

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

c/o Agent
Cma Planning

113, the Timberyard, Drysdale Street
N1 6ND

Date of decision: 1 October 2021

TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application reference number: 210250

Description of work:

Construction of a new building that would range between six and eleven storeys in height comprising a new Families & Homes Hub at ground and first floor levels and commercial floorspace at ground floor level (Class E) including the provision of 67 residential units (Class C3), together with disabled car parking, cycle parking, amenity space, refuse stores and associated landscaping works.

Location of work:

Wood Street Library, 750 Forest Road, Walthamstow, London, E17 4AA

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:

502-LP-GF-GA-001 (Rev. P1); 502-LP-GF-GA-002 (Rev. P1); 502-LP-GF-GA-003 (Rev. P1); 502-LP-GF-GA-005 (Rev. P1); 502-LP-GF-GA-006 (Rev. P1); 502-LP-GF-GA-007 (Rev. P1); 502-LP-GF-GA-008 (Rev. P1); 502-LP-GF-GA-010 (Rev. P1); 502-LP-GF-GA-020 (Rev. P2); 502-LP-GF-GA-030 (Rev. P1); 502-LP-GF-SEC-101 (Rev. P1); FFH-HTL-01-00-DR-A-00100 (Rev. P1); FFH-HTL-01-00-DR-A-00101 (Rev. P1); FFH-HTL-01-00-DR-A-00110 (Rev. P3); FFH-HTL-01-01-DR-A-00111 (Rev. P2); FFH-HTL-01-09-DR-A-00119 (Rev. P1); FFH-HTL-01-XX-DR-A-00202 (Rev. P1); FFH-HTL-01-XX-DR-A-00301 (Rev. P1); FFH-HTL-01-XX-DR-A-00302 (Rev. P1); FFH-HTL-01-XX-DR-A-00303 (Rev. P2); FFH-HTL-01-XX-DR-A-00304 (Rev. P2); FFH-HTL-01-XX-DR-A-00-305 (Rev. P1); FFH-HTL-01-XX-DR-A-00306 (Rev. P1); FFH-HTL-01-XX-DR-A-21402 (Rev. P1); FFH-HTL-01-XX-DR-A-21403 (Rev. P1); FFH-HTL-01-00-DR-A-00110 (Rev. P2); FFH-HTL-01-01-DR-A-00111 (Rev. P1); FFH-HTL-01-02-DR-A-00112 (Rev. P2); FFH-HTL-01-05-DR-A-00115 (Rev. P1); FFH-HTL-01-06-DR-A-00116 (Rev. P1); FFH-HTL-01-09-DR-A-00119 (Rev. P2); FFH-HTL-01-RF-DR-A-00120 (Rev. P1); FFH-HTL-01-XX-DR-A-00306 (Rev. P1); 28953/6000 (Rev. P05); 21400 (Rev. P1); un-numbered elevation drawing for façade entrance (residential) dated 29th January 2021; swept path analysis plan dated 22nd March 2021; amended Site Layout Plan dated 22nd March 2021; 9539-M-105-1 (Rev. TO); 9539-M-105-2 (Rev. TO); 9539-M-151 (Rev. TO); 9539-M-500 (Rev. T1), 9539-M-506 (Rev. TO) and Tenure Mix Document received 21st June 2021.

Documents:

Design and Access Statement dated January 2021; Planning Statement dated January 2021; Statement of Community Involvement dated January 2021; Drainage Strategy Report (Rev. 1) dated January 2021; Noise Impact Assessment Report dated 17th December 2020; Heritage Townscape and Visual Impact Assessment dated January 2021; Addendum to Heritage Impact Assessment dated March 2021; Planning Statement – Fire Safety Technical Note dated 21st April 2021; Preliminary Land Contamination and Geotechnical Risk Assessment dated August 2020; Daylight, Sunlight and Overshadowing Report (Ref. 17026) dated 27th January 2021; Daylight, Sunlight and Overshadowing Report (Internal) dated 18th January 2021; Energy Statement dated January 2021; Delivery and Servicing Plan dated January 2021; Outline Construction Logistics Plan dated January 2021; Transport Assessment dated January 2021; Framework Travel Plan dated January 2021; Phase 1 Geo-Insight Report (Ref. GS-6943290); Sustainability Statement dated January 2021; Air Quality Assessment dated January 2021; Flood Risk Assessment for BREEAM Assessment dated 18th January 2021; and Stage 1 Road Safety Audit Report (Ref. PMA36/NGC/RSA1) dated April 2021.

