

**LONDON BOROUGH OF ENFIELD****PLANNING COMMITTEE****Date:** 13<sup>th</sup> December 2022**Report of**Head of Planning and  
Growth – Brett Leahy**Contact Officers:**Joseph McKee  
Sharon Davidson**Category**

Full Planning

**Ward**

Upper Edmonton

**Councillor Request**

No Request Received

**LOCATION:** Land West Of Meridian Water Station, South Of A406, Fore Street,  
Edmonton, N18**APPLICATION NUMBER:** 22/02777/FUL**PROPOSAL:** Phase 2 Part 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 2km in length.**Applicant Name & Address:**c/o DRK Planning Ltd  
DRK Planning Ltd  
215 Alfred Court  
53 Fortune Green Road  
West Hampstead  
NW6 1DF**Agent Name & Address:**David Kemp  
DRK Planning Ltd  
215 Alfred Court  
53 Fortune Green Road  
West Hampstead  
NW6 1DF**RECOMMENDATION:**

1. In accordance with Regulation 3 of the Town and Country Planning General Regulations 1992, the Head of Development Management be authorised to GRANT full planning permission subject to planning conditions.

2. That delegated authority be granted to the Head of Development Management to finalise the wording of the conditions

Ref: 22/02777/FUL LOCATION: Land West Of Meridian Water Station, South Of A406, Fore Street, , Edmonton, Enfield, N18



**1. Note for Members**

- 1.1 The application is reported to the Planning Committee because it is classified as a major development. In addition, the applicant for the development is closely associated with Enfield Council and in accordance with the scheme of delegation, this item has been reported to the Planning Committee for determination.

**2. Recommendation:**

That the Head of Development Management be authorised to **GRANT** full planning permission subject to planning conditions:

1. Limited Time Period Permission

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the decision notice.

Reason: To comply with the provisions of S.51 of the Planning & Compulsory Purchase Act 2004.

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans 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.

3. Written Scheme of Investigation

No demolition or development within an individual development zone or section shall take place until a written scheme of investigation (WSI) related to archaeology for that development zone or section 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, which shall include the statement of significance and research objectives, and

- A. 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 WSI

4. Air Quality

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reasons: In the interests of good air quality with regard to London Plan (2021).

5. 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 the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect against risks arising from contamination.

6. Tree Replacement

That within one year of completion of construction works for any individual development zone or section; the number of trees removed within that development zone or section shall be planted of a standard size in accordance with Arboricultural good practice in place of the total number of trees to be removed within that development or section and at locations to be agreed in writing by the Local Planning Authority before planting. Such trees shall be replaced with ones of similar size and type should they die within five years of planting. The overall number of replacement trees throughout the scheme shall be no less than 8.

Reason: To secure suitable replacement planting and to maintain the Borough's stock of amenity trees, in alignment with Policy DMD 80.

7. Tree Protection Plan and Method Statement

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 (TPP) and an Arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority. Specific issues to be dealt with in the TPP and AMS shall be:

- a) Detailed location and installation of services/ utilities , including trench location and dimensions, finished construction dimensions, and options for trenchless installation.
- b) Details of excavation and construction within the Root Protection Area (RPA) or that may impact on the retained trees, including trench location and dimensions and options and locations for trenchless installation.
- c) A specification for protective fencing to safeguard trees during both excavation and construction phases.
- d) A specification for ground protection within tree protection zones.
- e) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- f) details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires
- g) Methodology and detailed assessment of root pruning
- h) Arboricultural supervision and inspection by a suitably qualified tree specialist
- i) Reporting of inspection and supervision

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

Reason: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality, in accordance with DMD80 and pursuant to section 197 of the Town and Country Planning Act 1990

#### 8. Construction Environmental Management Plan

No development shall take place within an individual development zone or section (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 179 and 180 of the NPPF.

### **3. Executive Summary:**

- 3.1 The application site spans across a relatively large area of the south-eastern portion of the Borough with Upper Edmonton. The application seeks approval for part one of the second phase of a new decentralised energy network that will eventually cover large areas of the London Borough of Enfield and some areas of neighbouring London Boroughs.
- 3.2 The installation of the network constitutes engineering works requiring planning permission. However, the majority of the network is located beneath the highway and works cannot take place until all details, including traffic management arrangements during construction have been agreed by the Council in its capacity as highway and street works authority.
- 3.3 Decentralised energy networks are encouraged and supported in local, regional, and national planning policies and major developments are required to connect to existing or planned energy networks whenever possible. Several major developments within the Borough have already installed or are installing the equipment and infrastructure necessary to connect to the subject energy network.
- 3.4 This first part of the second phase is approximately 2km in length and extends from the Meridian Water/Edmonton area in the southeast of the Borough towards the west. There will be two additional phases (including subphases) following this phase to complete the total 23km pipeline network. Although Phase 2, Part 1 does not contain individual development “phases”, the applicant has provided drawings showing 3 development zones with sections of work to commence within each zone, and many of them will happen concurrently.
- 3.5 The Energetik/Lee Valley Heat Network is supplied with energy from the adjacent EcoPark/North London Heat and Power Project facility to the north, which generates energy from waste.
- 3.6 The primary reasons for recommending approval are:

