

1. The development shall be begun not later than three years from the date of this permission or two years from the final approval of the first Reserved Matters application, whichever is the later.
Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
2. This permission shall lapse unless the first Reserved Matters application is made within two years of the date of this permission.
Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
3. Approval of the details shown below (the Reserved Matters) for each phase of development shall be obtained from the local planning authority in writing before any development in that phase is commenced:
 - a) layout
 - b) scale
 - c) appearance
 - d) landscapingThe application for the approval of the scale and appearance of the buildings shall include a Landscape and Visual Impact Assessment (LVIA) so as to address the potential visual impact of the new buildings.
Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).
4. The maximum total floorspace of the buildings that are constructed pursuant to this planning permission shall not exceed 31,552 sqm, of which a maximum of 15% of the Gross Internal Area of such shall be used as Class B1 offices.
Reason: in the interests of managing the level of traffic generated by the development.
5. Each phase of the development shall not commence until details of parking and turning facilities to be provided in that phase in accordance with the standards adopted by the Local Planning Authority have been submitted to and approved in writing by the Local Planning Authority. The details shall include provision for disabled parking bays (minimum 10%) and electric charging points (minimum 20% with a further 10% passive provision). The facilities shall be constructed in accordance with the approved details before the development is occupied and shall be maintained for this purpose.
Reason: To ensure that the development complies with Unitary Development Plan Policies and does not prejudice conditions of safety or traffic flow on adjoining highways.
6. Each phase of the development shall not commence until details of the siting and design of secure covered cycle parking facilities for that phase in accordance with the standards adopted by the Local Planning Authority have been submitted to and approved in writing by the Local Planning Authority. The cycle parking facilities shall be provided in accordance with the approved details prior to occupation of any part of the development and thereafter permanently maintained for cycle parking.

Reason: To ensure the provision of cycle parking spaces in line with the Council's adopted standards.

- 7 Each phase of the development shall be enclosed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be erected in accordance with the approved detail before the development is occupied.
Reason: To ensure satisfactory appearance and safeguard the privacy, amenity and safety of adjoining occupiers and the public and in the interests of highway safety.
- 8 Each phase of the development shall not commence until details of refuse storage facilities including facilities for the recycling of waste to be provided within the development, in accordance with the London Borough of Enfield Waste and Recycling Planning Storage Guidance ENV 08/162, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.
Reason: In the interests of amenity and the recycling of waste materials in support of the Boroughs waste reduction targets.
9. No plant, machinery, goods, products or waste material shall be deposited or stored on any open part of the site unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of amenity and the appearance of the site.
10. A) Prior to the submission of reserved matters for any part of the development, the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological evaluation for that part in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and submit a report on the evaluation to the local planning authority.
B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then development shall not take place until details of the foundation design have been submitted by the applicant and approved in writing by the planning authority and the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
C) No development or demolition below existing ground level (other than removal of the concrete slab) shall take place other than in accordance with the foundation design and Written Scheme of Investigation approved under Part (B).
D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

11. Each phase of the development shall not commence until a report detailing both temporary and permanent lighting schemes and how they will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:
- A layout plan with beam orientation;
 - Measures to avoid glare on to features of suitable bat foraging/commuting habitat (hedges, tree lines and watercourses as indicated in Middlemarch Environmental Ltd's Phase 1 Habitat Assessment) and suitable otter commuting habitat (in particular the River Lee Navigation);
 - Measures to ensure that lighting (both temporary and permanent) along the southern and eastern boundaries of the site will be kept to a minimum and directed away from the river to maintain 'dark' corridors;
 - An isolux contour map showing light spillage to 1 lux both vertically and horizontally in areas identified as being of importance for commuting and foraging bats (as highlighted in Middlemarch Environmental Ltd's Phase 1 Habitat Assessment and Bat Survey Report).
- The approved lighting plan shall thereafter be implemented as agreed.
- Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy.

12. No development shall commence of each individual phase until details of sustainable drainage systems (SuDS) to dispose of surface water run-off resulting from that phase has been , incorporated into a landscaping SuDS scheme have been submitted and approved in writing by the council. The SuDS landscaping scheme shall include:
- Features of natural habitat to include if practicable; green roof(s), rain gardens and permeable paving;
 - Written specifications (including cultivation and other operations associated with plant establishment);
 - Schedules of plants and seeds to be incorporated which include native, wildlife-friendly species;
 - A continuing management and maintenance plan to ensure its continued function over the lifetime of the development.
- The Sustainable Drainage System shall be installed prior to the first occupation alongside the installation of the landscaping scheme and shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.
- Reason: To ensure that flood risk, biodiversity and adaptation to climate change have been addressed by the new development in line with the Core Strategy (Core Policy 28 & 36), the London Plan (Policies 2.18; 5.11; 5.12 & 5.13) and NPPF.

13. Prior to the commencement of any development adjacent to the boundary with the River Lee, a Risk Assessment and Method Statement outlining all works

to be carried out adjacent to the water must be submitted and approved in writing by the local planning authority in consultation the Canal & River Trust.
Reason: In the interest of navigational safety

14. Prior to the commencement of any development adjacent to the boundary with the River Lee, a survey of the condition of the waterway wall, and a method statement and schedule of the repairs identified shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Canal & River Trust. The repair works identified shall be carried out in accordance with the method statement and repairs schedule by a date to be agreed in the repairs schedule.