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

Materials

3. Prior to commencement of the development (excluding ground works and substructure), 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. 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).

Shopfront and Signage Strategy

4. Prior to completion of the development, a proposed shopfront and signage strategy for the commercial unit within the development shall be submitted to and approved in writing by the Local Planning Authority. The agreed strategy shall thereafter be included in any sale or lease documents issued in relation of the retail unit and any signage displayed shall accord with the approved details and shall be retained in accordance with the strategy for as long as it is displayed.

REASON: To ensure that the development is not detrimental to the character and appearance of the site 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

5. No development shall commence, excluding site preparation and enabling works, until a detailed Construction Logistic Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction and Logistics Plan and Delivery and Servicing Plan must be submitted using the TfL template and guidance found in www.constructionlogistics.org.uk

The Construction Logistics Plan shall include details of site access, journey planning, access routes, hours of deliveries, temporary traffic arrangements or restrictions, site operation times, loading and unloading locations and storage of building materials. All works shall be carried out in accordance with the approved details and the Construction and Logistics Plan should be implemented throughout the construction works.

REASON: To ensure considerate construction, to protect the amenities of nearby residents and to ensure that disruption is kept to a minimum and has no adverse effect on highway traffic flows or safety, in accordance with Policies CS7 and CS13 of the adopted Waltham Forest Local Plan Core Strategy (2012) and Policies DM14, DM15, DM24 and DM32 of the adopted Waltham Forest Local Plan Development Management Policies (2013).

6. 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 reinstated 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).

7. Prior to occupation of the development hereby approved, a Car Parking 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).

8. 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).

9. Prior to commencement of development (other than enabling and groundworks and development below DPC level) and notwithstanding any indication on the submitted drawings, details of electric vehicle charging point locations and technical specifications 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 retained as such thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of effective provision of safe and well-designed parking facilities in accordance with Policies CS7, CS15 and CS16 of the Waltham Forest Local Plan Core Strategy (2012) and Policy DM16 of the Waltham Forest Local Plan Development Management Policies (2013).

10. Prior to the commencement of development (other than site clearance and preparation, ground works and development below DPC level), an updated drainage strategy detailing any on and/or off site drainage works, shall be 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).

11. Prior to commencement of development (other than 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).

Air Quality and Noise:

12. A construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:
- Works of construction shall be carried out during normal working hours i.e. 8:00 – 18:00 Mondays to Fridays and 8:00 – 13:00 Saturdays with no noisy working audible at the site boundary being permitted on Sundays and Bank Holidays.
 - Haulage routes.
 - Likely noise levels being generated by plants.
 - Details of any noise screening measures.
 - Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded.
 - When works are likely to lead to vibration impacts on surrounding residential properties, proposals for monitoring vibration and procedures to be put in place if agreed vibrations levels are exceeded. Note: It is expected that vibration over 1 mm/s measured as a peak particle velocity would constitute unreasonable vibration.

All the above submissions shall have regard to the Mayor's SPG.

The development shall be carried out in accordance with the hours of operation stated in this condition and the approved construction and demolition statement hereby required.

REASON: To ensure considerate construction and to protect the amenities of the nearby residents from excessive noise and dust and to comply with policies CS7 CS13 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM14, DM15

and DM24 of the Waltham Forest Local Plan - Development Management Policies (2013).

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 SI1 (2021) and the Mayor's SPG: The Control of Dust and Emissions during Construction and Demolition.

14. No development shall commence until full details of the proposed mitigation measures for 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 AQDMP, the applicant should follow the recommendations outlined in the AQ assessment submitted with the application and 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. As the development is located in or near an air quality focus area the applicant should follow the guidance on mitigation measures for *Medium Risk* as a minimum and continuous PM10 monitoring should be carried out on site. Baseline monitoring should commence 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.

REASON: In order to mitigate the impact of the development on the air quality and dust emissions in the area and London as a whole, and to avoid irreversible and unacceptable damage to the environment, in accordance with the requirements of London Plan Policy SI1 (2021) and the London Plan SPGs for Sustainable Design and Construction and Control of Dust and Emissions during Construction and Demolition).

