

**Regeneration and Growth Directorate**

Economic Growth & Housing Delivery

Strategic Director: Stewart Murray



---

The Magistrates, Town Hall Complex, 1 Farnan Avenue, London, E17 4NX

London Borough of Waltham Forest / Sixty Bricks  
C/O Agent

**Date of decision:** 07/02/2020

**TOWN AND COUNTRY PLANNING ACT 1990**

**DECISION NOTICE**

**Application reference number:** 192987

**Description of work:** Demolition of existing buildings and construction of three buildings ranging from 4 to 9 storeys in height, comprising 120 affordable residential units with associated disabled parking spaces, cycle parking facilities, landscaping and refuse stores.

**Location of work:** Land at, Hylands Road, Walthamstow, London, E17 4AL

The application together with attached drawings for the above development has been considered and in pursuance of the powers exercised by them as the local planning authority this Council **DO HEREBY GIVE NOTICE** of the decision to **GRANT** permission for the development.

Subject to compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:

### Drawings:

01.000 (Revision P01), 001.001 (Revision P01), 020.001 (Revision P02), 020.002 (Revision P02), 020.003 (Revision P02), 020.004 (Revision P02), 020.005 (Revision P01), 020.006 (Revision P01), 020.007 (Revision P01), 020.008 (Revision P01), 020.009 (Revision P01), 020.010 (Revision P01), 020.011 (Revision P01), 030.001 (Revision P04), 030.002 (Revision P04), 030.003 (Revision P04), 030.010 (Revision P03), 030.011 (Revision P03), 040.010 (Revision P02), 040.011 (Revision P01), 7127\_P\_002, 7127\_P\_011 (Revision H), 7127\_P\_012 (Revision F), 7127\_P\_013 (Revision F), 7127\_P\_014 (Revision F), 7127\_P\_015 (Revision F), 7127\_P\_016 (Revision F), 7127\_P\_017 (Revision F), 7127\_P\_018 (Revision F), 7127\_P\_021 (Revision A), 7127\_P\_022 (Revision A), 7127\_P\_023, 7127\_P\_024 (Revision A), 7127\_P\_025 (Revision A), 7127\_P\_026, 7127\_P\_027 (Revision A) and 7127\_P\_028.

### Documents:

Planning Statement dated September 2019; Design and Access Statement (Revision P03 dated December 2019); Design and Access Statement Addendum dated October 2019; Planning Addendum Landscaping Design dated October 2019; Air Quality Assessment dated 29<sup>th</sup> August 2019; Preliminary Ecological Appraisal and Invasive Species Survey dated June 2019; Nocturnal Bat Survey dated August 2019; Bat Inspection Survey dated August 2019; Design and Access Statement dated September 2019; Archaeological Desk-Based Assessment dated August 2019; Land Contamination Report Number C14872 dated August 2019; Site Noise Survey Report Reference 19191/001/jn dated 12<sup>th</sup> August 2019; Open Space Assessment (Revision A) dated October 2019; Transport Assessment dated August 2019; Residential Travel Plan dated August 2019; Arboricultural Impact Assessment dated 02 September 2019; Construction Method Statement dated 01 May 2019; Fire Strategy dated 5<sup>th</sup> September 2019; Outline Construction Logistics Plan dated November 2019; Drainage Statement dated 5<sup>th</sup> September 2019; Energy Statement (Revision 01) dated 02 October 2019; Sustainability Report dated September 2019 and the Daylight and Sunlight Report dated 16<sup>th</sup> September 2019.

REASON: To ensure a satisfactory appearance in accordance with Policy CS15 of the Waltham Forest Local Plan Core Strategy (2012).

### **Materials**

3. Notwithstanding any indications shown on the submitted plans, samples and a schedule of materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development (excluding demolition, groundworks and substructure). The development shall be carried out in accordance

with the approved details and thereafter retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance in accordance with Policies CS12 and CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM28 of the Waltham Forest Local Plan – Development Management Policies (2013).

