

PLANNING GRANTED



Mr Nick Finney
ARUP
13 Fitzroy Street
London
W1T 4BQ
United Kingdom

Please reply to: Ms Claire Williams
Email: Planning.decisions@enfield.gov.uk
My ref: 19/02717/RE3
Date: 22 July 2020

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Meridian Water, Orbital Business Park, Adjoining Land At Leaside Road, South Of Argon Road, and Land At Former Stonehill Industrial Estate, Anthony Way And Adjoining Land, , Land East Of Harbet Road And Adjoining Glover Drive, London N18,

REFERENCE: 19/02717/RE3

PROPOSAL: Full application for the redevelopment of the site to provide infrastructure works for the delivery of a mixed-use development comprising construction of an east-west link road between Glover Drive and Harbet Road (the Central Spine); alteration of access road between Argon Road and Glover Drive, construction of a link road between Leaside Road and the Central Spine, pedestrian and cycleway improvements to Glover Drive and Leaside Road, the construction of 4 no. bridges across the Pymmes and Salmon Brooks and River Lee Navigation; alteration to the Pymmes Brook channel, associated landscaping and formation of new public open space. Enabling works, comprising earthworks; remediation; flood conveyance channel, flood alleviation, outfall and new public open space works; utilities infrastructure; demolition of existing buildings, formation of new access's and associated works.

By virtue of Regulation 3 of the Town and Country Planning General Regulations, 1992 the proposal, as described above, is development for which permission is deemed to be **GRANTED** on behalf Enfield Council, by the Planning Committee (or under Delegated Powers) subject to the following **CONDITION(S)**:

IMPORTANT – Enfield residents should register for an online Enfield Connected account. Enfield Connected puts many Council services in one place, speeds up your payments and saves you time – to set up your account today go to www.enfield.gov.uk/connected

Sarah Cary
Executive Director Place
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY
www.enfield.gov.uk

If you need this document in another language or format contact the service using the details above.

1 Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans and documents including plans(s) that may have been revised or may be amended necessary to support the further details application(s) required by conditions of this permission, as set out in the attached schedule which forms part of this notice.

Reason: For the avoidance of doubt and in the interests of proper planning

2 Time Limit

The development to which this permission relates must be begun no later than the expiration of three years beginning with the date of the decision notice.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

3 Phasing

Prior to the commencement of development a phasing plan of the proposed work sequence shall be submitted for approval. The phasing plan shall include the programme for the delivery of development directly associated with the development proposed within this application. The works shall be carried out in accordance with the approved phasing plan.

Reason: To ensure that implementation of the development is undertaken in a planned manner with infrastructure and access to the site provided in association with occupation of development in accordance with CP 38 of the Enfield Core Strategy (2010).

Informative:

Should the phasing of any of the matters be required to change following discharge of the condition as a result of updates to the programme of works or phasing of construction, the applicant is required to submit the updated phasing plan(s) to the Local Planning Authority to formally re-discharge the condition.

4 Landscape - compliance and implementation

Landscaping to be completed in accordance with the following soft landscape plans and

planting schedule within the first planting season following completion of the relevant phase of works in accordance with condition 3. Any planting which dies, becomes severely damaged or diseased within five years of planting shall be replaced with new planting in accordance with the approved details.

0052 PR ZZ ZZ SH L 9050 REV02 4
0052 PR ZZ ZZ SH L 9051 REV02 5
0052 PR ZZ GF DR L 1200 REV02 5
0052 PR ZZ GF DR L 1201 REV02 5
0052 PR ZZ GF DR L 1202 REV02 5
0052 PR ZZ GF DR L 1203 REV02 5
0052 PR ZZ GF DR L 1204 REV02 4
0052 PR ZZ GF DR L 1206 REV02 4
0052 PR ZZ GF DR L 1208 REV02 4
0052 PR ZZ GF DR L 1209 REV02 4
0052 PR ZZ GF DR L 1210 REV02 4
0052 PR ZZ GF DR L 1211 REV02 4
0052 PR ZZ GF DR L 1212 REV02 4
0052 PR ZZ GF DR L 1213 REV02 4
0052 PR ZZ GF DR L 1214 REV02 4
0052 PR ZZ GF DR L 1215 REV02 4

Reason: To ensure a high-quality design and satisfactory appearance to public realm in accordance with policies 7.19 and 7.21 of the London Plan (2016) and CP30 of the Enfield Core Strategy (2010) and policies DMD37 and DMD81 of Enfield's Development Management Document (2014).