15. Prior to commencement of development (other than enabling and groundworks and development below DPC level), a sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority, which will incorporate details of sound insulation to be installed between the non-residential premises and the residential units in order to manage noise and disturbance. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the approved document E standards (dwelling houses and flats) for airborne sound insulation and -5dB for impact sound insulation. The development shall be carried out in accordance with the approved scheme and shall be fully implemented prior to the development hereby approved first being brought into use and shall thereafter maintained 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 policies CS13 CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM24 and DM32 of the Waltham Forest Local Plan - Development Management Policies (2013).

16. The noise of all new plant shall be 10dB(A) below the 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 must be completed in accordance with the BS4142: 2014 Method.

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).

Hours of Operation

17. The commercial unit within the development shall operate between the following hours and at no other times without prior written consent having first been obtained from the Local Planning Authority: Mondays to Saturdays (0800 until 2300) and Sunday or Bank Holidays (0900 until 21:00).

REASON: To protect the amenities of 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).

Landscaping, Trees and Boundary Treatment

18. Prior to the commencement of the development (other than enabling and groundworks and development below DPC level), details of the hard and soft landscaping to be provided on site shall be submitted and approved in writing by the Local Planning Authority. The landscaping scheme shall include details of the retained and proposed planting around the site, along with the requirement to demonstrate that all hardstanding areas are permeable. The development shall be carried out solely in accordance with the approved details and all approved planting shall be carried out in the first planting season following the occupation of the development hereby permitted or the substantial completion of the development, whichever is sooner. Any

trees, hedges, shrubs, and greenspaces forming part of the approved scheme which within a period of five years dies, is removed, or becomes seriously damaged or diseased shall be replaced with others of similar size and species.

REASON: To ensure a satisfactory appearance and in the interest of local amenity and biodiversity 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 Management Policies (2013).

19. Prior to the commencement of the development (other than groundworks and development below DPC level), a Landscape Management Plan, which includes long-term design objectives, management responsibilities and maintenance schedules for all landscaping areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved Landscape Management Plan shall be implemented prior to the first occupation of the development hereby approved and thereafter maintained for the lifetime of the development.

REASON: To ensure the well-being of the trees and in the interest of biodiversity, 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 Management Policies (2013).

20. All trees shall be planted in accordance with the details and times stated in the specification in accordance with British Standard BS4043 – Transplanting Rootballed Trees and BS4428 – Code of Practice for General.

REASON: In the interest of biodiversity and local amenity and in accordance with Policy CS5 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy DM35 of the Waltham Forest Local Plan – Development Management Policies (2013).

21. Prior to the construction of roof slab level, details relating to the siting, design, 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 residents, in accordance with Policies CS13 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policies DM29 and DM32 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

Operational Waste Management Plan

22. Prior to the commencement of works (other than enabling and groundworks and development below DPC level) an Operational Waste and Management Plan incorporating full details of the measures to store and collect waste and recyclable materials for all residents, including those residing in the wheelchair accessible units, shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan must also include details of the following: a) scenario modelling, lean-design options appraisal together with details of the design and construction of stores and the means of access for collection by refuse operatives and the routing of vehicles; b) type and quantities of waste and recycling materials arising from the development; c) spatial requirements and layout of the bin stores and their location; d) alternative waste management solutions, such as use of compactors, ballers etc; e) access requirements for the refuse collection vehicles and the management strategy (i.e. from the generation point to the collection point). The development shall be implemented in accordance with the approved details and the refuse/recycling stores brought into use prior to the occupation of the development hereby permitted.

REASON: In the interests of highway and pedestrian safety and in order to ensure that the development incorporates appropriate measures to reduce waste and promotes the circular economy in accordance with Policies CS7 and CS15 of the Waltham Forest Local Plan – Core Strategy (2012) and Policy SI 7 of the London Plan (2021).

Energy and Sustainability

23. Prior to the occupation of any part 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 therefore be retained.

REASON: In the interests of the sustainability and energy efficiency of the development and to meet the requirements of Policy SI2 of the London Plan (2021) and Policy DM10 of the Waltham Forest Local Plan Development Management Policies (2013).