### **Highways and Parking**

4. Prior to commencement of development hereby approved, a detailed Construction Logistic Plan is required to be submitted for approval by the Local Planning Authority prior to commencement of works which include inter alia:

- Journey planning, highlighting access routes;
- Method of access and parking of construction vehicles;
- Measures to prevent deposition of mud on the highway;
- Dust mitigation and suppression measures to control the spread of dust from demolition, disposal and construction;
- Site operation times;
- Loading and unloading locations, taking into consideration existing parking restrictions.

The development shall be implemented in accordance with the approved details.

REASON: In the interests of highway and pedestrian safety in accordance with policies CS7 and CS15 of the Waltham Forest Local Plan Core Strategy (2012).

5. Prior to occupation, arrangements shall be agreed with the Council in writing and put in place to ensure that, with the exception of disabled persons, no resident of the development shall be able to obtain a resident's parking permit within the controlled parking zone [either by an amendment to the traffic management order or restrictions included in tenancy agreements].

REASON: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the Waltham Forest Local Plan – WFLP Core Strategy (2012) and Policy DM14, DM15 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

6. Prior to occupation of development hereby approved, a Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be laid out and allocated in accordance with the approved management plan and shall be made available for the purposes of parking private motor vehicles in association with the development and for no other purpose. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: In the interests of highway and pedestrian safety in accordance with policies CS7 and CS15 of the Waltham Forest Local Plan Core Strategy (2012).

7. Prior to the commencement of development on the site, a specification for a highway condition survey to assess the condition of highway before and after construction works shall be submitted to and approved in writing by the local planning authority. The highway condition survey shall then be carried out in accordance with the approved timescales contained within the approved specification and it shall be submitted to and approved in writing by the Local Planning Authority before any part of the development is occupied. Any damage to the highway incurred as a result of the construction works, will have to be re-instated by the Council but funded by the developer, in accordance with the timescales and details agreed as part of the survey.

REASON: In the interest of pedestrian and highway safety, to comply with Policy CS7 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM14, DM15 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

8. Prior to commencement of development (other than demolition, enabling and groundworks and development below DPC level) and notwithstanding any indication on the submitted drawings, a schedule showing the number and location of all cycle parking spaces and details of secure and sheltered cycle storage facilities, shall be submitted to and agreed in writing by the Local Planning Authority. The agreed facilities shall be fully implemented prior to occupation and shall be permanently retained thereafter.

REASON: In the interest of security and sustainable development, in compliance with Policies CS6, CS15 and CS16 of the Waltham Forest Local Plan - Core Strategy 2012 and Policies DM13, DM14, DM23 of the Waltham Forest Local Plan – Development Management Policies (2013).

9. No development (other than demolition, site clearance and preparation, ground work and development DPC level) shall take place until a Stage 1 and 2 Road Safety Audit of the approved development is commissioned and a 'Road Safety Audit Response Report' is submitted to and approved in writing by the Local Planning Authority detailing how the recommendations of the audit have been addressed, implemented and retained as such for the lifetime of the development.

REASON: In the interest of highway and pedestrian safety, in compliance with Policies CS6, CS15 and CS16 of the Waltham Forest Local Plan - Core Strategy 2012 and Policies DM13, DM14, DM23 of the Waltham Forest Local Plan – Development Management Policies (2013).

### **Air Quality and Noise**

10. No development shall take place until a method statement is submitted to, and approved by, the Local Planning Authority, for a Construction Environmental Management Plan whose purpose shall be to control and minimise emissions

attributable to the demolition and/or construction of the development. Reference shall be made to the Mayor of London's Control of Dust and Emissions from Construction and Demolition Best Practice Guidance. The scheme shall set out the measures which can, and will, be put in place. The development shall be implemented in accordance with the approved details and retained as such thereafter.

REASON: In the interests of the future health of the occupiers of the development in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policy DM24 of the Waltham Forest Local Plan - Development Management Policies (2013).

