment of an Ecological Clerk of Works to oversee the works and approved monitoring and compliance arrangements.

b) The inventory of NRMM shall be kept on site during the course of the demolitions, site preparation and construction phases. All machinery shall be regularly serviced and service logs kept on site for inspection. Records shall be kept on site which details proof of emission limits for all equipment. This documentation shall be made available to local authority officers as required until development completion.

c) An independent ecological report shall be submitted in writing to the Local Planning Authority at the end of each identified stage of construction

d) The Outline Element Works shall only be carried out in accordance with an approved CEMP.

Reason: To safeguard residential amenity, protect areas of nature conservation interest and prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policies 7.14, 7.18 and 7.19 of the London Plan (2016), Policy SP13 of the Haringey Local Plan (2013) and Saved Policy ENV7 of the Haringey Unitary Development Plan (2006).

B28. Management and Control of Dust

No works shall be carried out in Outline Element until a detailed Air Quality and Dust Management Plan (AQDMP) for the relevant Phase, detailing the management of demolition and construction dust, has been submitted to and approved in writing by the Local Planning Authority. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details of all plant and machinery to be used at the demolition and construction phases shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of each phase. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. The works shall be carried out in accordance with approved details.

No works shall be carried out on site until all Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

Reason: To prevent adverse impact on air quality within an Air Quality Management Area (AQMA) as required by Policy 7.14 in the London Plan (2016).

B29. Construction Logistics Plan

a) No development in the Outline Element (save for Excluded Works) shall take place until such times as a Construction Logistics Plan (CLP) for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The CLP shall include the following details:

- i) Site access and car parking arrangements (to avoid queuing and/or parking on Ferry Land and other nearby highways)
- ii) Delivery booking systems
- iii) Construction phasing and lorry routeing
- iv) Timing of deliveries to and removals from the site (avoiding 07.00 to 9.00 and 16.00 to 18.00 where possible)
- v) Access arrangements for the retained business barges.

b) Construction works in the Outline Element (save for Excluded Works) shall only proceed in accordance with the approved relevant CLP.

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

B30. Protection of Trees

a) No outline element of the development shall start until all those trees to be retained, as indicated in the Arboricultural Impact Appraisal and Method Statement (May 2016), have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height.

b) Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to safeguard the root systems of those trees on the site which are to remain after building works are completed in the interests of visual amenity.

B31. Site Waste Management Plan

The development shall be carried out in accordance with site waste management plans for the demolition and construction works which shall comply with the Outline Site Wide Waste Management Plan (Ref: 61033510.ENV.OSWMP.R00) (May 2016)

Reason: To ensure the efficient handling of construction, excavation and demolition waste in accordance with Policy 5.18 of the London Plan (2016).

B.32. Archaeology

No development in the Outline Element shall commence until a written scheme of investigation and a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details.

Reason: To safeguard and preserve buried heritage assets in accordance with Policy 7.8 of the London Plan (2016) and Policy SP12 of the Haringey Local Plan (2013).

B.33. Water efficiency

The development shall be implemented in accordance with the water efficiency and reduction measures identified in Part 7 (Table 6) of the submitted Sustainability Statement (May 2016).

To ensure water efficiency and reduce the development's demand for water, in accordance with Policy 5.15 of the London Plan (2016), Policy SP5 of the Haringey Local Plan and emerging Policy DM29 of the Development Management Polices DPD Pre-Submission Version (January 2016).

INFORMATIVES

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

INFORMATIVE 2: Pre-commencement conditions:

The following pre-commencement conditions attached to this decision notice are considered necessary in order to safeguard the nature conservation interest of adjoining land, safeguard water and transport infrastructure and protect the amenities of future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well designed scheme:

Conditions::

A9. Landscaping, Public Realm and Public Art

A29. Biodiversity Enhancement Plan

A30. Contaminated Land 1

A34 Construction Environmental Management Plan (CEMP) Excluded Works

A36. Management and Control of Dust
A39. Protection of Trees
A.41. Archaeology

INFORMATIVE 3: CIL

Based on the information given on the plans, the Mayoral CIL charge for the detailed element (Phase 1) will be £770,790 (18,352sqm x £35 as updated for inflation) and the Haringey CIL charge will be £289,231 (18,352m x £15 as updated for inflation). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE4: 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.

INFORMATIVE 5: 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 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier

INFORMATIVE 7: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 8: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

INFORMATIVE 9: Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production

of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

INFORMATIVE 10 A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.

INFORMATIVE 11: 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.

INFORMATIVE 12: The Applicant should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>).

INFORMATIVE 13: The Applicant is advised that any encroachment or access over the River Lee Navigation requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust's Estates Surveyor, Jonathan Young (jonathan.young@canalrivertrust.org.uk) regarding this."

INFORMATIVE 14: The Applicant is advised that any surface water discharge into Canal & River Trust waterways requires written consent from the Trust, and they should contact the Canal & River Trust's Head of Utilities, Nick Pogson (nick.pogson@canalrivertrust.org.uk) regarding this.

INFORMATIVE 15: 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.