24. The Families and Homes Hub hereby permitted shall be constructed to achieve not less than BREEAM 'Very Good' in accordance with the submitted Energy Report (or the equivalent standard in such measures of sustainability for non-residential building design which may replace the scheme). The Families and Homes Hub shall not be occupied until an interim BREEAM certification has been provided confirming that not less than 'Very Good' has been achieved. Within six months of occupation,

formal BREEAM certification confirming this certification shall be submitted to and approved in writing by the Local Planning Authority.

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).

25. No development shall take place other than enabling and ground works and development below DPC level, until details of overheating models and internal blinds for the entire development are submitted and approved in writing by the Local Planning Authority. The blinds shall thereafter be retained, operated, and maintained as approved.

REASON: In order to ensure any overheating would be minimised and to explore any other approaches to reduce overheating 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).

26. Notwithstanding the submitted plans and prior to the commencement of development hereby permitted (other than enabling and ground works and development below DPC level), evidence of how the development would be 'connection ready' for future connection to an Energy Centre/District Heating System serving the local area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifications of the plant and equipment to be installed in the energy centre building/plant room. The development shall be implemented in accordance with the approved details.

REASON: In the interests of sustainability and energy efficiency of the 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).

27. Notwithstanding the submitted Dynamic Overheating Analysis and prior to occupation of development hereby permitted, overheating guidance and details of methods of communication to future occupants of the residential development shall be submitted to and approved in writing by the Local Planning Authority. The guidance shall include and shall not be limited to a list of passive measures that should be adopted to ensure that the internal temperature of the residential element of the development is acceptable during acoustically constrained periods.

REASON: To protect the amenities of adjoining occupiers and the surrounding area in order to comply with policies CS13 CS15 of the Waltham Forest Local Plan Core Strategy (2012) and policies DM24 and DM32 of the Waltham Forest Local Plan - Development Management Policies (2013).

Post-Construction Whole Life-Cycle Carbon (WLC) Assessment:

28. A Post-Construction Whole Life-Cycle Carbon (WLC) Assessment shall be submitted to the GLA within three months of completion of the development or commencement of RIBA Stage 6 (whichever occurs earlier) and in any event prior to the building being occupied (or handed over to a new owner, if applicable). The WLC assessment shall be submitted to ZeroCarbonPlanning@london.gov.uk and the developer shall use the post construction tab of the GLA's WLC assessment template and the relevant forms must be completed accurately and in their entirety in line with the criteria set out in the latest GLA's WLC assessment guidance.

REASON: To ensure that the development incorporates appropriate actions to reduce life-cycle carbon emissions and meets the requirements of Policies SI 2, SI 3 and SI 4 of the London Plan (2021).

Water

29. Prior to the commencement of development (other than enabling and 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 the approved measures shall thereafter be retained.

REASON: In order to minimise the use of water on the development, in accordance with the requirements of Policy SI5 of the London Plan (2021).

Contamination and Groundwater:

30. Prior to the commencement of the development hereby permitted, a scheme including the following components (where applicable) to address the risks associated with site contamination shall be submitted to and approved in writing by the Local Planning Authority:

- A. The results of the investigation and revised risk assessment and 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.
- B. 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 must be undertaken in accordance with the Environment Agency's Model Procedures for the 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 LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

REASON: To ensure the risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

31. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON: To ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CS13 of the adopted Waltham Forest Local Plan – Core Strategy (2012) and Policies DM24 and DM34 of the adopted Waltham Forest Local Plan – Development Management Policies (2013).

32. Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

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).

33. The development hereby permitted shall not be commenced (other than enabling and ground works and development below DPC level) until such time as a scheme to agree sewage pipe work specifications has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

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).

34. No piling shall take place until a Piling Method Statement (detailing 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 the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

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).

Safety and Security

35. Prior to occupation of the development hereby approved, evidence that the scheme has achieved a Certificate of Compliance to the relevant Secure by Design Guide(s) shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained as such for the lifetime of the development.

REASON: In the interest of health and in order 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).

36. Prior to commencement of development (other than enabling and ground works and development below DPC level) and notwithstanding the submitted Fire Technical Note dated 21st April 2021, an updated Fire Safety Statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire Brigade. The statement should detail how the development proposal would function in terms of:

A) The building's construction, methods, products, and materials used.