11. Noise from all new building services plant for the lifetime of the development shall be controlled to a level not exceeding 10dB(A) below the typical underlying background noise level (LA90) during the time of plant operation at a position one metre external to the nearest noise sensitive premises. The underlying background LA90 shall be determined in the absence of the new plant noise. This assessment shall be completed in accordance with BS4142: 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas'.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policy CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM32 of the Waltham Forest Local Plan – Development Management Policies (2013).

12. Prior to installation, details of the boilers shall be forwarded to the Local Planning Authority for approval. The boilers shall have dry NO<sub>x</sub> emissions not exceeding 40 mg/kWh (0%). Should the development have CHP or biomass, the CHP and or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document and must have a discharge stack which is at least 3 metres above any openable windows or ventilation air inlets within a distance of 5Um. Prior to the development commencing, evidence to demonstrate compliance with these emission limits should be submitted to the Local Planning Authority for approval.

REASON: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to Air Quality.

13. No non-road mobile machinery (NRMM) shall be used on the site unless it is compliant with the NRMM Low Emission Zone requirements (or any superseding requirements) and until it has been registered for use on the site on the NRMM register (or any superseding register).

REASON: To ensure that air quality is not adversely affected by the development in line with London Plan Policy 7.14 and the Mayor's SPG: The Control of Dust and

## Emissions during Construction and Demolition.

14. No demolition or development shall commence until full details of the proposed mitigation measures for the impact on air quality and dust emissions, in the form of an Air Quality and Dust Management Plan (AQDMP) have been submitted to and approved in writing by the Local Planning Authority. In preparing the AQMDP, the applicant should follow the guidance on mitigation measures for sites set out in Appendix 7 of the Control of Dust and Emissions during Construction and Demolition SPG 2014. Both 'highly recommended' and 'desirable' measures should be included. If the development is or near an air quality focus area the applicant should follow the guidance on mitigation measures for Medium Risk as a minimum.

REASON: To ensure the development has no irreversible and unacceptable damage to the environment and in the interests of the future health of the occupiers of the development, in accordance with Policies 5.3 and 7.14 of the London Plan and Policy CS13 of the LBWF Core Strategy (2012).

## Landscaping

15. Prior to the occupation of the development a scheme of hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include: planting plans, and schedules of plants, noting species, plant sizes and proposed numbers/densities within a planting schedule, also the method of planting including soil composition, tying and staking, a maintenance care regime including mulching and watering and the replacement of any species that die within 5 years of planting. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies CS15 of the Waltham Forest Local Plan Core Strategy (2012), and Policies DM23, DM32, DM35 of the Waltham Forest Local Plan Development Management Policies (2013).

16. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out not later than the first planting and seeding seasons prior to the first occupation of any of the residential units, or the completion of the development, whichever is the sooner. Any new trees or shrubs 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 in the next planting season, with others of a similar size and species, unless the Local Planning Authority agrees any variation in writing.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity in accordance with Policies CS15 of the Waltham Forest Local Plan

Core Strategy (2012), and Policies DM23, DM32, DM35 of the Waltham Forest Local Plan Development Management Policies (2013).

17. No development whatsoever shall take place in relation to the development hereby approved including site clearance and investigations as well as preparatory work, until a scheme for the protection of the retained trees (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with Clause 7 of British Standard BS5837 – *Trees in Relation to Construction – Recommendations* has been agreed in writing by the local planning authority. The approved measures shall be implemented prior to the commencement of site clearance, preparatory work and development and shall be retained for the entirety of the construction period.

REASON: To ensure the well-being of the trees in the interest of biodiversity and visual amenity, in accordance with Policies CS5 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM35 of the adopted Waltham Forest Local Plan – Development.

18. Prior to the commencement of the development on site, notwithstanding site investigation and clearance works, demolition and construction to slab level details relating to the siting, design and height and finish of all new walls, gates, fencing, railings and other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out solely in accordance with the approved details, prior to the first occupation of the use hereby approved and thereafter shall be fully retained and maintained accordingly for the lifetime of the development.