Reason: In the interest of the structural integrity of the waterway wall, waterway heritage, navigational safety and visual amenity.

15. No development shall take place until Construction Management Plan, written in accordance with the 'London Best Practice Guidance: The control of dust and emissions from construction and demolition' detailing how dust and emissions will be managed during demolition and construction work shall be submitted to the local planning authority for approval. Once approved the Construction Management Plan shall be fully implemented for the duration of any demolition and construction works.

Reason: To avoid risk to public health and the environment.

16. No impact 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: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

17. Prior to the commencement of development, a scheme to deal with the contamination of the site including an investigation and assessment of the extent of contamination and the measures to be taken to avoid risk to health and the environment has been submitted to and approved in writing by the Local Planning Authority. Remediation shall be carried out in accordance with the approved scheme and the Local Planning Authority provided with a written confirmation by the appointed specialist to confirm implementation in line with the agreed scheme on the completion of the remedial works.
Reason: To avoid risk to public health and the environment.
18. Prior to the commencement of any phase of the development, the following plans and particulars shall be submitted to and approved in writing by the local planning authority:
- a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (BS 5837, Trees in relation to design, demolition and construction - Recommendations) or general landscape factors) must be shown.
 - the details of each tree as required in accordance with BS 5837 in a separate schedule.
 - a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.
 - the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (BS 5837) of any retained* tree, including those on neighbouring ground.
 - the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
 - a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.
- In this condition a “retained tree” means an existing tree which is to be retained in accordance with the plan referred to at paragraph (a) above.
Reason: To screen, preserve and enhance the development and ensure adequate landscape treatment in the interest of amenity, and to ensure that the retained trees, shrubs and hedgerows on the site or in adjacent sites are not adversely affected by any aspect of the development.
19. The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed flood risk assessment (FRA) (Environment – Water, Scottish Widows Investment Partnership, Enfield Distribution Centre, Flood Risk Assessment, Report Ref: LNE/2056/FRA, Rev C, August 2014) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

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

Reason: To protect groundwater. Infiltration based SuDS and soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution.

21. 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: To protect groundwater. Some piling techniques can cause preferential pathways for contaminants to migrate to groundwater and cause pollution.

22. Before development is commenced, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the waterway is not physically or economically feasible.

Reason: To encourage the use of the waterways for transporting waste and bulk materials.

23. Each phase of the development shall not commence until a Japanese Knotweed survey has been completed and an eradication strategy has been submitted to, and approved in writing by the council. The strategy shall include details of and timescales for knotweed eradication and if the knotweed has not been eradicated at the time of commencement of works, details of the measures to be put in place to ensure that works do not cause its spread.

The eradication strategy shall be carried out in accordance with the approved details.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with CP36 of the Core Strategy (Japanese knotweed, is an invasive weed that can have a significant adverse effect on biodiversity).

24. Each phase of the development shall not commence until a Himalayan balsam and Buddleia removal method statement has been submitted to, and approved in writing by the council. The method statement shall include details of how both species will be removed in a sensitive manor to ensure that the proposed works do not result in the spread of any non-native invasive species.

The method statement shall be carried out in accordance with the approved details.

Reason: To ensure that biodiversity is not adversely affected by the proposed development in line with CP36 of the Core Strategy (Both Himalayan Balsam and Buddleia are an invasive non-native species that can have an adverse effect on biodiversity).

25. 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 CP36 of the Core Strategy. Nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended).

26. Prior to commencement of works, all areas of marginal vegetation along the River Lee Navigation which are to be impacted by the proposed development are to be inspected for water voles by a suitably qualified ecologist and a brief report detailing the methodology, findings (presence/absence) and follow up strategy (if necessary) is to be submitted and approved in writing by the Council.

Reason: To ensure that Water Voles (a European Protected Species) are not impacted by the proposed development.

27. Should development not commence prior to April 2015, further internal bat surveys of any trees to be impacted by future development works will need to be undertaken (by an appropriately qualified ecologist) and the results submitted and approved in writing by the Council. Should bats or evidence of bats be found no development is to commence until the relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (Natural England).

Reason: To ensure that bats, a European Protected Species and a material consideration, are not adversely impacted upon by the development.

28. Cycle/pedestrian routes of a minimum of 3m in width shall be provided through the site, linking Mollison Avenue with the River Lea Navigation. Details of the alignment of the route, lighting and surface treatment shall be submitted as part of the first reserved matters submission pursuant to condition 3. The cycle/pedestrian routes shall be constructed in accordance with the approved details and available for public use before the occupation of any part of the development. The cycle/pedestrian routes shall thereafter be maintained and shall not otherwise be enclosed or obstructed except for purposes of maintenance.

Reason: To ensure that pedestrian and cycle access from Mollison Avenue to the Lee River is attractive to use so as to encourage more sustainable modes of transport.