

**GREATER LONDON AUTHORITY**  
Development, Enterprise and Environment

**Sean Bashforth**

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17 Broadwick Street  
London  
W1F 0AX

**GLA ref:** D&P/1239a/03

**Application ref:** HGY/2016/1719

**Date:** 12 June 2017

Dear Mr Bashforth,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**Hale Wharf, Tottenham Hale**

**GLA reference: D&P/1239a**

**Haringey Council planning application reference: HGY/2016/1719**

**Applicant: Muse Developments Ltd and the Canal and River Trust**

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT**

The Mayor of London, as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above mentioned application (which expression shall include the drawings and other documents submitted therewith):

Residential-led mixed use development comprising the demolition of existing buildings and structures and the construction of buildings to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. All matters are reserved for the pedestrian footbridges and buildings and landscaping within Phases 2 and 3 and detailed permission is sought with no matters reserved for Phase 1 buildings and landscaping. The detailed component of the application (Phase 1 buildings only) comprises the demolition of existing buildings; the construction of two buildings ranging from 16 to 21 storeys to accommodate 249 residential units and 307sq.m. (GIA) of flexible retail or business uses (Use Classes A1-A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works.

At: Hale Wharf, Ferry Lane, Tottenham Hale, N17 9NF

**Subject to the following conditions and reasons for conditions:**

## **Definitions**

**“Block A”** means the building marked Block A on approved drawing no. 535\_02\_07\_400 PL1;

**“Block B”** means the building marked Block B on approved drawing no. 535\_02\_07\_400 PL1;

**“Detailed Element(s)”** means those parts of the Development shown within the blue hatched area on submitted drawing no. 535\_02\_07\_030 PL2 and comprising Phase 1 of the scheme, providing two blocks (Block A and Block B) accommodating 249 residential units and 307sq.m. of flexible retail or business uses (Use Classes A1-A5 or B1); modification works to the existing vehicular access and associated highway works; infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works and a temporary car parking area;

**“Development”** means a residential led mixed use development comprising the demolition of existing buildings and structures; the construction of buildings across the application site to include residential (up to 505 units) and flexible retail or business uses (Use Classes A1-A5 or B1); pedestrian/cycle footbridges, modification works to the existing vehicular access and associated highway works; refurbishment of existing infrastructure (including provision of an on-site energy centre, if required), landscaping and public realm works; new servicing arrangements; car/cycle parking; and associated and facilitating works. All matters are reserved for the Outline Elements comprising the pedestrian footbridges and the buildings in Phases 2 and 3. No matters are reserved for the Detailed Elements of the application (Phase 1 of the scheme).

**“Excluded Works”** means archaeological investigation, remediation works associated with decontamination, exploratory boreholes, site or soil investigations, demolition, site clearance, excavation and/or site preparation, site reclamation and site remediation works, installation of trunk services to serve the Development, temporary construction works, temporary diversion of highways, pegging out, the erection of temporary fencing and hoardings or other measures to secure the site, the construction of temporary access and service roads, construction and laying of temporary services and drainage, works of repair of the river wall, provision of temporary construction and security site accommodation, the erection of an acoustic barrier and noise attenuation works;

**“Non-residential uses”** means floorspace within the following use classes: A1-5 (retail), B1 (employment), D1 (community use);

**“Occupation”** means use for the purposes permitted by the planning permission but not including occupation by personnel engaged in the construction, fitting out or decoration or occupation for marketing or occupation for security operations;

**“Outline Element(s)”** means those parts of the development shown within the green hatched area on submitted drawing no. 535\_02\_07\_030 PL2 and comprising Phases 2 and 3 of the scheme, providing up to nine buildings, up to 256 residential units, up to 1,300sq.m. of business and flexible retail uses (Class B1 and Classes A1-A5), pedestrian/cycle footbridges, access, landscaping and public realm.

**“Phase”** means the anticipated phases 1, 2 and 3 of the Development as shown on drawing no. 535\_02\_07\_030 PL2.

**“Reserved Matters”** means applications for reserved matters submitted pursuant to the Outline Element of the planning permission.

## **Conditions**

### **A. Conditions relating to the Detailed Elements**

#### **A1. Time Limit**

The Detailed Elements (all matters submitted) of the 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 (being each Phase) 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 and Documents**

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

##### Drawings

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, 460.101 PL3 Landscape Proposals Wharfside Detailed Section.