REASON: In the interest of general visual amenity, and amenity of neighbouring occupants, in accordance with Policies CS13 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

### **Waste Management:**

19. Prior to occupation of the development hereby approved, a Waste Management Strategy which sets out a scheme for the storage and disposal of waste and recycling, including details of methods for collection and enclosures, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the approved details and the refuse stores brought into use prior to the occupation of the dwellings hereby permitted and shall be retained as such together with the approved Waste Management Strategy being operated for the lifetime of the development.

REASON: In the interests of highway and pedestrian safety in accordance with policies CS7 and CS15 of the Waltham Forest Local Plan Core Strategy (2012).

### **Energy and Sustainability:**

20. Prior to the occupation of the development hereby permitted, a report demonstrating how the scheme reduces the carbon dioxide emissions of the development by at least 35% compared to the 2013 Building Regulations shall be submitted to and approved in writing by the Local Planning Authority. The report shall reference the measures set out in the Energy Statement accompanying the planning application but shall explain what measures have been implemented in the construction of the development. The development and energy efficiency measures shall thereafter be retained for the lifetime of the development.

REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of policy 5.2 of the London Plan (2016) and policy DM10 of the Waltham Forest Waltham Forest Local Plan – Development Management Policies (2013).

21. Prior to the commencement of the relevant phase of development (other than demolition, enabling and groundworks), details of measures to be incorporated into the development to ensure that all new build residential accommodation achieves for that phase a Code for Sustainable Homes rating of Level 4 energy aspects, or an equivalent rating by reference to an alternative rating system, shall be submitted to and approved in writing by the Local Planning Authority.

The selection of an alternative rating system (if proposed) shall be agreed in writing by the Local Planning Authority. Prior to the first occupation of any of the dwellings in that phase, a report from a suitably qualified Code Assessor (or equivalent) confirming that the development meets the said standard shall be submitted to and approved in writing by the Local Planning Authority and thereafter the measures taken shall be maintained fully in accordance with the approved details.

REASON: In the interest of sustainability, energy efficiency and to provide a high-quality development in accordance with Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

22. Notwithstanding the submitted Energy Statement (Revision 01), an updated report that includes details of the cooling hierarchy and overheating risks of the development shall be submitted to and approved in writing by the Local Planning Authority. The updated report shall also provide plant room drawings and heating design schematics in line with the supporting test that confirms that the development will be designed to allow future connection to a district heating system. The development shall be implemented in accordance with the approved and updated Energy Statement and retained as such for the lifetime of the development.

REASON: In the interests of sustainability and energy efficiency of the development and to meet the requirements of policy 5.2 of the London Plan and Policy CS4 of the LBWF Core Strategy (2012).

23. Prior to the commencement of development (other than demolition, site clearance and preparation, ground works and development below DPC level) and notwithstanding the approved Energy Statement (Revision 01), an updated



statement and design for the installation of photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic panels shall be installed in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: In the interest of sustainability and to provide a high-quality development in accordance with Policy CS4 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

## **Water and Drainage**

24. Prior to the commencement of development (other than demolition, site clearance and preparation, ground works and development below DPC level), a scheme detailing measures to reduce water use within the development, to meet a target water use of 105 litres or less per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved scheme and thereafter retained as such for the lifetime of the development.

REASON: To minimise the water use of the development, in accordance with the requirements of policy 5.15 of the London Plan (2015).

25. Prior to the commencement of development (other than demolition, site clearance and preparation, ground works and development below DPC level), an updated drainage report detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and policies DM23, DM24 and DM34 of the Waltham Forest Local Plan Development Management Policies (2013).

26. No drainage systems for the infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details and thereafter retained as such for the lifetime of the development.

