

NOISE

32. Scheme of sound insulation

Prior to Occupation of each building forming part of the Development, a proposed sound insulation scheme to be implemented between the residential accommodation and any non-residential areas shall be submitted to and approved in writing by the Local Planning Authority. Details should include airborne and impact sound insulation.

The relevant building shall not be occupied until the noise mitigation measures approved as part of the sound insulation scheme have been installed. The approved scheme is to be completed prior to occupation of the relevant building and thereafter permanently retained.

Reason: To ensure suitable acoustic conditions for occupants of the proposed development in accordance with Policy BN.12 of the Local Plan (2020).

33. Plant noise

The rating noise level of the proposed building services plant should not exceed a level which is 10dB below the typical background sound level (LA90) (with reference to BS4142: 2014+A1: 2019) at any time when measured at the nearest noise sensitive facade. Emergency plant (e.g. life safety generators, smoke extract fans) noise must not exceed a noise level which is 10dB above the typical background sound level at the nearest noise sensitive facade.

Prior to works commencing above ground level a detailed design report shall be submitted to this authority to demonstrate compliance with this condition.

Reason: In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy BN.12 of the LLDC Local Plan (2020).

TRANSPORT

34. Cycle parking

No above ground works shall take place until details regarding cycle storage (long and short stay for both residential and commercial uses) have been submitted to and approved in writing by the Local Planning Authority. Cycle parking (412 long stay spaces, 21 larger accessible spaces and 6 short stay spaces) shall be designed in accordance with London Cycling Design Standards. The relevant building shall not be occupied until it has been carried out in accordance with the approved details for the relevant building. The development shall thereafter be retained as such.

Reason: To ensure an acceptable standard of visual amenity and to promote sustainable travel in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, T.4, T.6, T.9, S.1 and S.12 of the Local Plan.

35. Electric vehicle charging on all blue badge parking spaces

Prior to occupation, the applicant will provide electric vehicle charging points to all eight (8) blue badge parking spaces. Confirmation of this will be submitted to the Local Planning Authority for approval.

The development shall be implemented and maintained in accordance with this approval.

Reason: Electric vehicle charging provision is to be made in accordance with Policy T6 of the London Plan.

36. Blue badge management plan

Prior to first Occupation of the development hereby approved, a blue badge parking management strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include details of how blue badge spaces shall be allocated to residents in accessible units and managed. The blue badge parking shall be made available upon first occupation of dwellings and retained thereafter for the whole lifetime of the development.

Reason: Blue badge parking shall be allocated and managed to ensure that parking is provided only to those with a need, in accordance with the aims of Policy T6 of the London Plan.

WASTE MANAGEMENT

37. Waste and Recycling Storage

Prior to the first occupation/use of each building forming part of the development hereby permitted, details of waste and recycling storage shall have been submitted to and approved in writing by the Local Planning Authority. The details of waste and recycling storage shall demonstrate the following:

- a) The facilities are appropriately ventilated.
- b) They have a suitably robust design including walls that are fitted with rubber buffers and that any pipes/services are fitted with steel cages.
- c) They feature gates/doors with robust metal frames/hinges and locks.
- d) They have sufficient capacity to service the relevant building/use.
- e) They have maintenance facilities, including a wash-down tap and floor drain.
- f) Entrance doors to the respective refuse stores are 'powered doors' in accordance with Inclusive Design Standards.

The waste and recycling storage shall be provided in accordance with the approved details prior to first occupation/use of each building of the development hereby permitted and shall thereafter be retained solely for its designated use for the lifetime of the development.

Reason: To ensure suitable provision for the occupiers of the development, to encourage the sustainable management of waste and to safeguard the visual amenities of the area in accordance with Policies BN.4 and S.7 of the Local Plan (2020).