#### Documents

Design and Access Statement as revised January 2017 (including Design Codes, Access Statement, Landscaping Statement); Internal daylight assessment report; Outline site waste management plan; Transport Assessment; Energy Strategy; Habitat Regulation Assessment screening report; Water framework directive assessment; Framework Travel Plan; Delivery and Servicing plan; Arboricultural impact appraisal and method statement; Environmental Statement comprising Non-Technical Summary, Volume 1 – Main Text, Volume 1a – Townscape and Visual Impact Assessment, Volume 3 – Technical Appendices including: Flood Risk Assessment; Below Ground Drainage Strategy and Drainage Strategy Addendum; Air Quality; Noise and Vibration; Ecology; Daylight, Sunlight and Overshadowing; Lighting; Wind Microclimate; Socio-economics and Cumulative Effects.; Addendum to Environmental Statement dated January 2017; Letter providing further clarifications dated 1 March 2017.

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

#### **A4. Restriction of Class A5 use**

The unit marked “Commercial” on the ground floor of Block 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 Class 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, and notwithstanding any modifications to the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 units marked “Commercial” on the ground floor of Blocks A and B shown on Drawings 535\_02\_07\_400 PL1 and 535\_02\_07\_450 PL1 or any subsequently approved ground floor plan, shall only open between the hours of 07.00 and 23.30 on any day of the week, and no persons other than staff shall be permitted to be on the premises between the hours of 23.30 and 07.00.

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 Council.

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 approved details and to the satisfaction of the Council.

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 units marked “Commercial” on the ground floor of Blocks A and B shown on Drawings 535\_02\_07\_400 PL1 and 535\_02\_07\_450 PL1, that are different from the details shown on the relevant approved drawings, shall be submitted to and approved in writing by the Council before being installed. The shop fronts shall be installed and maintained in accordance with the approved details and to the satisfaction of the Council.

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 Council.
- 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) No development on the above ground works (save for Excluded Works) shall commence until details of external landscaping/public realm works in the Detailed Element have been submitted to and approved in writing by the Council.

Those details shall include as a minimum:

- 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 paragraph 6.11 of the submitted Design and Access Statement); and

- iv) A 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 landscaping and public art details and 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 buildings or the completion of development in the Detailed Element (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 Council 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. Lighting of Temporary Car Park**

- a) Details of lighting for the interim car parking area for the Detailed Element shown on drawing no. 435.013 PL3 hereby authorised shall be submitted to and approved in writing by the Council before works start on construction of 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 shall 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, and protects the adjoining areas of nature conservation interest, the amenities of surrounding properties and the safety of users of the car park.

#### **A11. 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).

#### **A12. Access Ramps**

Unless otherwise agreed in advance in writing by the Council following consultation with the Environment Agency, the arrangements (as shown on the Hale Wharf Bridge Parameter Plan (THGL/234 rev PL1)) 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.

### **A13. 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 Council, following consultation with the Environment Agency, that demonstrate to the Council'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.

### **A14. Access to Pymmes Brook**

No development (save for Excluded Works) within the Detailed Element shall commence until a legal agreement with the Environment Agency has been entered into, to ensure continued access to Pymmes Brook.

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

### **A15. 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 Council, 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).

### **A16. Delivery and Servicing Plan**

Unless otherwise agreed in writing in advance by the Council, the Detailed Element development hereby approved shall only be operated in accordance with the Delivery and Servicing Management Plan (ref: 14-108-106A, dated – May 2016).

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

### **A17. 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 Council and thereafter development shall be carried out in accordance with approved plans and to the satisfaction of the Council.

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).

### **A18. 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 1 metre 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. Within 30 days of any request by the Council a noise report shall be produced by a competent person and shall be submitted to and approved by the Council 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).

### **A19. 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 LAmax 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 Council.

(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).

### **A20. 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).

### **A21. Sustainability Standards – Non-residential**

Evidence that each commercial element within the Detailed 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 Council prior to the commencement of works to the relevant part. A final certificate shall be submitted to the Council within 6 months of the first occupation of the buildings within the Detailed Element.



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 SP0 and SP4 the Haringey Local Plan (2013).