5 Construction Environmental Management Plan

Prior to the commencement of any development including operations consisting of site clearance, archaeological investigations, investigations for assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversion and laying of services, erection of any temporary means of enclosure, and the temporary display of site notices or advertisements a detailed Construction Environmental Management Plan and Code of Construction Practice for those works shall be submitted to and approved by the Local Planning Authority. These shall comply and align with the Draft Code of Construction Practice (MWSIW-2.5 June 2019). The plan will include detail on the following information with respect to contaminated land and ground conditions:

i) relevant methods specified in CIRIA A Guide for Safe Working On Contaminated Sites (C132) when handling arisings, due to the potential for hydrocarbons, asbestos and other

contaminants;

- ii) procedures and protocols to prevent or manage the exposure of construction workers, visitors to the construction area, and users of neighbouring areas to contaminated materials;
- iii) measures to limit dust generation during excavation, handling and storage of potentially contaminated materials;
- iv) boundary monitoring of dust, volatile organic compounds and asbestos fibres during excavation and soil handling at points of greatest sensitivity;
- v) appropriate procedures for handling and treatment of groundwater;
- vi) measures to protect workers from vapours and dermal contact if hydrocarbon contamination is excavated, for instance during piling;
- vii) measures required under the Control of Asbestos Regulations 2012 and associated code of practice;
- viii) measures to control potential odours from the hydrocarbon and gasworks contaminated soils and prevent nuisance for workers and off site residents; and
- ix) good practice operation and containment measures for storage of fuels or liquid chemicals to conform with government regulations and pollution prevention guidance (PPGs) issued by the EA.
- x) Measures required under EA Pollution Prevention Guidance on works in, near or over watercourses (PPG5) for works near Pymmes Brook.
- xi) specify the measures to be taken to ensure the protection of the structural stability, water quality and biodiversity of the River Lee Navigation, as well as protection of its users. And with respect to biodiversity:
- xii) risk assessment of potentially damaging construction activities, identification of biodiversity protection zones, practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction, the location and timing of sensitive works to avoid harm to biodiversity features, identify the times during construction when specialist ecologists need to be present on site to oversee works, responsible persons and lines of communication, use of protective fences, exclusion barriers and warning signs.

The development shall be implemented in accordance with the approved Construction Environmental Management Plan and Code of Construction Practice.

Reason: To ensure the implementation of the construction works does not lead to damage to the existing highway, harm ecological features during the construction phase and to minimise disruption to neighbouring properties and the environment in accordance with policies 5.21, 7.1 and 7.15 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and policies DMD64, DMD65, DMD66, DMD68 and DMD70 of the Enfield Development Management Document (2014).

Reason: To ensure the implementation of the construction works does not lead to damage to the existing highway, harm ecological features during the construction phase and to minimise

disruption to neighbouring properties and the environment in accordance with policies 5.21, 7.1 and 7.15 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and policies DMD64, DMD65, DMD66, DMD68 and DMD70 of the Enfield Development Management Document (2014).

6 Construction Logistics Plan

Prior to the commencement of development a detailed Construction and Logistics Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority, which considers the impact of the development on air quality and the surrounding transport network. These shall comply and align with the Outline Construction Logistics Plan (MWSIW- 7.2 June 2019) The plan shall include:

- i) A photographic condition survey of public carriageways, verges and footways in the vicinity of the site;
- ii) Works programme;
- iii) Trip generation associated with the construction project, swept path analysis and identification of any works needed to the public highway;
- iv) Routeing - primary and secondary designated routes to show how vehicles will keep to main routes and comply with the London Lorry Control Scheme;
- v) Delivery scheduling;
- vi) Use of holding areas and vehicle call up;
- vii) Permit schemes and access;
- viii) Parking, loading and unloading arrangements;
- ix) Traffic management;
- x) Measures and training to reduce danger posed to cyclists by HGV's;
- xi) Consideration of use of alternative modes of transport (water freight/rail);
- xii) CLP management including contact details for the person responsible for ensuring compliance with the Plan during construction;
- xiii) Provision of wheel cleaning facilities;
- xiv) Details of any temporary construction access;
- xv) A management plan setting out measures to control construction pressures on the Lee Valley Ramsar and site; and
- xvi) A plan written in accordance with the Mayor of London's supplementary planning guidance 'The Control of Dust and Emissions During Construction and Demolition' detailing how dust and emissions will be managed during demolition and construction work.

The development shall be undertaken in accordance with the approved plan.

Reason: To ensure the implementation of the construction works does not lead to damage to the existing highway, harm ecological features during the construction phase and to minimise disruption to neighbouring properties and the environment in accordance with policies 5.21,

7.1 and 7.15 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and policies DMD64, DMD65, DMD66, DMD68 and DMD70 of the Enfield Development Management Document (2014).

