

# Public Document Pack



## PLANNING COMMITTEE

Tuesday, 1st September, 2015 at 7.30 pm  
Venue: Conference Room,  
The Civic Centre, Silver Street,  
Enfield, Middlesex, EN1 3XA

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## TO FOLLOW

### AGENDA – PART 1

**Please find conditions for both applications as detailed on the agenda previously circulated.**

**5. 15/02039/OUT - ALMA ESTATE, EN3 (Pages 1 - 4)**

RECOMMENDATION: Approval subject to conditions, completion of necessary S106 Agreement and subject to referral to the Greater London Authority.

WARD: Ponders End

Conditions attached.

**6. 15/02040/FUL - KESTREL HOUSE, 15 - 29A AND 31 45A, ALMA ROAD, EN3 (Pages 5 - 8)**

RECOMMENDATION: Approval subject to conditions, completion of necessary S106 Agreement and subject to referral to the Greater London Authority.

WARD: Ponders End

Conditions attached.

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**15/ 02039/OUT**

**Schedule of matters to be covered by planning conditions**

1. Approved Plans – development must take place in accordance with the submitted/revised plans
2. Phasing Plan - unless otherwise agreed in writing, the development will take place in accordance with the revised phasing plan submitted
3. Development time limit - requirement for the development to commence within a set period
4. Reserved Matters – requirements that details of layout, scale, appearance, access and landscaping are submitted for approval before development commences
5. Reserved Matters – requirement that the reserve matters applications are made within a set period
6. Design Code – requires the reserve matters applications to be consistent with the revised Design Code
7. Maximum number of residential units – restricted to 993 units
8. Non-residential floorspace – restriction on non-residential floorspace per Use Class
9. Tree details - details of retained trees including root protection areas
10. Tree details - details of quantity, size, species, position of trees to be planted
11. Tree protection - details of tree protection measures
12. Landscaping – replacement of landscaping if damaged within five years
13. External materials - details of facing brickwork/balconies/windows/ground surfaces/boundary treatment to be submitted as part of each phase of the development
14. Levels - details of existing and proposed levels
15. External Lighting - details of external lighting
16. Communal telecommunications infrastructure - requirement for details of communal telecommunications infrastructure
17. Extraction and plant equipment – details of extraction plant, air conditioning units and any other plant or equipment
18. Restriction on communications PD

19. Inclusive access - requirement that 90% of the residential units meet set building regulations and meet wheelchair building regulations
20. Contamination – requirement for contamination investigation
21. Contamination – requirement for verification report
22. Contamination – requirement for remediation strategy
23. Contamination – requirement for further measures if further contamination previously unfound is identified
24. Piling - restriction on piling or other foundation designs using penetrative methods unless otherwise agreed in writing
25. Air Quality Dust Management Plan - requirement for Air Quality Dust Management Plan to be submitted on a phase by phase basis assessing risks and detailing how dust and emissions will be managed
26. Acoustic construction restriction - restriction on demolition, construction and maintenance activities at set times where all audible to the boundary of any residential dwelling
27. Deliveries restriction - restriction on deliveries of construction and demolition materials at set times
28. Acoustic report - requirement for an acoustic report to be submitted on a phase by phase basis that sets out levels of noise generated from kitchen extraction systems and air conditioning or other ventilation systems and measures to control the noise within set levels
29. Residential acoustic measures - requirement that the development is constructed so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration
30. Gym acoustic measures - requires details of a scheme to address impact noise from the use of free weights etc within the proposed gym
31. Acoustic report for construction - requirement for an acoustic assessment to control noise and vibration during construction
32. Archaeology - requirement for various archaeological assessments to take place
33. Ecology and Biodiversity Strategy - requirement for each reserve matters applications to be accompanied by an Ecology and Biodiversity Strategy which will incorporate the various measures
34. Hedges, scrub or similar vegetation – restriction on clearance during the bird nesting season
35. Potable Water - requirement the details to demonstrate reduced water consumption through the use of water efficient fittings etc

36. Rainwater recycling details of rainwater recycling system to demonstrate the maximum level of recycled water that can be feasibly provided within the development
37. SUDS - details of a sustainable urban drainage system to be submitted and approved for each phase of the development
38. Green / brown roofs - requirement to details of green/brown roofs on a phase by phase basis
39. Living walls - requirement to investigate feasibility of provision of living walls on a phase by phase basis and provide in accordance with details where feasible
40. Carbon reductions including performance certificate – requirement for 35% CO2 emissions reductions
41. Renewable Energy Strategy – details of renewable energy methods/ maintenance etc
42. Code for Sustainable Homes 2014 - requirement for Code Level 4 or equivalent standard
43. BREEAM New Construction 2014 or equivalent standard
44. Green Procurement Plan - requirement for Green Procurement Plan to demonstrate how the procurement materials will promote sustainability etc
45. Site Waste Management Plan - requirement for Site Waste Management Plan to demonstrate how site waste will be dealt with including a target of 85% by weight or by volume of non-hazardous construction, excavation and demolition waste has been diverted from landfill
46. Air Quality Assessment (CHP) - requirement for an Air Quality Assessment for the Combined Heat and Power unit that will be in the Energy Centre
47. PD Restriction - restriction on permitted development for extensions on the single family dwelling houses
48. A1/A2/A3 hours of use - opening hours for these uses
49. A1/A2/A3 use – no change of use permitted to other uses
50. D1 uses - no change of use permitted to other uses
51. Electric Vehicular Charging Points
52. Cycle Parking – provision
53. Cycle Parking – maintenance strategy
54. Car parking management plans
55. Delivery & Service Plan