#### **A22. Accessible & Adaptable Dwellings**

All residential units within the Detailed Element shall be designed and constructed to Part M4 (2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2015).

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).

#### **A23. Wheelchair User Dwellings**

At least 25 of the dwellings in Block 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).

#### **A24. 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.

#### **A25. Air Quality – Boilers**

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

#### **A26. Air Quality – CHP**

Prior to installation of any energy centre in Block A if required, details of Combined Heat and Power (CHP) boilers shall be submitted to, and approved in writing by the Council. Evidence shall be submitted within these details to demonstrate the CHP boilers to be installed comply with the emissions standards as set out in the Mayor of London's Sustainable Design and Construction SPG (2014) for Band B. If CHP boilers are proposed, prior to the occupation of Block A, the CHP boilers shall be installed in accordance with the approved details, and the CHP boilers shall be permanently maintained 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. Surface Water Drainage**

- a) The development hereby permitted in The Detailed Element (save for Excluded Works) shall not be commenced until details of the design, implementation, maintenance and management of a sustainable drainage scheme that is in conformity with the Below Ground Drainage Strategy (Appendix 11.B Environmental Statement Volume 3 Technical Studies Part 3 (of 3) (May 2016) and the Drainage Strategy Addendum (24 January 2017), have been submitted to and approved in writing by the Council. 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.

### **A28. 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 Council. 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).

### **A29. Contaminated Land 1**

Before development commences in The Detailed Element other than for investigative work, demolition, erection of the acoustic fence and any works which do not involve ground disturbance as listed under the Excluded Works:

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 Council. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Council.

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 Council 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 Council for written approval.

Before development commences in The Detailed Element (excluding the demolition, erection of acoustic fence and any works which do not involve ground disturbance as listed under the Excluded Works):

c) The risk assessment and refined Conceptual Model shall be submitted along with the Site investigation report, on completion of the monitoring programme, to the Council for written approval; and

d) 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 Council 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.

### **A30. Contaminated Land 2**

Where remediation of contamination 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 Council, 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.

### **A31. 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 Council 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).

### **A32. 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 Council 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).

### **A33. Construction Environmental Management Plan (CEMP) Excluded Works**

- a) Development shall not commence on the Detailed Element Excluded Works until a Construction Environmental Management Plan (CEMP) for the Detailed Element Excluded Works has been submitted to and approved in writing by the Council. The CEMP shall provide details of how demolition and construction works are to be undertaken and shall include:
  - i) The identification of stages of works;
  - ii) Details of working hours, which unless otherwise agreed with the Council 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 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 by a competent person shall be submitted in writing to the Council at the end of each identified stage of construction, and if the report indicates that further mitigation measures are necessary, then a method statement for these measures shall be submitted to the Council, and such mitigation measures shall be carried out in full and to the satisfaction of the Council in the next 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).

**A34. Construction Environmental Management Plan (CEMP) (Save for Excluded Works) a)**

Development shall not commence on the Detailed Element (save for Excluded Works) until a Construction Environmental Management Plan (CEMP) for the Detailed Element has been submitted to and approved in writing by the Council. The CEMP shall provide details of how demolition and construction works are to be undertaken and shall include:

- i) The identification of stages of works;
- ii) Details of working hours, which unless otherwise agreed with the Council 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 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 by a competent person shall be submitted in writing to the Council at the end of each identified stage of construction, and if the report indicates that further mitigation measures are necessary, then a method statement for these measures shall be submitted to the Council, and such mitigation measures shall be carried out in full and to the satisfaction of the Council in the next 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 (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. Management and Control of Dust**

No development 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 Council. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details shall also include as a minimum:

- Details of all plant and machinery to be used at the demolition and construction phases;
- Evidence that the development meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

No development 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 Council 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 (AQMAs) as required by Policy 7.14 in the London Plan (2016).

### **A36. 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 Council 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 Council.

- 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).

### **A37. Construction Logistics Plan**

- a) No development (save for Excluded Works) in the Detailed Element shall take place until a Detailed Element Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Council. 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.

### **A38. 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.

### **A39. 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).

### **A40. 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 Council 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).

#### **A41. 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.

#### **A42. Wind mitigation**

The wind mitigation measures, relevant to the Detailed Element, 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).

#### **A43. 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 Council 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 Council, which may only be varied with the prior written approval of the Council.