7 Control of hours of work on site and deliveries to site

No demolition, construction or maintenance activities audible at the boundary of any residential dwelling and no deliveries of construction and demolition materials shall be undertaken outside the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday or at any time on Sundays and Bank or Public Holidays without the written approval of the Local Planning Authority, unless the works have been approved in advance under section 61 of the Control of Pollution Act 1974.

Reason: To ensure that the demolition of the existing buildings and the construction and maintenance of the development does not prejudice the amenities of occupiers of nearby premises due to noise pollution in accordance with policy DMD68 of the Enfield Development Management Document (2014).

8 Green procurement plan

Construction work shall not commence until a Green Procurement Plan has been submitted to and approved in writing by the Local Planning Authority. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including by use of low impact, locally and/or sustainably sourced, reused and recycled materials through compliance with the relevant CEEQUAL standard. The Plan must also include strategies to secure local procurement of materials. Wherever possible, this should include targets and a process for the implementation of this plan through the development process. The development shall be constructed and procurement plan implemented strictly in accordance with the Green Procurement Plan so approved.

Reason: To ensure sustainable procurement of materials which minimises the negative environmental impacts of construction in accordance with Policy 5.3 of the London Plan (2016), Policies CP22 and CP23 of the Core Strategy (2010) and DMD57 of the Development Management Document (2014)

9 Sample materials

That prior to relevant phase of works identified pursuant to condition 3 commencing on site sample materials and/or product specifications where not explicitly defined in document reference MWSIW_APP1_01A and 0052-PR-ZZ-ZZ-SP-L-0001 shall be submitted to and

approved in writing by the Local Planning Authority. Where sample materials are to be provided, these shall be made available on site for inspection, with the product specification submitted in writing. The works shall be completed in accordance with the approved details prior to the development being brought into use.

Reason: To ensure a satisfactory external appearance in accordance with policy 7.6 of the London Plan (2016), CP30 of the Enfield Core Strategy (2010), DMD37 of the Enfield Development Management Policy (2014) and EL12 of the Edmonton Leaside Area Action Plan.

10 Access for existing occupiers

That access along Towpath Road shall not be severed until such time as the alternative access arrangements shown on drawing number MWP2-ARP-Z6-XX-DR-CH-70201 REV P03 have been completed and are available for use.

Reason: To ensure that existing business have continuous and uninterrupted access to the highway network in accordance with DMD47 of the Development Management Document

11 Enclosure of adjacent plots

That on completion of the relevant phase of works and before the development is brought into public use, the adjoining land plots shall be enclosed in accordance with drawing number 382 KCA P1 00 DR A 1005 P Rev 3.

Reason: To minimise the risk of unauthorised access to vacant land plots in the interests of amenity and to safeguard the safety and security of the public who need use and pass through the site whilst construction takes place, in accordance with Policy 7.3 of the London Plan (2016) and DMD37 of the Development Management Document (2014)

12 Archaeology WSI

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no

demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To ensure the implementation of appropriate archaeological investigation, recording and publication in accordance with policy 7.8 of the London Plan (2016) policy CP31 of the Enfield Core Strategy (2010) .

Informative: Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

13 Archaeology Foundation Design

No development of Bridge Structures shall take place until details of the foundation design and construction method to protect archaeological remains have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any archaeology on site is appropriately protected in accordance with policy 7.8 of the London Plan (2016) and policy CP31 of the Enfield Core Strategy (2010).

14 Archaeology Public engagement

No development shall commence until details of an appropriate programme of archaeological public engagement including a timetable have been submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme.

Reason: To ensure the implementation of appropriate archaeological investigation, recording and publication in accordance with policy 7.8 of the London Plan (2016) and policy CP31 of

the Enfield Core Strategy (2010).

15 Hedge/shrub clearance outside bird nesting period

All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely impacted by the proposed development in accordance with national wildlife legislation and in line with policy 7.19 of the London Plan (2016) and policy CP36 of the Enfield Core Strategy (2010). Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended)

16 Eradication strategy for invasive species

Prior to the commencement of development details of an eradication strategy for invasive species shall be submitted to and approved in writing by the Local Planning Authority. Invasive species identified shall be treated in accordance with the approved eradication strategy.

Reason: To ensure that the development contributes to improving the ecology and biodiversity of the area, in accordance with the NPPF, policy 7.19 of the London Plan (2016) and policy CP36 of the Enfield Core Strategy (2010) and DMD79 of the Enfield Development Management Document (2014).