38. Site waste management plan

The development, including demolition, shall not be commenced until a Site Waste Management Plan (SWMP) has been submitted to and approved in writing by the Local Planning Authority. The objectives of the management plan shall be to ensure all waste arising from demolition and construction works is managed in a sustainable manner, maximising the opportunities to reduce, reuse and recycle waste materials, in line with the waste hierarchy. The SWMP shall also detail the compliance and assurance requirements to be maintained on the site during all phases of works including site-preparation and remediation. The SWMP shall include as a minimum the following information:

- Classification of all waste including hazardous waste according to current legislative provisions;
- Waste forecast to estimate the type and quantity of waste generated during the excavation, demolition and construction works and an indication of the destination of each waste type (i.e. onsite/offsite reuse, recycling, recovery, disposal);
- Performance measurement and target setting (such targets shall be in accordance with any sustainability targets set of the development, such as BREEAM targets, and should be in line with

national and local policy and guidance (e.g. the London Plan, LLDC Local Plan)) against estimated waste forecasts;

- Reporting of project performance on quantities and options utilised;
- Measures to minimise or design out waste generation;
- Opportunities for re-use or recycling;
- Provision for the segregation of waste streams on the site in appropriate storage containers that are clearly labelled and colour coded (e.g. using the Institution of Civil Engineers (ICE) waste stream colour coding guidance). Waste storage arrangements shall meet the waste Duty of Care requirements;
- Licensing requirements for environmental permitting (or exemption) requirements for offsite waste management sites;
- An appropriate audit trail encompassing non-hazardous waste transfer notes and hazardous waste consignment notes, in line with waste Duty of Care requirements;
- Measures to avoid fly tipping by others on lands being used for demolition/construction;
- Measures to provide adequate training and awareness through toolbox talks; and
- Returns policies for unwanted materials.

The demolition and construction shall thereafter be carried out in accordance with the approved SWMP.

Reason: To ensure that the demolition and construction of the development minimises its environmental impacts, in terms of waste generation and waste management, in accordance with London Plan 2021 Policy SI 7 and Local Plan 2020 Policy S.8.

DESIGN

39. Materials and Detailed Design

No above ground works of each building forming part of the development shall take place until details and a schedule of materials and products of all external facing materials to be used in the construction of the building hereby approved, along with material sample boards and/or scaled mock-ups, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Detailed drawings including drawings of:

- Principal features on the facades e.g. bay studies (1:50 @ A1)
 - Full bay study for 'Building 1', 'Gateway House', including residential entrance frontages, plant entrances, bin stores and cycle stores, private external amenity spaces, copings, balustrades and ornate detailed brickwork (soldier course, brick lintels, recessed brickwork detail) and reconstituted stone / pre-cast concrete elements, including copings, sills and upstands
 - Full bay study for 'Building 2', 'Holloway House West', including residential entrance frontages, plant entrances, bin stores and cycle stores, private external amenity spaces, copings, balustrades and ornate detailed brickwork (soldier course, decorative lintels, recessed brickwork detail) and reconstituted stone / pre-cast concrete elements, including copings, sills and upstands
 - Full bay study for 'Building 3', 'Holloway House East', including residential entrance frontages, plant entrances, bin stores and cycle stores, private external amenity spaces, copings, balustrades and ornate detailed brickwork (soldier course, decorative lintels, recessed brickwork detail), metal panels, fascias and reconstituted stone / pre-cast concrete elements, including copings, sills and upstands.