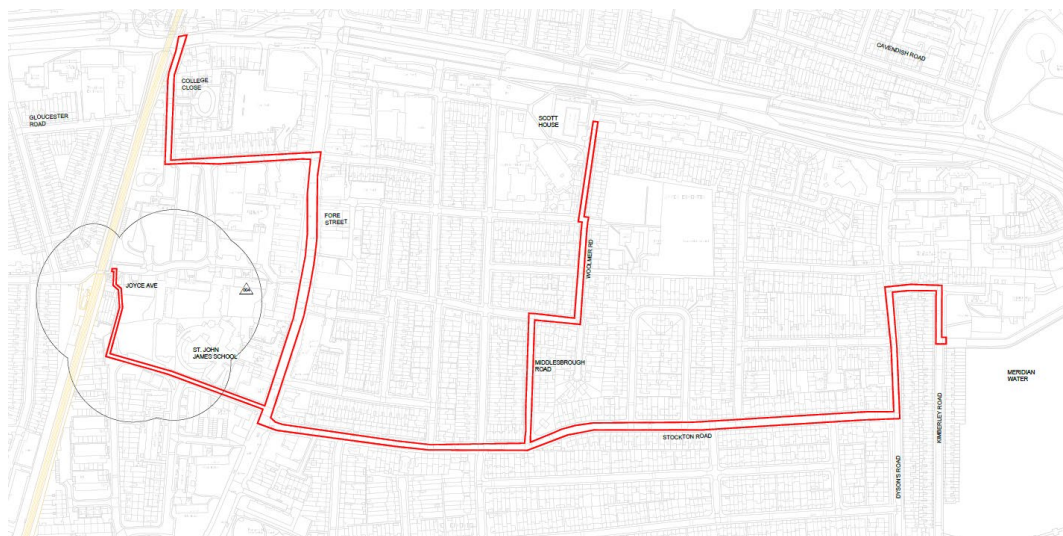
- The development and expansion of low carbon decentralised energy networks is strongly supported throughout all levels of planning policy.
- The development would extend part of the decentralised energy network, which is both encouraged and required by local and regional plans and policies and enables the wider delivery of actual service to progress. It will facilitate further expansion of the network as well, allowing development in the future to benefit from connecting to the network.
- The development complies with relevant planning policy where identified in this report, or compliance can be ensured through the use of planning conditions that have been proposed.

3.7 The proposal is considered acceptable in particular having regard to Policies GG1, SI2, and SI3 of the London Plan, Policy CP20 of the Core Strategy and Policies 51 and 52 of the Development Management Document.

#### 4. Site and Surroundings:

4.1. The subject site spans across the central portion of Upper Edmonton Ward and is approximately 2km in length. The vast majority of the piping will be located within the public highway, buried under road and pedestrian surfaces. Other portions of the piping will extend beneath pedestrian or cycle paths. The applicant states that once the piping is placed underground, the surfaces will be reinstated and the areas it passes through will look no different, with the exception of some access covers along the route where the pipes change direction.

4.2. The following figure depicts the proposed route:



4.3. The route passes through areas containing commercial, residential, and public uses. It will pass through two conservation areas (Fore Street Angel and Fore Street South), although will not impact built (above-ground) heritage assets. As

most of the construction works will occur within carriageways, a detailed traffic management proposal and plans have been submitted.

## 5. Relevant Planning History:

5.1 The following is the primary planning application associated with the subject proposal.

Reference	Description	Decision	Date
18/04517/FUL	Construction of a new district heating energy centre building and phase 1 of the associated buried heat network piping which extends westward into the wider borough.	S106 Granted with Conditions	11 January 2021
<p>Officer Note: This was an application for Energetik's operational hub for the decentralised energy network pipes and an extension of the piping to Meridian Water. This was also called phase 1 but was specific to an extension to Meridian Water.</p> <p>The energy centre building is located at 4 Advent Way, to the north of the North Circular Road.</p>			

5.2 The following is the planning permission that was granted for Phase 1 of the network:

Reference	Description	Decision	Date
22/00047/FUL	Phase 1 of new 23km Borough-wide district heating distribution network in Enfield comprising at this stage pipework of approximately 7km in length.	Granted with Conditions	3 October 2022
<p>Officer Note: This was an application for Phase 1 of the DEN that extended from Meridian Water/Edmonton in the south of the Borough towards the north. Permission was granted by Planning Committee in October of this year.</p>			

5.3 The following are similar, albeit smaller scale applications to extend piping to connect to various developments, in anticipation of the full decentralised energy network being built out.