B) The means of escape for all building users, including stair cores, escape for building users who are disabled or require level access and the associated management plan approach.

C) Access for fire service personnel and equipment, including details of how safety would be achieved in an evacuation

situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed and the ongoing maintenance and monitoring of these.

D) How provision would be made within the site to enable fire appliances to gain access to the building. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

E) Details to demonstrate that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

The development shall be carried out in accordance with the approved details and maintained as such in perpetuity.

REASON: In order to protect the living conditions and safety and security of occupants in accordance with London Plan Policies D5 and D12 (2021).

37. Prior to the completion of roof slab level, details of any form of external illumination and/or external lighting around the site, including any streetlighting, 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).

Residential:

38. 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).

39. At least seven 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).

40. 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 with the Local Planning Authority.

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

Families and Homes Hub Management and Maintenance Plan:

41. Prior to the commencement of works (other than enabling and groundworks and development below DPC level) a Management and Maintenance Plan for the Families and Homes Hub office facilities shall be submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance Plan shall include details of the operation of the hereby approved Families and Homes Hub, including servicing, maintenance and internal/external building management arrangements. The development shall be implemented in accordance with the approved Management and Maintenance Plan for the lifetime of the development.

REASON: To ensure that the proposed community use is compatible with the approved residential uses in order to meet the requirements of Policies D9 and S1 of the London Plan (2021).

Informative(s)

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 should consult with Thames Water regarding whether any off-site reinforcement of the foul water drainage network is required. Copies of the correspondence should be provided for the Council records.

Surface Water Drainage: It is the responsibility of a developer to make proper provision for drainage to ground, water courses 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. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 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

We recommend that developers should:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination. https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297401/s_cho0804bibr-e-e.pdf
- Refer to the Environment Agency Guiding Principles for Land Contamination for the Type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, such as human health.

<https://www.gov.uk/government/publications/managing-and-reducing-landcontamination>

- Refer to our website at www.environment-agency.gov.uk for more information.
- We expect the site investigations to be carried out in accordance with best practice guidance for site investigations on land affected by land contamination.

E.g. British Standards when investigating potentially contaminated sites and groundwater, and references with these documents:

- BS5930:2015 Code of practice for site investigations.
- BS 10175:2011+A1:2013 Code of practice for investigation of potentially contaminated sites.
- BS ISO 5667-22:2010 Water quality. Sampling. Guidance on the design and End 5 installation of groundwater monitoring points.
- BS ISO 5667-11:2009 Water quality. Sampling. Guidance on sampling of groundwaters (A minimum of 3 groundwater monitoring boreholes are required to establish the groundwater levels, flow patterns and groundwater quality.)
- Use MCERTS accredited methods for testing contaminated soils at the site. A Detailed Quantitative Risk Assessment (DQRA) for controlled waters using the results of the site investigations with consideration of the hydrogeology of the site and the degree of any existing groundwater and surface water pollution should be carried out.

4. The application is subject to both the Mayoral and the Waltham Forest Council Community Infrastructure Levy.
5. The applicant is required to submit a Post Completion Report to the relevant Local Authority and the GLA at ce&wastestatement@london.gov.uk
6. 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.
7. In the event that asbestos containing materials (ACMs) are discovered, details of the contractors with their plan of work detailing the method of removal of ACMs in compliance with current legislation shall be submitted to the HSE.
8. With respect to any proposals for piling through made ground, the EA refers the applicant to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". Approval of piling methodology should be further discussed with the EA when the guidance has been utilised to design appropriate piling regimes at the site. Piling activities on parts of a site where an unacceptable risk is posed will not be permitted.
9. The 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 summary of work to be carried out.
 - 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.
 - Inventory and timetable of all dust and NOx air pollutant generating activities.
 - List of all dust and emission control methods to be employed and how they relate to the Air Quality (Dust) Risk Assessment.

- Details of any fuel stored on-site.
- Details of a trained and responsible person on-site for air quality (with knowledge of pollution monitoring and control methods, and vehicle emissions).
- *Summary of monitoring protocols and agreed procedure of notification to the local authority; and*
- *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 incident reoccurring.*

10. 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.



Justin Carr
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London Borough of Waltham Forest