- Full bay study for 'Building 4', 'Abbey Court', including residential entrance frontages, plant entrances, bin stores and cycle stores, private external amenity spaces, copings, balustrades and ornate detailed brickwork (soldier course, decorative lintels, recessed brickwork detail) and reconstituted stone / pre-cast concrete elements, including copings, sills and upstands
- Full bay study for 'The Houses', including front entrance to homes, copings, balustrades and ornate detailed brickwork (soldier course, decorative lintels / panels, recessed brickwork detail) and reconstituted stone / pre-cast concrete elements, including copings, sills and upstands
- Signage strategy to all residential ground floor frontages and main entrances entrance to include all cast-in and main building signage.
- Details of each envelope / roof type (1:20 @A3)
- Detailed brick elements including mortar joint profile (1:20 @A3)
- Details of glazing and curtain walling systems including any manifestation (1:20 @A3)
- Key junctions/bonds between materials/finishes (1:20 @A3)
- Details to metal artwork gates, signage, tiling to residential entrances (1:50 @ A3)
- Parapets, roof edges, rooftop plant screening, lift over runs etc (1:20 @A3)
- Elevational location of all joints e.g. structural, movement, panels (1:100 @ A3)
- Elevational location of all openings in envelope e.g. ventilation grilles, bird & bat boxes (1:100 @ A3)
- Elevational location of all items which are fixed to the façade e.g. fins/louvres, rainwater pipes, lighting, CCTV, alarms including any provision for cable runs boxes (1:100 @ A3)
- Head, jamb and sill details, including profiles, for typical openings and all ground floor entrances and doors terraces (1:20 @A3)
- Details of key architectural metalwork / screens / gates (1:20 @A3)
- Details of balconies and terraces including floor finishes (1:20 @A3)
- Balustrade details (1:20 @A3)
- Details of soffits and canopies (1:20 @A3)
- Details of external stairs (1:50 @A3)

Details of materials and products, including finishes, of:

- Façade and roof cladding materials
- Brick and mortar type including mortar joint profile
- Window / door types (including finishes, glass types and any manifestation)
- Curtain wall (including finishes, glass types and any manifestation)
- Facing metalwork (e.g. balustrades, service doors, screens, gates)
- All items which are fixed / integrated to the façade (e.g. fins/louvres, vent grilles, rainwater pipes, signage, bird/bat boxes)
- Soffit and canopy materials
- Balcony and terrace floor finishes

Samples of the above materials should be provided.

Full-size mock-ups of facades shall be provided at a size to be agreed with the Local Planning Authority. This includes as a minimum:

- 'Building 1: Gateway House' facing mock-up to include a typical upper level recessed corner private external amenity space with corner column, soffit, window head, precast / stone sills, balustrade, decorative recessed / push and pull brickwork, window / door and soldier course banding.
- 'Building 2: Holloway House West' facing mock-up to include ground floor residential entrance with stepped feature brickwork, brick soffit detail, window / door, soldier course banding,

reconstituted stone panel below window and sills, brown metalwork / balustrade and fascia panel to typical projecting private external amenity space.

- 'Building 3: Holloway House East' facing mock-up to include upper most level of maisonettes with brown metal panelling to include parapet, panel junction detail, window / door head and reveal detail, metal balustrade and balcony fascia to private external amenity space and metal soffit details.
- 'Houses' facing mock-up to include main front entrance door / window head and reveals, decorative reconstituted stone elements above entrance to feature panels. To include typical window reveal, head, sill and feature lintel detail, soldier course panel to below / side of window

See guidance on LLDC website for further details of submission requirements.

Reason: To secure high-quality design and detailing and to ensure that materials will make an acceptable contextual response, resulting in the satisfactory appearance of the development in accordance with Strategic Policy SP.3 and Policies BN.1, BN.4 and BN.10 of the Local Plan.

40. Community Safety – Secured by Design

Prior to the commencement of above ground works of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme and local crime prevention measures have been included within the design and build shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details and maintained thereafter.

Prior to the first occupation, or use of an individual building within the development a letter from Metropolitan Police Designing Out Crime Office stating that appropriate SBD measures of compliance have been correctly met and installed, will be required.

On completion of each building within the development including landscaping, external materials and other works incidental to the proposed development the full SBD certificate will be required.

Reason: In the interest of creating safer and sustainable communities in accordance with Policy D11 of the London Plan.

LANDSCAPE

41. Landscape and ecological management plan

Prior to the occupation, a landscape and ecological management plan, including implementation plan, long term design objectives and management responsibilities for all landscape areas and schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in by the Local Planning Authority.

The management plan shall consider biosecurity issues in relation to plant replacement and sustainability in relation to water usage and irrigation. The approved landscape management plan for the relevant phase shall be carried out as approved following the first installation of any landscaping within that phase and shall thereafter be carried out in accordance with the approved details for the lifetime of the development.