17 Waste management plans

Prior to the commencement of development a detailed Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include as a minimum:

- i) Target benchmarks for resource efficiency set in accordance with best practice;
- ii) Procedures and commitments to minimize non-hazardous construction waste at design stage. Specify waste minimisation actions relating to at least 3 waste groups and support them by appropriate monitoring of waste;
- iii) Procedures for minimising hazardous waste;
- iv) Monitoring, measuring and reporting of hazardous and non-hazardous site waste production according to the defined waste groups (according to the waste streams generated

by the scope of the works);

v) Procedures and commitments to sort and divert waste from landfill in accordance with the waste hierarchy (reduce; reuse; recycle; recover) according to the defined waste groups; and

vi) Evidence that no less than 85% by weight or by volume of non-hazardous construction and excavation waste generated by the development has been diverted from landfill.

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

Reason: To maximise the amount of waste diverted from landfill consistent with the waste hierarchy, Policy DMD57 of the Development Management Document (2014), and strategic targets set by Policies 5.17, 5.18, 5.19, 5.20 of the London Plan (2016).

18 Ikea access

The existing access to the IKEA northern car park shall not be altered until such time as the new points of access to the IKEA site shown on drawing number 382 KCA P1 00 DR A 1002 P, have been constructed in accordance with the details approved pursuant to condition 19.

Reason: To ensure that the IKEA store can continue to operate with access to the quantum of parking that it currently benefits from by ensuring the new points of access are provided to IKEA land which is capable of accommodating the quantum of parking spaces necessary as a replacement for those in the northern car park and impacted through the construction of the central spine road. This is in accordance with policy 6.3 of the London Plan (2016), policy CP24 of the Enfield Core Strategy (2010), DMD47 of the Development Management Document (2014) and EL6 of the Edmonton Leaside Area Action Plan (2020)

19 Details of new accesses to IKEA land

That prior to the construction of the new points of access to the IKEA site, including the new IKEA service yard access ramp, detailed drawings of the construction of the proposed works including junctions with the public highway, levels across the junctions and to adjacent thresholds and materials of construction shall be submitted to and approved in writing by the LPA. The accesses shall be constructed in accordance with the approved details prior to first use.

Reason: To ensure the development provides safe access and high quality materials in accordance with policies CP24 of the Enfield Core Strategy (2010), DMD37 and DMD47 of the Development Management Document (2014) and 6.11 and 6.12 of the London Plan (2016).

20 Details of Glover Drive length of CSR

That prior to the commencement of the Central Spine Road west of the Pymmes Brook and the Glover Drive improvement works, details of the treatment, including landscaping, street furniture and surface treatments of the southern pedestrian and cycle route along Glover Drive and the interface of this route and the Central Spine Road with the IKEA store and the associated landscape shall be submitted to and approved in writing by the LPA. The area shall be laid out in accordance with the approved details prior to the Central Spine Road west of Pymmes Brook being brought into use .

Reason: To ensure access arrangements and landscaping to this key route into the Meridian Water development provide an attractive and convenient route into the development and are sufficient and adequate in accordance with policy 7.5 of the London Plan (2016), policies DMD37 and DMD47 of the Development Management Document (2014) and EL12 of the Edmonton Leaside Area Action Plan (2020).

21 Flood Conveyance Channel

That works shall not commence on the construction of the flood conveyance channel identified on drawing number MWP2-ARP-XX-XX-DR-CF-80302 P05 until such time as detailed drawings of the interface of this channel with Harbet Road, including details of ramps/stairs and surface treatment at this interface and details of surface treatments and landscaping through the channel as a whole, have been submitted to and approved in writing by the LPA. The flood conveyance channel shall be completed in accordance with the approved details.

Reason: To ensure the development provides high quality landscaping and materials which are in keeping with the principles established through this permission in accordance with DMD37 and DMD81 of the Development Management Document (2014) and EL12 of the Edmonton Leaside Area Action Plan (2020)

22 Gas Governor

That prior to the construction of the gas governor identified on drawing number 382-KCA-P1-01-DR-A-1105, details drawings of the design and external appearance of the building, including details of external materials, shall be submitted to and approved in writing by the LPA. The gas governor shall be constructed in accordance with the approved details in accordance with the phasing plan pursuant to condition 3

Reason: To ensure a high-quality design and satisfactory appearance to public realm in accordance with policy 7.5 of the London Plan (2016), CP30 of the Enfield Core Strategy

(2010) and policies DMD37 and DMD81 of Enfield's Development Management Document (2014).