Reference	Description	Decision	Date
19/02282/FUL	Installation of district heating pipework.	Granted with Conditions	24 October 2019



Officer Note: This was an application to install connecting pipework between Alma Estate and the Electric Quarter for future connection to the wider decentralised energy network.			
21/02036/FUL	Installation of district heating pipework and all associated works including pipework and connections on external elevations of properties	Granted with Conditions	39 July 2021
Officer Note: This application was associated with properties along Naylor Grove, EN3.			
21/02587/FUL	Installation of district heating pipework and all associated works including pipework and connections on external elevations of properties.	Granted with Conditions	16 September 2021
Officer Note: This application was associated with properties along South Street, EN3.			
22/00013/RE4	Extension of Ponders End Heat Network to supply low carbon heat to the Swan Annexe.	Granted with Conditions	17 March 2022
Officer Note: This application was associated with properties at Swan Annexe, adjacent to High Street, Ponders End.			

## 6 Consultations

### Public

- 6.1. Extensive use of site notice signs was used to publicise this application given the route primarily runs through public highway. In all, approximately 19 notices were placed at key locations along the route and in visible areas such as junctions, paths, busy streets, etc. The period to receive comments expired 14 September 2022.
- 6.2. No representations from the public were received.

### Statutory and Non-Statutory Consultees:

#### Internal

6.3. *Environmental Health:*

Environmental Health raise no objection to the application for planning permission as there is unlikely to be a negative environmental impact. In particular there are no concerns regarding air quality or noise.

Conditions associated with contamination and non-road mobile machinery were also requested and these have been included in this report.

6.4. *Highway Services – Excavations:*

No objection received.

6.5. *Highway Services – Street Trees:*

Highway Services comment that no agreement has yet been given to the removal of the street trees identified in this application i.e. Phase 2. A tree officer has been to site to inspect the 8 trees proposed for removal and has identified that there is no objection to the removal of 3 of the 8 due to their poor condition and it is noted that two have already been removed. The 3 remaining trees are identified as being in reasonable condition

6.6. *SuDS:*

No objection

6.7. *Transportation:*

No objection received.

6.8. *Tree Officer:*

No objection to the proposals but requested condition requiring details about the potential impacts to trees should unexpected utilities be discovered and / or diversions towards street trees could be required.

External

6.9. *Cadent Gas:*

No objection received.

6.10. *Environment Agency:*

No objection received.

6.11. *Haringey Council:*

No objection received.

6.12. *Historic England (GLAAS):*

The planning application is not in an area of archaeological interest.

The consultee agreed with the conclusions of the submitted desk-based archaeological assessment and supported the proposed archaeological watching brief on development groundworks by condition.

6.13. *Natural England:*

No objection received.

6.14. *Network Rail:*

No objection received.

6.15. *Thames Water:*

No objection received.

6.16. *Transport for London:*

No objection but raised concerns about traffic management during construction.

Officer Note: These have been forwarded to the applicant, who will be responsible for coordinating with the Council's Highways and Street Works team, as well as TfL and other operatives such as emergency services.

## **7. Relevant Policies**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

7.1. London Plan (2021)

The London Plan is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London for the next 20-25 years. The following policies of the London Plan are considered particularly relevant:

GG6: Increasing efficiency and resilience  
D4: Delivering good design  
HC1: Heritage conservation and growth  
G7: Trees and woodlands  
SI 1: Improving air quality  
SI 2: Minimising greenhouse gas emissions  
SI 3: Energy infrastructure  
T1: Strategic approach to transport

## 7.2. Core Strategy (2010)

The Core Strategy was adopted in November 2010 and sets out a spatial planning framework for the development of the Borough through to 2025. The document provides the broad strategy for the scale and distribution of development and supporting infrastructure, with the intention of guiding patterns of development and ensuring development within the borough is sustainable.