Reason: To ensure the landscape is maintained to a high standard and to protect the visual amenity of the area in accordance with Strategic Policy SP.3 and Policies BN.1 and BN.4 of the Local Plan (2020).

42. Landscape design

No above ground works shall take place until full details of hard and soft landscape works and means of enclosure of all un-built, open areas and public realm have been submitted to and approved in writing by the Local Planning Authority. This shall include Abbey Lane, Bazalgette Lane, Abbey Court, Gasworks Green, Holloway Stitch and Gardens, the Gateway and all boundary treatments (to Abbey Lane, the Greenway, the north-western boundary, Rick Roberts Way and the eastern industrial edge).

Hard landscape details shall include:

- a) details of proposed finished levels or contours including any alterations in existing ground levels and excavations within the root protection area of any retained trees on or adjoining the site
- b) means of enclosure and boundary treatments and any associated access points
- c) car parking layouts including details of blue badge parking, electric charging points and petrol and oil interceptors
- d) details of other vehicle and pedestrian access and circulation areas including cycle storage
- e) details of inclusive design including external steps and ramps, tactile warning or wayfinding paving, mobility features and dropped kerbs
- f) hard surfacing materials which shall be permeable as appropriate, including dimensions, bonding and pointing
- g) minor artefacts and structures e.g. street furniture, play equipment, refuse or other storage units, signage, lighting, planters (fixed and moveable), drinking water fountains, bollards and hostile vehicle mitigation
- h) location of proposed and existing functional services above and below ground including service trenches, drainage, power (such as in ground power units, operating controls and feeder pillars), communications cables, pipelines etc. indicating lines, access covers and supports to ensure no conflicts with tree and planting pits and integration of access covers with paving/surfacing layout
- i) retained historic landscape features and proposals for restoration, where relevant
- j) coordination drawing illustrating how the sustainable drainage system works with paving, tree pits, planting design, building and external drainage and local authority drainage or water courses
- k) materials samples

Soft landscape details shall include:

- a) updated Urban Greening Factor calculation and plan
- b) coordination drawing of all existing trees and hedgerows indicating those to be removed and retained overlaid with development proposals with measures for the protection and ongoing healthy growth of retained trees/vegetation based on tree survey including vegetation to the Greenway
- c) planting plans including plant schedules, noting species, plant sizes including girth and clear stem dimensions of trees and proposed numbers/densities where appropriate
- d) written specifications including cultivation and other operations associated with plant and grass establishment
- e) all planting systems including tree pits and planting beds demonstrating plant stabilisation, drainage, aeration/irrigation, volume and specification of growing medium, tree pit surfacing and measures for protection of planting beds during establishment
- f) coordination drawing showing the locations of green roofs/walls and integration with the building design, maintenance access including detail of substrate and species proposals
- g) coordination drawing of all biodiversity enhancements including habitats and items such as bird/bat boxes, swift/bee bricks with specifics on the species anticipated to use these elements based on the ecological strategy and survey
- h) implementation programme including time of year for planting

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity, biodiversity and character of the area in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.8, T.4, T.6, T.9, S.1 and S.4 of the Local Plan.

43. Landscape implementation

All hard and soft landscape works shall be carried out in accordance with the approved landscape details by no later than the end of the planting season following completion of the development or prior to the first occupation of the development, whichever is sooner. Any existing retained or proposed trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Planting shall comply to biosecurity requirements and BS:4428 Code of practice for general landscaping operations, BS:3936 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.'

Reason: To ensure that the landscaping is carried out within a reasonable period, to ensure new planting becomes established and to maintain a high quality of visual amenity within the area in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4 and BN.8 of the Local Plan.

44. Lighting

No above ground works shall take place until a lighting scheme, including floodlighting, security lighting and the illumination of the buildings at night, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:

- a) functions of proposed lighting and the uses it supports e.g. for recreation facilities
- b) a lux plan showing both proposed and existing retained light sources
- c) details of time limits on lighting and hours of operation
- d) details of how the lighting scheme will mitigate any potential biodiversity impacts arising from the installation or operation of the proposed lighting
- e) details of fixtures, any supporting structures and systems of control such as timers and sensors including surface finish and colour
- f) details on colour temperature of the lighting and the associated public realm surfaces including reflectivity and glare

The relevant part of the development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure there is an appropriate level of residential amenity and appropriate features to conserve and enhance the amenity of neighbours and wildlife habitats in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.8, S.1 and S.12 of the Local Plan.