REASON: In the interests of future health of occupiers of the development and to protect pollution of groundwater in accordance with policies CS4 and CS13 of the

Waltham Forest Local Plan – Core Strategy (2012) and policies DM23, DM24 and DM34 of the Waltham Forest Local Plan Development Management Policies (2013).

## **Contamination**

27. Prior to commencement of development (other than demolition, site clearance and preparation, ground works and development below DPC level), a scheme including the following components to address the risk associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority:

- a) A ground investigation, based on the Phase 1 Desk Study Report (Ref. C14872) by Ground Engineering dated August 2019, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- b) The results of the investigation and a detailed risk assessment referred to in point A. Based on these, in the event that remediation measures are identified necessary, a remediation strategy shall be submitted giving full details of the remediation measures required and how they will be undertaken.
- c) A verification report providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete.

Any investigation and risk assessment shall be undertaken in accordance with the Environment Agency's Model Procedures for Management of Contaminated Land (CLR11). In the event that additional significant contamination is found at any time when carryout the approved development, it must be reported immediately to the Local Planning Authority.

REASON: In the interests of the future health of occupiers of the development and to protect pollution of ground water in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM23, DM24 and DM34 of the adopted Waltham Forest Local Plan Development Policies (2013).

28. Prior to commencement of development (other than demolition, site clearance and preparation, ground works and development below DPC level), an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264, supported by appropriate mitigation measures to control risks to future occupiers, shall be submitted and approved by the Local Planning Authority. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation measures appropriate for the proposed use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior occupation.

REASON: To ensure that the site does not pose any further risk to human health or the water environment, in accordance with Policies CS4 and CS13 of the Waltham Forest Local Plan – Core Strategy (2012).

### **Safety and Security**

29. Prior to occupation, details of any form of external illumination and / or external lighting on the buildings and around the site including any street lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first occupation of any of the residential units hereby permitted and retained as such for the lifetime of the development.

REASON: In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012).

30. Prior to occupation, the development shall achieve Crime Prevention Standards submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

REASON: In the interest of health and to protect the living conditions of existing and future residents in the locality in accordance with Policy CS13 of the Waltham Forest Local Plan Core Strategy (2012).

### **Residential**

31. All residential units shall be built to The Building Regulations (2010) Access to and use of Buildings, Approved Document M (2015 as amended), Volume 1: Dwellings, M4(2): Accessible and adaptable dwellings.

REASON: To ensure inclusive development in accordance with Policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and DM Policies DM7 and DM9 of the Development Management Plan (2013).

32. A minimum of 10% of the residential units hereby permitted shall be built in accordance with Approved Document M 2015, M4 Category 3: Wheelchair user dwellings, category M4(3)(2)(a) “Adaptable”. All wheelchair user dwellings must provide sufficient footprint and drawings must demonstrate that they can achieve a fully accessible layout. To ensure compliance with these conditions, contact should be made with the Council’s Senior Occupational Therapist in Housing both before and during the build.

REASON: To ensure inclusive development in accordance with Policy CS15 of the Waltham Forest Local Plan Core Strategy (2012) and DM Policies DM7 and DM9 of the Development Management Plan (2013).

33. The development shall be carried out in accordance with the details and specifications set out in the Fire Strategy dated 5<sup>th</sup> September 2019. The details on how the proposal will function in terms of the buildings' construction methods, the means of escape for all building users, access for fire service personnel and equipment and provision for fire appliances shall be implemented in accordance with the approved report and shall be retained as such for the lifetime of the development.

REASON: In order to protect the living conditions and safety and security of the occupants in line with London Plan Policy 7.13 (2016).