23 Shelter/kiosk in Brooks Park

That prior to the construction of the any shelter/kiosk in Brooks Park, details of the siting, design and external appearance of the building, including details of external materials, shall be submitted to and approved in writing by the LPA. The shelter/kiosk shall be constructed in accordance with the approved details in accordance with the phasing plan pursuant to condition 3

Reason: To ensure a high-quality design and satisfactory appearance to public realm and appropriate relationship with movement routes in accordance with policy 7.5 of the London Plan (2016), CP30 of the Enfield Core Strategy (2010), polic7 DMD37 of Enfield's Development Management Document (2014) and EL12 of the Edmonton Leaside Area Action Plan (2020).

24 SUDS

Notwithstanding the details set out in the submitted Surface Water Drainage Strategy (reference MWSIW-8 Rev 03 produced by Arup March 2020), prior to the commencement of any construction work, details of the Sustainable Drainage Strategy shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- o Location, sizes, storage volumes, cross-sections, long-sections (where appropriate) invert levels (where appropriate) and specifications of all proposed SuDS measures including rain gardens and permeable paving. Include calculations demonstrating functionality where relevant
- o Management Plan for future maintenance
- o Overland flow routes for exceedance events

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the site in accordance with Policy CP28 of the Enfield Core Strategy (2010), DMD59-63 of the Enfield Development Management Document (2014), Policies 5.12 & 5.13 of the London Plan (2016).

25 SUDS Verification Report

Prior to first use, a Verification Report demonstrating that the approved drainage / SuDS measures have been fully implemented shall be submitted to the Local Planning Authority for approval in writing. This report must include:

- o As built drawings of the sustainable drainage systems including level information (if appropriate)
- o Photographs of the completed sustainable drainage systems
- o Any relevant certificates from manufacturers/ suppliers of any drainage features
- o A confirmation statement of the above signed by a chartered engineer

Reason: To ensure the sustainable management of water, minimise flood risk and to minimise discharge of surface water outside of the site in accordance with Policy CP28 of the Enfield Core Strategy (2010), DMD59-63 of the Enfield Development Management Document (2014), Policies 5.12 & 5.13 of the London Plan (2016).

26 Leaside Road works

That prior to works commencing on Leaside Road, details of the configuration and alignment of the cycle and pedestrian routes along this road, together with details of the location and construction details of all new planting, rain gardens and tree pits to Leaside Road shall be submitted to and approved in writing by the LPA. The works shall be undertaken in accordance with the approved details prior to the Leaside Link Road being available for use.

Reason: To ensure access arrangements and landscaping to this key route into the Meridian Water development provide an attractive and convenient route into the development and are sufficient and adequate in accordance with policy 7.5 of the London Plan (2016), policies DMD37, DMD47 and DMD81 of the Development Management Document (2014) and EL12 of the Edmonton Leaside Area Action Plan.

27 Tree Protection

Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) 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.

Reason: To ensure trees to be retained are protected during the construction phase in accordance with DMD80 of the Development Management Document (2014)

28 Flood Risk Assessment

The development shall be carried out in accordance with the submitted Flood Risk

Assessment (reference MWP2-6/MWSIW-5 - Rev02, produced by Arup, January 2020) and the following mitigation measures it details:

- o The naturalisation of Pymmes Brook (increasing in-channel flood storage)
- o Flood storage compensation within the Lee Valley Regional Park and Edmonton Marshes
- o Flood conveyance channel
- o Bunds and local land raising and lowering of walls

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development by the London Borough of Enfield, unless alternative legal arrangements are made.

Reason: To prevent flooding elsewhere caused by the development by ensuring that compensatory storage of flood water is provided in accordance with policy 5.12 of the London Plan (2016), CP28 of the Enfield Core Strategy (2010), DMD 59-63 of the Development Management Document (2014) and EL8 of the Edmonton Leaside Area Action Plan

29 Land affected by contamination

Prior to each phase of development approved by this planning permission no development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - o all previous uses
 - o potential contaminants associated with those uses
 - o a conceptual model of the site indicating sources, pathways and receptors
 - o potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority.

The scheme shall be implemented as approved.

Reason; To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the NPPF, policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014).

30 Verification report

Prior to each phase of development being occupied or brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation, including verification reports for gas vapour and clean soil cover, shall be submitted to, and approved in writing by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 170 of the NPPF, policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014).

31 Long-term monitoring

The development hereby permitted shall not commence until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the site does not pose any further risk to human health or the water environment by managing any ongoing contamination issues and completing all necessary long-term remediation measures. This is in line with paragraph 170 of the NPPF, policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014).

32 Previously unidentified contamination

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason:

- i) To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 170 of the NPPF policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014).
- ii) No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the original remediation proposals.