45. Wayfinding and signage

No above ground works shall take place until details of a signage strategy for the site including wayfinding (including waymarking from point of arrival), street signage and traffic related signage has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include locations and details of fittings and supporting structures. The relevant part of the development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure legibility of the site in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, BN.8, S.1 and S.12 of the Local Plan.

46. Play

No above ground works shall take place until full details of the proposed children's play strategy including location and equipment have been submitted to and approved in writing by the Local Planning Authority. The strategy shall be in accordance with the approved play proposals and GLA Population Yield Calculator ensuring appropriate quantum of recognizable play space.

These shall include:

- a) details of age and gender provision and age-appropriate equipment
- b) details of inclusive play (access, age provision and details of equipment)
- c) associated surfacing, planting, signage, lighting, seating, refuse receptacles and other street furniture
- d) boundary treatments and access points including conditions of access/hours of operation
- e) security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation
- f) risk and safety testing of play proposals

The relevant part of the development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To provide adequate amenities for future occupiers in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.1, BN.4, BN.9 and S.1 of the Local Plan.

47. Sustainable drainage systems

No above ground works shall take place until details of a sustainable drainage system (SuDS) have been submitted to and approved in writing by the Local Planning Authority.

These shall include:

- a) coordination drawing illustrating how the systems work with paving, tree pits, planting design, building drainage and local authority drainage or water courses
- b) details of permeable paving, green/blue roofs, rain gardens, swales, water collection and attenuation storage
- c) details of the interconnected system of sustainable drainage features, identifying pathway of surface water, attenuation volumes and operation in both normal rainfall and flood conditions
- d) details of associated planting, substrate and drainage design, including appearance of any visible elements
- e) management and maintenance proposals for the sustainable drainage system

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with Strategic Policy SP.5 and Policy S.4 of the Local Plan.

48. Trees – Prior to Construction

Prior to the removal of existing trees on the Site an Arboricultural Method Statement and a Tree Protection Plan in accordance with British Standard BS5837:2012 (Trees in relation to design demolition and construction) have been prepared by a qualified arboriculturalist and submitted to and approved in writing by the Local Planning Authority.

The Arboricultural Method Statement (AMS) shall include:

- a) schedule of trees to be removed or retained and details of any proposed tree works including topping or lopping
- b) details of replacement tree planting where necessary
- c) analysis of the tree root system including any existing surface constraints
- d) full details and plans demonstrating how trees to be retained shall be protected during construction work including all trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed.
- e) details of planned visits and training carried out by suitably qualified arboriculturalist
- f) details of related works (including levels) in vicinity to the tree root system including surfaces and edging, below ground services, and any associated measures to protect the root system
- g) details of any mitigating improvements to promote existing tree health

The development shall be carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure that the development will not have an adverse effect on existing trees and to maintain the character and visual amenity within the locality in accordance with Strategic Policies SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, S.1 and S.9 of the Local Plan.

49. Trees – During Construction

Throughout the implementation of the works, the Arboricultural Method Statement shall be adopted and adhered to. The erection of fencing for the protection of any retained tree shall be undertaken before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, nor shall any fires be lit, without the written consent of the Local Planning Authority. All tree work shall be carried out in accordance with British Standard 3998 (Tree Work) and undertaken under the supervision of the project arboriculturalist. No existing trees or hedgerows on the site unless dead or dangerous, or shown on the approved drawings as being removed, shall be felled or removed within 5 years from the completion of the development without the written approval of the Local Planning Authority.