Reason: To assist with the identification of each chargeable development (being each Phase) 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 of the Outline Element shall be carried out in accordance with the approved documents and drawings listed below unless otherwise agreed in writing by the Council:



- 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 Codes (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 the 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 Council:

- (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 Council 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 Council prior to the commencement of those works. The public art as approved shall be installed prior to the occupation of the development.

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

#### **B6. 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. No development on the Outline element (save for Excluded Works) shall commence until the privacy statement has been approved in writing by the Council and the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the Council 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).

### **B7. 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. No development on the Outline element (save for Excluded Works) shall commence until the roof space statement has been approved in writing by the Council and the development shall be carried out in accordance with the approved details.

Reason: In order to ensure that the Council 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).

### **B8. 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 Council 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.

### **B9. 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).

### **B10. Access Ramps**

Unless otherwise agreed in advance in writing by the Council following consultation with the Environment Agency, the arrangements (as shown on the Hale Wharf Bridge Parameter Plan (THGL/234 rev PL1)) 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.

### **B11. River Walls**

No development shall take place within the relevant Phase until details have been submitted to and approved in writing by the Council, following consultation with the Environment Agency, that demonstrate to the Council'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.

### **B12. 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 continued access to Pymmes Brook.

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

### **B13. 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).

### **B14. 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).

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).

### **B15. 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. No development on the Outline element (save for Excluded Works) shall commence until the wheelchair accommodation statement has been approved in writing by the Council and the development shall be carried out in accordance with the approved details.

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).

### **B16. Sustainability Standards – Non-residential**

Evidence that each commercial element 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 Council prior to the commencement of works to the relevant part. A final certificate shall be submitted for approval to the Council within 6 months of the first occupation of the buildings within the Outline Element.

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 SP0 and SP4 the Haringey Local Plan (2013).

### **B17. 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 that is in conformity with the Below Ground Drainage Strategy (Appendix 11.B Environmental Statement Volume 3 Technical Studies Part 3 (of 3) (May 2016) and the Drainage Strategy Addendum (24 January 2017), have been submitted to and approved in writing by the Council. 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.

### **B18. 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 Council. 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).

### **B19. Delivery and Servicing Plan**

Unless otherwise agreed in writing in advance by the Council, the Outline Element of the development hereby authorised shall only be operated in accordance with the Delivery and Servicing Management Plan (ref: 14-108-106A, dated May 2016).

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

### **B20. 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 Council. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Council.

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 Council 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 Council 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 Council 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.

### **B21. 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 Council, 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.

### **B22. 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 Council 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).

### **B23. 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 Council 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).

### **B24. Construction Environmental Management Plan (CEMP) - Excluded Works**

a) Development shall not commence on the Outline Element Excluded Works until a Construction Environmental Management Plan (CEMP) for the Outline Element Excluded Works has been submitted to and approved in writing by the Council. The CEMP shall provide details of how demolition and construction works are to be undertaken and shall include:

- i) The identification of stages of works;
- ii) Details of working hours, which unless otherwise agreed with the Council 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 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 by a competent person shall be submitted in writing to the Council at the end of each identified stage of construction, and if the report indicates that further mitigation measures are necessary, then a method statement for these measures shall be submitted to the Council, and such mitigation measures shall be carried out in full and to the satisfaction of the Council in the next 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 (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).

**B25. Construction Environmental Management Plan (CEMP) – Save for Excluded Works a)**

Development shall not commence on the Outline Element (save for Excluded Works) until a Construction Environmental Management Plan (CEMP) for the relevant Phase has been submitted to and approved in writing by the Council. The CEMP shall provide details of how demolition and construction works are to be undertaken and shall include:

- i) The identification of stages of works;
- ii) Details of working hours, which unless otherwise agreed with the Council 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 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 by a competent person shall be submitted in writing to the Council at the end of each identified stage of construction, and if the report indicates that further mitigation measures are necessary, then a method statement for these measures shall be submitted to the Council, and such mitigation measures shall be carried out in full and to the satisfaction of the Council in the next 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).

#### **B26. Management and Control of Dust**

No development 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 Council. The plan shall be in accordance with the GLA SPG Dust and Emissions Control and shall also include a Dust Risk Assessment. Details shall also include as a minimum:

- Details of all plant and machinery to be used at the demolition and construction phases;
- Evidence that the development meets Stage IIIA of EU Directive 97/68/ EC for both NOx and PM.