33 SuDs infiltration

No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason:

- i) To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. In line with paragraph 170 of the NPPF, policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014).
- ii) The soils and groundwater across the site are impacted by chlorinated solvents, heavy metals, and gasworks related contaminants that could be mobilised by surface water infiltration from the proposed sustainable drainage system (SuDS). This could pollute controlled waters. Controlled waters are particularly sensitive in this location. In light of the above, we do not believe that the use of infiltration SuDS is appropriate in this location.
- iii) This condition is in line with Section 4.2.1 of the submitted Integrated Water Management Plan (reference MWSIW-7.2 Sustainability and Energy Statement Appendix E, produced by Arup, June 2019).

34 Borehole decommissioning

A scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of any part of the permitted development.

Reason:

- i) The reports submitted to date confirm that monitoring wells have been installed across the site. Additionally, installation of further monitoring wells is required to investigate groundwater resources issues. If boreholes are not decommissioned correctly they can provide preferential pathways for contaminant movement which poses a risk to groundwater quality. Groundwater is particularly sensitive in this location because the proposed development site is within source protection zone 1.
- ii) To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 170 of the NPPF and Position Statement N Groundwater resources of The Environment Agency's approach to groundwater protection.
- iii) This condition is in line with Section 5.2.1 of the submitted Ground Contamination Investigation, Remediation and Materials Management Framework (reference MWSIW-2.3 ES Appendix L2 Remediation Framework, produced by Arup, June 2019).

35 Piling

Piling, deep foundations and other intrusive groundworks using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed piling, deep foundations and other intrusive groundworks does not harm groundwater resources in line with paragraph 170 of the NPPF and Position Statement N. Groundwater Resources of The Environment Agency's approach to groundwater protection, policy 5.21 of the London Plan (2016), CP32 of the Enfield Core Strategy (2010) and DMD66 of the Development Management Document (2014) and to ensure such works do not undermine the structural stability of the River Lee Navigation infrastructure.

36 Brooks Naturalisation

No development to alter the structure of the Pymmes or Salmons Brook shall take place until a

scheme for the provision and management of compensatory habitat creation/ river restoration, including a suitable and sufficient methodology for protection of controlled waters, has been submitted to, and agreed in writing by the local planning authority (in consultation with the Environment Agency). Thereafter, the development shall be implemented in accordance with the approved scheme.

The scheme should include as a minimum;

- o detailed structural design, including cross sections, long gradients, groundwater monitoring levels and elevations, and plan views of the proposed scheme.
- o details of the proposed construction methodology, with particular reference to the protection of controlled waters.
- o details of any proposed changes to the designs in light of simultaneous development within the riparian corridor.

Reason:

- i) Development that encroaches on the Salmons or Pymmes Brooks may severely affect its ecological value, by preventing future improvement under the Water Framework Directive. National Planning Policy Framework (paragraph 175) states that if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- ii) To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 170 of the NPPF.

37 Artificial lighting to watercourse

There shall be no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat. To achieve this the specification, location, and direction of external artificial lights should be such that the lighting levels within 8/5 metres of the top of bank of the watercourse are maintained at background levels. Background levels are taken to be a Lux level of 0-2.

Reason: To minimise light spill from the new development into the watercourse or adjacent river corridor habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat, and in particular is inhibitive to bats utilising the river corridor. This is in accordance with CP32 of the Enfield Core Strategy (2010), DMD69 of the Development Management Document(2014) and EL27 of the Edmonton Leaside Area Action Plan.

38 Landscape management plan

No construction works shall take place until a landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all public accessible landscaped areas, shall be submitted to, and approved in writing by, the local planning authority. The landscape and ecological management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- o details of maintenance regimes
- o details of any new habitat created on site
- o details of treatment of site boundaries and/or buffers around water bodies
- o details of management responsibilities

Reason: To ensure the protection of wildlife and supporting habitat. Also, to secure opportunities for enhancing the site's nature conservation value in line with the NPPF, policy 7.19 of the London Plan (2016), Policy CP36 of Enfield Core Strategy (2010), DMD76, 78, 79 and 81 of Development Management Document (2014) and Policy EI12 of the Edmonton Leaside Area Action Plan (2020).

39 External lighting

No external lighting related to the development hereby permitted shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the LPA. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the LPA.

Reason: To ensure that the development does not prejudice the amenities of adjoining occupiers, the visual amenities of the surrounding area and/or to ensure the protection of wildlife and supporting habitat of the Blue Ribbon Network in accordance with policy 7.5 of the London Plan (2016), DMD37, DMD69 and DMD75 of the Enfield Development Management Document (2014) and policy EL12 of the Edmonton Leaside Area Action Plan (2020) .