Any tree identified as retained that is damaged or required to be removed as a result of the works will result in either:

- a) the penalty payment by the applicant of a compensatory sum ascertained by the CAVAT valuation system to the Local Authority. The applicant will submit at their own cost an independent CAVAT valuation for consideration
- b) the replacement by the applicant of the tree of equivalent size and species, or where not feasible due to the size of the tree, a replacement of a larger number of trees to an equivalent CAVAT value. The applicant will submit at their own cost an independent CAVAT valuation for consideration

The Local Authority will be granted access when requested and reasonably practicable to survey the condition of existing trees.

Reason: To ensure that the development will not have an adverse effect on existing trees and to maintain the character and visual amenity within the locality in accordance with Strategic Policies SP.3 and SP.5 and Policies BN.1, BN.3, BN.4, S.1 and S.9 of the Local Plan.

50. Green roofs

No above ground works shall take place until full details of green roofs in the areas indicated on the approved drawings have been submitted to and approved in writing by the Local Planning Authority. All green roofs should meet the minimum substrate depth requirements of the GRO Code 2021 and should take account of the policy objective for biodiversity net gain.

The details shall include:

- a) coordination drawing showing the locations of green roofs and integration with the building design, maintenance access including detail of substrate and species proposals
- b) details of substrates including depth and profile
- c) full details of planting/seeding with species and density
- d) a detailed scheme of maintenance including irrigation system (where an irrigation system is part of the design)
- e) details of associated ecological enhancements such as deadwood habitat, bird boxes, etc.
- f) details of access and safety precautions during maintenance operations
- g) sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used and showing a variation of substrate depth (where applicable)
- h) details of arrangements of and interfaces with all rooftop mechanical elements or structures including solar panels

Upon completion, the green roof should be inspected by an independent, suitably qualified and experienced person (e.g. chartered landscape architect or chartered ecologist with experience of green roofs), to confirm that that specifications provided in response to the condition are met. A short report with photographs, confirming substrate depth, seeding/planting and other relevant details should be provided to the Local Planning Authority.

Each building of the development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.3, BN.4, S.4 and S.9 of the Local Plan.

51. Construction Ecological Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include the following:

- a) risk assessment of potentially damaging construction activities
- b) identification of biodiversity protection zones
- c) practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction which may be provided as a set of method statements
- d) location and timings of sensitive works to avoid harm to biodiversity features
- e) times during construction when specialist ecologists need to be present on site to oversee works
- f) responsible persons and lines of communication
- g) role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h) use of protective fences, exclusion barriers and warning signs if applicable

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve and enhance biodiversity in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.2, BN.3, BN.4, S.4 and S.9 of the Local Plan.

52. Ecological enhancement

No above ground works shall take place until a scheme of ecological enhancement has been submitted to and approved by the Local Planning Authority.

This scheme shall include details of:

- a) measures specifically to address retention and enhancement of the site's ecological connectivity through ecological corridors and networks based on Phase 1 habitat survey and any further recommended surveys
- b) appropriate ecological enhancements including any mitigation measures and compensatory habitat creation
- c) works to all areas of retained habitat and enhancement areas
- d) a scheme for human access restrictions to the retained and created habitats
- e) coordination drawing of all biodiversity enhancements including, but not limited to, bird and bat boxes, swift and bee bricks and hedgehog connectivity, with specifics on the species anticipated to use these elements based on the ecological strategy and survey

Each building of the development shall not be occupied/used until the scheme has been implemented in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To preserve and enhance biodiversity in accordance with Strategic Policy SP.3 and SP.5 and Policies BN.2, BN.3, BN.4, S.4 and S.9 of the Local Plan.

Informatives

The definition of 'Substantial Implementation' and as also defined in the accompanying s106 legal agreement is:

Substantial Implementation means Completion of the casting of the concrete of the ground floor slab of the footprint of the first Building to be Commenced and substantially Implemented shall be construed accordingly

Metropolitan Police

The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) prior to installing relevant security measures and assembling support submissions in relation to demonstrating compliance with any condition related to the Secure by Design (SBD) scheme. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Thames Water

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.

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes> Should you require further information please contact Thames Water.
Email: developer.services@thameswater.co.uk

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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