No development 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 Council 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).

#### **B27. Construction Logistics Plan**

a) No development in the Outline Element (save for Excluded Works) shall take place until a Construction Logistics Plan (CLP) for the relevant Phase has been submitted to and approved in writing by the Council. 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.

### **B28. Protection of Trees**

a) No development in the Outline Element shall commence 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.

### **B29. 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).

### **B30. 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 Council 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).

### **B31. 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 Policies DPD Pre-Submission Version (January 2016).

### **B32. Wind mitigation**

The wind mitigation measures, relevant to the Outline Element, 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 relevant phase within the Outline 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).

## **INFORMATIVES**

INFORMATIVE 1. It should be noted that there is a separate legal agreement which relates to the development for which this permission is granted.

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

1. Please note that this development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations (2010), as amended.

This charge is payable upon commencement of the chargeable development and is in respect of the London Mayoral Community Infrastructure Levy (CIL) and London Borough of Haringey CIL. The Greater London Authority and Transport for London are responsible for setting the London Mayoral CIL charge and the London Borough of Haringey is responsible for collecting money on their behalf. The calculation of the charge is based on an initial assessment of the floorspace information provided in the CIL Additional Information Requirement Form, alongside your planning application.

Prior to your development commencing, you are required to submit a Commencement Notice to the London Borough of Haringey stating the date when the development will commence. Development is to be treated as commencing on the earliest date on which any material operation begins to be carried out on the land within the meaning of section 56(4) of the Town and Country Planning Act 1990. Upon receipt of this the Council will then issue a Demand Notice with precise details of your payment arrangements, payable from the date development commences. If a valid Commencement Notice is not submitted before work starts, penalties will apply and payment will be due in full on the day the Council believes the development to have commenced.

A person intending to assume liability for the CIL payment identified in the Council's Liability Notice must submit an Assumption of Liability Notice before development is commenced in accordance with Regulation 31 of the CIL Regulations (2010) (as amended). A person is not able to assume liability to pay CIL after development is commenced. If the Notice is not served,

then the Council can apply surcharges for its efforts in identifying the relevant owners and apportioning liability for CIL between them.

2. This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

### 3. Definitions

In this planning permission the following terms shall have the following meanings:

A) "Phase" means each Phase, as defined Condition A2, under which shall be treated as a phase and a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).

B) "Excluded Works Phase" will comprise the first CIL Phase and means the "Excluded Works" to be carried out across the site and which does not comprise works for the purposes of commencing CIL Liability.

#### INFORMATIVE 4: 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: Numbering:

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: Fire Brigade:

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: Thames Water advises:

a) With regard 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.

b) 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. Thames Water would expect the developer to demonstrate what measures will be undertaken 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](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

c) The installation of a properly maintained fat trap is recommended on all catering establishments. Thames Water further recommends, 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.

d) 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.

e) 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 8: The applicant is advised of the following requirements for development on land controlled by the Canal and River Trust:

a) 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>).

b) Any encroachment or access over the River Lee Navigation requires written consent from the Canal & River Trust, and the applicant should contact the Canal & River Trust's Estates Surveyor, Jonathan Young ([jonathan.young@canalrivertrust.org.uk](mailto:jonathan.young@canalrivertrust.org.uk)) regarding this.

c) Any surface water discharge into Canal & River Trust waterways requires written consent from the Trust, and the applicant should contact the Canal & River Trust's Head of Utilities, Nick Pogson ([nick.pogson@canalrivertrust.org.uk](mailto:nick.pogson@canalrivertrust.org.uk)) regarding this.

INFORMATIVE 9: Asbestos:

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.

### **Statement of positive and proactive action in dealing with the application**

In dealing with this application, the Mayor of London, as the local planning authority, has expeditiously considered the application against all relevant national, regional and local planning policy. The Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report D&P/1239a/03.

The Mayor has, therefore, worked in a positive and proactive manner in relation to dealing with this planning application and application in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraphs 186 and 187 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Signed

A handwritten signature in blue ink, appearing to read 'Juliemma McLoughlin', is written over a light blue horizontal line.

**Juliemma McLoughlin**  
Assistant Director – Planning