40 River Lee Navigation Bridge

Prior to the commencement of the River Lee Navigation Bridge, a survey of the condition of the River Lee Navigation waterway wall shall be undertaken, a schedule of repairs required and evidence that such works have been completed shall be submitted to and approved in

writing by the Local Planning Authority

Reason: In relation to the structural stability of the River Lee Navigation and to protect the safety and amenity of users of the waterways, in accordance with policy 7.28 and 7.30 of the London Plan (2016) and DMD75 of the Development Management Document

41 Bridge risk assessment

A risk assessment and method statement considering any potential impact of the construction of the River Lee Navigation Bridge on the River Lee Navigation and its infrastructure shall be submitted to and approved in writing by the LPA prior to the commencement of such works.

Reason: In the interests of the structural stability of the River Lee Navigation infrastructure and the safety of its users in accordance with policy 7.28 and 7.30 of the London Plan (2016) and DMD75 of the Development Management Document

42 Bus stands and bus re-routing

No works to existing bus stops, stands, infrastructure or shelters or any works that affect bus operations shall be carried out until a Bus Facilities Works Programme has been submitted to and approved in writing by the local planning authority. The Works Programme shall include infrastructure specification, maintenance and transitional arrangements. The approved facilities shall thereafter be implemented in accordance with the approved arrangements.

Reason: To ensure that the development does not prejudice the continuous operation of bus services through the site. This is in accordance with policies 6.3 and 6.12 of the London Plan (2016), Policy CP24 of Enfield Core Strategy (2014), DMD47 of the Development Management Document (2014) and policy EL6 and EL23 of the Edmonton Leaside Area Action Plan

43 Landscaping to Towpath Rd alternative access

That prior to the commencement of works in connection with the construction of the alternative access to Towpath Road as shown on drawing number MWP2-ARP-Z6-XX-DR-CH-70201 REV P03, details shall be submitted to and approved by the LPA for the provision of landscaping, including tree planting, within the new car parking area proposed adjacent to this new access road. The landscaping scheme shall be implemented in accordance with the approved details no later than the first planting season following the new access road being brought into use.

Reason: To ensure the development maximises the opportunities for tree planting and soft landscaping along this new route in accordance with policy 7.5 of the London Plan (2016), policies DMD37 and DMD81 of the Development Management Document (2014) and EL12 of the Edmonton Leaside Area Action Plan

Dated: 22 July 2020

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

If you have any questions about this decision, please contact the planning officer claire.williams@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Drawing	382 KCA P1 00 DR A 1001 P REV 02 2
Drawing	382 KCA P1 00 DR A 1002 P REV 02 3
Drawing	382 KCA P1 00 DR A 1003 P REV 02 2
Drawing	382 KCA P1 00 DR A 1004 P REV 02 2
Drawing	382 KCA P1 00 DR A 1005 PREV02 3
Drawing	382 KCA P1 00 DR A 1006 PREV 02 3
Drawing	382 KCA P1 00 DR A 1007 P REV 02 3
Drawing	382 KCA P1 00 DR A 1008 P REV02 1
Drawing	0052 PR ZZ GF DR L 0007 REV 02 7
Drawing	MWP2 ARP XX XX DR CU 61001 REV 02 4
Drawing	MWP2 ARP XX XX DR CD 40001 REV02 6
Drawing	MWP2 ARP XX XX DR CU 50001 REV02 6
Supporting Information	382 KCA P1 XX SP A 0100 P REV 02 1
Drawing	382 KCA P1 00 DR A 1101 P REV 02 2
Drawing	382 KCA P1 00 DR A 1102 P REV02 2