CP 20: Sustainable Energy Use and Energy Infrastructure

CP 30: Maintaining and Improving the Quality of the Built and Open Environment

CP 31: Built and Landscape Heritage

## 7.3. Development Management Document (2014)

The Council's Development Management Document (DMD) provides further detail and standard based policies by which planning applications should be determined. Policies in the DMD support the delivery of the Core Strategy. The following local plan Development Management Document policies are considered particularly relevant:

DMD 37: Achieving High Quality and Design-Led Development

DMD 44: Conserving and Enhancing Heritage Assets

DMD 51: Energy Efficiency Standards

DMD 52: Decentralised Energy Networks

DMD 80: Trees on Development Sites

## 7.4. Edmonton Leaside Area Action Plan (2020)

The Edmonton Leaside Area Action Plan (ELAAP) was adopted by Enfield Council on 29 January 2020. The plan is now part of the development plan, and planning decisions within the Edmonton Leaside area must be taken in line with the plan, subject to other material considerations. The following area action plan policies are considered particularly relevant:

EL17: Redevelopment of the EcoPark Site

EL26: The Meridian Water Heat Network

## 7.5. Other relevant Policy/Guidance

National Planning Policy Framework (2021) – Para 194: Archaeological Interest

National Planning Practice Guidance (NPPG)

Decentralised Energy Network Technical Specification SPD (2015)

## **8. Analysis**

8.1. The main planning considerations of the development are the following:

- Principle of the development
- Environmental health
- Transportation and highways
- Trees
- Sustainable drainage
- Design, heritage and archaeology

## 8.2. Principle of Development

- 8.2.1. The principle of installing and strategically expanding decentralised energy networks and associated infrastructure is fully supported and encouraged by policy DMD 52 of the Enfield Development Management Document (2014) and CP 20 of the Enfield Core Strategy (2010), as well as the Enfield Decentralised Energy Network Technical Specification Supplementary Planning Document (2015). The National Planning Policy Framework and policy SI3 of the London Plan (2021) further reinforce the support for decentralised energy networks.
- 8.2.2. Decentralised energy networks generate energy at the point of distribution, in this case an existing energy from waste facility that is currently being replaced and upgraded with modernised technology and methods. Power and/or heat is then distributed in a network of underground pipelines.
- 8.2.3. Policies DMD 51 and DMD 52 require new developments to connect to decentralised networks if nearby, contribute towards extensions of the network if feasible to do so, or if the network does not yet exist but is planned then to commit to connect to the network in the future when available.
- 8.2.4. As a source of low-carbon energy, the proposed extension of the network to serve a wider area and more users is fully supported by national, regional, and local policy. Therefore, the proposed development is wholly supported in principle and actively encouraged by Enfield Council plans and policies.

## 8.3. Environmental Health

### *Air Quality*

- 8.3.1. Policy SI 1 of the London Plan (2021) requires that development proposals control, and where possible improve, air quality within London. In consultation with the Council's Environmental Health Officer it was noted that non-road mobile machinery must comply with the GLA's supplementary planning guidance Control of Dust and Emissions During Construction and Demolition (2014) to control dust during construction works. Compliance with this requirement can be ensured by a condition.

### *Contamination*

8.3.2. The applicant submitted a land contamination report outlining how to avoid risk to the environment and human health if contamination is discovered. The Environmental Health Officer recommend conditions to protect air quality and measures to be taken should unexpected contamination be discovered.

8.3.3. As conditioned, it is considered that the proposal will not negatively impact the environment in the context of air quality and contamination.

#### 8.4. Transportation and Highways

8.4.1. The vast majority of the proposed piping will be located within the public highway. In addition to requiring planning permission, the new apparatus will therefore require licensing pursuant to Section 50 of the New Roads and Street Works Act 1991. As part of the licensing process temporary traffic management measures will need to be agreed and put in place to ensure the safety of both operatives and road users.

8.4.2. The Council's Street Works team did not comment on the present application, but noted during the review of Phase 1 of the network that once a contractor is appointed the detailed traffic management arrangements will be designed in conjunction with key stakeholders, including TfL and the emergency services. In addition, the applicant will be required to engage with residents and businesses along the affected route.

8.4.3. Despite the traffic management arrangements, it is clear that implementation of the works will have a significant and prolonged impact on traffic conditions along the A1010 corridor and elsewhere. Whilst this is not in itself a planning consideration, it should be noted that the Street Works team will work with the applicant to reduce the impact as much as possible. This may include the application of necessary conditions to any section 50 licences in order to minimise any adverse impact to the operation of the highway network.

#### 8.5. Trees

8.5.1. Policy DMD 80 states development that involves the loss of or harm to trees protected by a TPO or trees of significant amenity or biodiversity value will be resisted. There are no TPO trees proposed to be removed. An Arboricultural Impact Assessment (AIA) has been submitted by the applicant. The AIA includes survey data, survey methods, tree constraints plans, tree works plans, tree protection plans, and tree protection fencing specifications.