56. Construction Management Plan

57. Electric Charging Points

58. Construction Traffic Management Plan

15/02040/FUL

**Schedule of matters to be covered by planning conditions**

1. Approved Plans – development must take place in accordance with the submitted/ revised plans
2. Time limit – development must commence within three years
3. External materials – details of external facing materials/balconies/windows and surface treatment
4. Boundary treatment – details of boundary treatment
5. Refuse – requirement for details of refuse storage facilities including facilities for the recycling of waste to be provided within the development
6. Retained tree – protection of retained tree details and measures
7. Tree protection – details of tree protection measures
8. Tree protection – requirement that applicant shall give written notice to the Local Planning Authority of 10 days prior to carrying out the approved tree works
9. Tree protection – details prohibited activities such as the lighting of fires within 10m of retained trees
10. Arboricultural protection measures – requirement for scheme of supervision for the arboricultural protection measures
11. Tree planting – details of new tree planting
12. Landscaping – replacement of landscaping if damaged within five years
13. Station Square public realm – details of the public realm strategy for Station Square
14. Levels- details of existing and proposed levels
15. External Lighting- details of external lighting
16. Communal telecommunications - infrastructure requirement for details of communal telecommunications infrastructure
17. Extraction and plant equipment – details of extraction plant, air conditioning units and any other plant or equipment
18. Restriction on communications PD – restriction on Communications PD
19. Lifetime homes – requirement for compliance with Lifetime Homes
20. Contamination – requirement for contamination investigation

21. Contamination – requirement for verification report
22. Contamination – requirement for remediation strategy
23. Contamination – requirement for further measures if further contamination previously unfound is identified
24. Piling - restriction on piling or other foundation designs using penetrative methods unless otherwise agreed in writing
25. Air Quality Dust Management Plan - requirement for Air Quality Dust Management Plan to be submitted on a phase by phase basis assessing risks and detailing how dust and emissions will be managed
26. Acoustic construction restriction - restriction on demolition, construction and maintenance activities at set times where all audible to the boundary of any residential dwelling
27. Deliveries restriction - restriction on deliveries of construction and demolition materials at set times
28. Acoustic report - requirement for an acoustic report to be submitted on a phase by phase basis that sets out levels of noise generated from kitchen extraction systems and air conditioning or other ventilation systems and measures to control the noise within set levels
29. Residential acoustic measures - requirement that the development is constructed so as to provide sufficient air-borne and structure-borne sound insulation against externally generated noise and vibration
30. Gym acoustic measures - requires details of a scheme to address impact noise from the use of free weights etc within the proposed gym
31. Acoustic report for construction - requirement for an acoustic assessment to control noise and vibration during construction
32. Archaeology - requirement for various archaeological assessments to take place
33. Ecology and Biodiversity Strategy - requirement for each reserve matters applications to be accompanied by an Ecology and Biodiversity Strategy which will incorporate the various measures
34. Hedges, scrub or similar vegetation – restriction on clearance during the bird nesting season
35. Potable Water - details to demonstrate reduced water consumption through the use of water efficient fittings etc
36. Rainwater recycling - details of rainwater recycling system to demonstrate the maximum level of recycled water that can be feasibly provided within the development



37. SUDS - details of a sustainable urban drainage system to be submitted and approved for each phase of the development
38. Green / brown roofs - details of green/brown roofs on a phase by phase basis
39. Carbon reductions including performance certificate – requirement for 35% CO2 emissions reductions
40. Renewable Energy Strategy – details of renewable energy methods, maintenance etc
41. Code for Sustainable Homes 2014 - requirement for Code Level 4 for residential dwellings
42. BREEAM New Construction 2014
43. Green Procurement Plan - requirement for Green Procurement Plan to demonstrate how the procurement materials will promote sustainability etc
44. Site Waste Management Plan - requirement for Site Waste Management Plan to demonstrate how site waste will be dealt with including a target of 85% by weight or by volume of non-hazardous construction, excavation and demolition waste has been diverted from landfill
45. Air Quality Assessment (CHP) - requirement for an Air Quality Assessment for the Combined Heat and Power unit that will be in the Energy Centre
46. PD Restriction – no new windows or doors
47. Electric Vehicular Charging Points
48. Alma Road Horizontal Deflection
49. Station and the Falcon Road spur car park link details
50. Cycle Parking – provision
51. Cycle Parking – maintenance strategy
52. Improvements to the footways on Alma Road
53. Additional Parking spaces
54. Car parking management plans
55. Delivery & Service Plan
56. Construction Management Plan
57. Construction Traffic Management Plan
58. Refuse and Servicing details
59. Gym/A3 – restriction on opening hours

60. Gym/A3 – restriction on PD changes of use.