Drawing	0052 PR ZZ GF DR L 1204 REV02 4
Drawing	0052 PR ZZ GF DR L 1206 REV02 4
Drawing	0052 PR ZZ GF DR L 1208 REV02 4
Drawing	0052 PR ZZ GF DR L 1209 REV02 4
Drawing	0052 PR ZZ GF DR L 1210 REV02 4
Drawing	0052 PR ZZ GF DR L 1211 REV02 4
Drawing	0052 PR ZZ GF DR L 1212 REV02 4
Drawing	0052 PR ZZ GF DR L 1213 REV02 4
Drawing	0052 PR ZZ GF DR L 1214 REV02 4
Drawing	0052 PR ZZ GF DR L 1215 REV02 4
Drawing	0052 PR ZZ ZZ DR L 2100 REV02 6
Drawing	0052 PR ZZ ZZ DR L 2101 REV02 6
Drawing	0052 PR ZZ ZZ DR L 2101 REV02 6
Drawing	0052 PR ZZ ZZ DR L 2103 REV02 6
Drawing	0052 PR ZZ ZZ DR L 2150 REV02 7
Drawing	0052 PR ZZ ZZ DR L 2151 REV02 7
Supporting Information	0052 PR ZZ ZZ SP L 0001 REV02 5
Drawing	0052 PR ZZ ZZ D L 6000 REV02 3
Drawing	0052 PR ZZ ZZ D L 6001 REV02 3
Drawing	0052 PR ZZ ZZ D L 6010 REV02 3
Drawing	0052 PR ZZ ZZ D L 6020 REV02 3
Drawing	0052 PR ZZ ZZ D L 6040 REV02 3
Drawing	0052 PR ZZ ZZ D L 6021 REV02 4
Drawing	0052 PR ZZ ZZ D L 6022 REV02 3
Drawing	0052 PR ZZ ZZ D L 6030 REV02 3
Drawing	0052 PR ZZ ZZ D L 6100 REV02 3
Drawing	0052 PR ZZ ZZ D L 6110 REV02 3
Drawing	0052 PR ZZ ZZ D L 6200 REV02 3
Drawing	0052 PR ZZ ZZ D L 6201 REV02 3
Drawing	0052 PR ZZ ZZ D L 6202 REV02 3
Drawing	0052 PR ZZ ZZ D L 6203 REV02 2
Drawing	0052 PR ZZ ZZ D L 6204 REV02 2
Drawing	0052 PR ZZ ZZ D L 6302 REV02 4
Drawing	0052 PR ZZ ZZ D L 6303 REV02 4
Drawing	0052 PR ZZ ZZ D L 6304 REV02 4
Drawing	0052 PR ZZ ZZ D L 6305 REV02 4
Drawing	0052 PR ZZ ZZ D L 6306 REV02 3
Drawing	0052 PR ZZ ZZ D L 6307 REV02 3
Drawing	0052 PR ZZ ZZ D L 6309 REV02 2
Drawing	0052 PR ZZ ZZ D L 6310 REV02 6

Drawing	0052 PR ZZ GF DR L 6311 REV02 4
Drawing	0052 PR ZZ GF DR L 6312 REV02 4
Drawing	0052 PR ZZ GF DR L 6313 REV02 4
Drawing	0052 PR ZZ ZZ DR L 6314 REV02 4
Drawing	0052 PR ZZ ZZ DR L 6315 REV02 4
Drawing	0052 PR ZZ ZZ DR L 6316 REV02 0
Drawing	0052 PR ZZ ZZ DR L 6317 REV02 0
Drawing	0052 PR ZZ ZZ DR L 6318 REV02 0
Drawing	0052 PR ZZ ZZ DR L 6319 REV02 0
Drawing	MWP2 ARP XX XX DR CE 30001 REV02 3
Drawing	MWP2 ARP XX XX DR CE 30002 REV02 3
Drawing	MWP2 ARP XX XX DR CE 31101 REV02 2
Drawing	MWP2 ARP XX XX DR CE 31001 REV02 5
Drawing	MWP2 ARP XX XX DR CE 31002 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80301 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80302 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80303 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80304 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80305 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80306 REV02 5
Drawing	MWP2 ARP XX XX DR CF 80502 REV02 4
Drawing	MWP2 ARP XX XX DR CF 80307 REV02 2
Drawing	382 KCA P1 XX DR A 2111 P REV 02 2
Drawing	MWP2 ARP XX XX DR CF 80501 REV02 4

Additional Information

1 In accordance with condition 9 of the permission, the applicant is reminded that samples of the following proposed external materials shall be submitted to the Local Planning Authority for approval:

- Q22/150B Hot rolled asphalt with decorative surface dressing
- Q25/200A York stone flags
- Q24/130A Granite setts with mortar joints - Type 01
- Q25/130B Granite setts with mortar joints - Type 02
- Q25/610A Concrete setts type 01 - parkside
- H42/001A Abutment Type 1 - Smoked Brick Precast Panels
- E05/001B Abutment Type 2 - In situ Exposed Aggregate
- H42/001B Retaining Wall Type 1 - Smoked Brick Precast Panels
- E05/002B Retaining Wall Type 2 - In situ Exposed Aggregate

Next Steps:

1. If your conditions require the submission of further details, you can find the appropriate forms and information at <https://www.planningportal.co.uk/>
2. There may be further consents to be obtained before progressing with your development. Please consider checking your deeds for reference to covenants, bye-laws which may apply. Please consider potential licensing requirements.

Building Regulations

Your proposal may require Building Regulations approval. Contact our Building Control team for advice on how to obtain any necessary consent.

<https://new.enfield.gov.uk/services/planning/building-control/>