34. Prior to the commencement of development on site (notwithstanding demolition, site clearance and investigation works and construction to DPC level) a scheme shall be submitted to the Local Planning Authority for their approval detailing the balcony treatment to all elevations of the development hereby approved. The development shall be constructed in accordance with the approved balcony treatment scheme and shall thereafter be retained as such for the lifetime of the development.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policy CS13 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

### **Other**

35. The private/communal amenity spaces and children's play areas shall be laid out and implemented in accordance with the approved plans and shall not be used for any other purpose. The balconies and communal amenity spaces shall be retained for the use of the occupiers of the development for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with Policy CS13 and CS15 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

36. If any unforeseen significant archaeological material is found on site during construction, no further development shall take place within the site until a written scheme of investigation detailing a programme of archaeological work has been submitted to and approved by the Local Planning Authority. The programme of archaeological work shall be secured and implemented prior to the commencement of any of development on site and where applicable measures shall remain in place during the construction phase of the proposal hereby approved.

REASON: In order to protect historic assets of Archaeological interest that may be present on site, which the Local Planning Authority seeks to ensure investigated and conserved, in compliance with Policy CS12 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policy DM28 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

37. Prior to commencement of development on site (other than demolition, site clearance and preparation, ground works and development below DPC level), a package of strategic mitigation measures to minimise any effect on the Epping Forest Special Area of Conservation SAC shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Natural England. The measures should address impact on recreational activities and air quality and the development shall be implemented in accordance with the approved measures and retained as such for the lifetime of the development.

REASON: To ensure that the development does not pose a harmful impact on the Epping Forest Special Area of Conservation SAC in accordance with Policy CS5 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM12 and DM24 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

### **Informatives**

1. To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service. The scheme was submitted in accordance with guidance following pre application discussions and the decision was delivered in a timely manner.
2. Construction and demolition works audible beyond the boundary of the site should only be carried out between the hours of 0800 and 1800 hours Mondays to Fridays and 0800 and 1300 hours on Saturdays, and not at all on Sundays or Public/Bank Holidays.
3. The developer is to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed online via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

4. The proposed development is located within 15 metres of Thames Water underground water assets and as such, as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure that works are in line with the necessary processes that need to be followed. Guidance can be found in <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
5. The application is subject to both the Mayoral and the Waltham Forest Council Community Infrastructure Levy.
6. The Air Quality and Dust Management Plan (AQDMP) can form part of the Construction Environmental Management Plan (CEMP). The AQDMP shall include the following for each relevant phase of work (demolition, earthworks, construction and track out):
  - a) A summary of work to be carried out;
  - b) Proposed haul routes, location of site equipment including supply of water for damping down, source of water, drainage and enclosed areas to prevent contaminated water leaving the site;
  - c) Inventory and timetable of all dust and NOx air pollutant generating activities;
  - d) List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment;
  - e) Details of any fuel stores on site;
  - f) Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control method, and vehicle emissions);
  - g) Summary of monitoring protocols and agreed procedure of notification to the Local Authority;
  - h) A log book for action taken in response to incidents or dust-causing episodes and the mitigation measure taken to remedy any harm caused, and measures employed to prevent a similar accident re-occurring;

Developments assessed to be medium risk or greater for any of the steps required in an Air Quality and Dust Risk Assessment (AAQDRA) regular or continuous PM10 monitoring should be carried out on site. Baseline monitoring should commence 3 months before the commencement of works and continue throughout all construction phases. Details of the equipment to be used, its positioning, additional mitigation to be employed during high pollution episodes and a proposed alert system should be submitted to the Council for approval.

No demolition or development shall commence until all necessary pre commencement measures described in the AQDMP have been put in place and set out on site. The demolition and development shall thereafter be carried out and monitored in accordance with the details and measures approved in the AQDMP. The IAQM 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites' details appropriate monitoring for the scale of the site or project.

7. If approved it is the developer's responsibility to ensure all signage associated with the proposed development i.e. street nameplates, building names and door numbers are erected prior to occupation, as agreed with the Councils Street Naming/Numbering Officer.
8. The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.
9. The applicant is advised that the London Fire Brigade strongly recommends that sprinkler systems are considered for new development. 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.



**Justin Carr**  
**Assistant Director – Development Management and Building Control**  
**London Borough of Waltham Forest**