8.5.2. The proposal includes the removal of 5 individual trees and a portion of 1 tree group, as noted in the table below from the submitted AIA. The identified trees are required for removal due to the trenching required for the installation of the pipework and the location of the pipework.

	Trees	Groups	Woodland	Hedgerow
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Remove (on-site)	T277; T276; T2; T5; T255	G28		
Remove (off-site)				

8.5.3. Class A and B trees are generally worth conserving, however, if they are removed, DMD 80 requires adequate replacements to be provided.

8.5.4. The table below describes the distribution of trees identified for removal or possible removal in each category:

Feature	Number of features affected				
	Category A	Category B	Category C	Category U	Hedges
Trees		2 (T2, T5)		3 (T255, T276, T277)	
Group		1 (G28)			
Woodland					

8.5.5. Due to the strategic location of piping locations and the location of the identified trees, it is considered the removal of the trees and those within the tree group is warranted when weighed against the benefits associated with the proposal. However, as required by policy, these trees must be replaced with suitable trees on the site. This is supported in the proposed mitigation measures within the submitted AIA. A condition will require a detailed plan for replacement of these trees.

8.5.6. The Council's Tree Officer was consulted and raised no objection to the removal of these trees however requested that an additional condition be attached to the decision, requesting an additional tree protection plan and an arboricultural method statement, in order to provide greater certainty around measures of protection for trees retained on site, during construction.

## 8.6. Flooding / Sustainable Drainage

8.6.1. Policy DMD 61 states that a drainage strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

8.6.2. The proposed development is an underground infrastructure project involving enclosed pipes, so is dissimilar to a typical above-ground development that the relevant policies address. Hard surfacing will be removed to install the pipes and reinstated in the roadways, offering little need to improve drainage along the route.

- 8.6.3. The Council's SuDS team submitted comments noting that the developer must not negatively impact any existing rain gardens that may exist along the route. The applicant has stated that none of the proposed route goes through any rain gardens, by design. The SuDS team at minimum requested that a method statement be submitted by the applicant in the case a rain garden is encountered, which has been provided.
- 8.6.4. The SuDS team also noted that there may be opportunity to deliver new rain gardens when doing works. It is noted that this is outside of the scope of this planning application, but as part of the local Highways Authority, the SuDS team would be eager to work with the developers in identifying opportunities.
- 8.6.5. In addition, the SuDS team noted that the works involve installing pipes under watercourses and culverts. The applicant noted:

*We will be building our network under most water courses, and whilst we will need to liaise, agree our design and obtain a permit with the Environment Agency (our contractors are liaising with them), as has been the case for other watercourses, we don't expect this to be contentious where we go under the watercourse. We expect further discussion with them relating to the bridge over Salmons Brook next to the Plevna Road bridge, although we agreed with them via a permit to install a pipe bridge across Salmons Brook adjacent to the Advent Way road bridge, so we are aware of their expectations.*

*With respect to the Ordinary Watercourse Consent for GNER Ditch, we won't be altering any waterflows or creating any culverts, but we can submit our design via the consent form to show how we are going to tunnel under the ditch as we go along the cycle path, although since LBE have already created a GRP pipe flow protection for this part of the ditch route, our pipe crossing design under this GRP pipe will have no impact.*

- 8.6.6 The Environment Agency was consulted but did not respond with comments. The Environment Agency requested a condition for Phase 1 to require a report on the physical condition of existing culverts, and if improvements are required that the applicant carry out these works. If an Environment Agency permit is needed for any part of the development, this is covered by separate legislation and does not need to be controlled through a planning permission or condition. The applicant has noted that no culverts will be crossed.

## 8.7. Design, Heritage, and Archaeology

- 8.7.1. As the development consists of underground utilities that will not be visible once the roads and other surfaces are reinstated, and the only visible components will be maintenance access points at some junctions (similar to other in-road utilities such as water, electricity, gas, etc.), it is considered there would be no adverse visual impacts.
- 8.7.2. The proposed development passes through two conservation areas along Fore Street (Fore Street Angel and Fore Street South). Again, due to the fact that the



works are below ground, no heritage assets would be impacted. Consequently, there is no objection raised in terms of heritage and conservation.

8.7.3. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2021, 194).

8.7.4. The applicant submitted a desk-based archaeology report, which found no probable archaeological site within the proposed route. The Greater London Archaeological Advisory Service at Historic England was consulted and noted the route was not in a site of archaeological interest. The GLAAS agree with the findings of the report and its proposed measures. Therefore, a condition has been included to require a Written Scheme of Investigation.

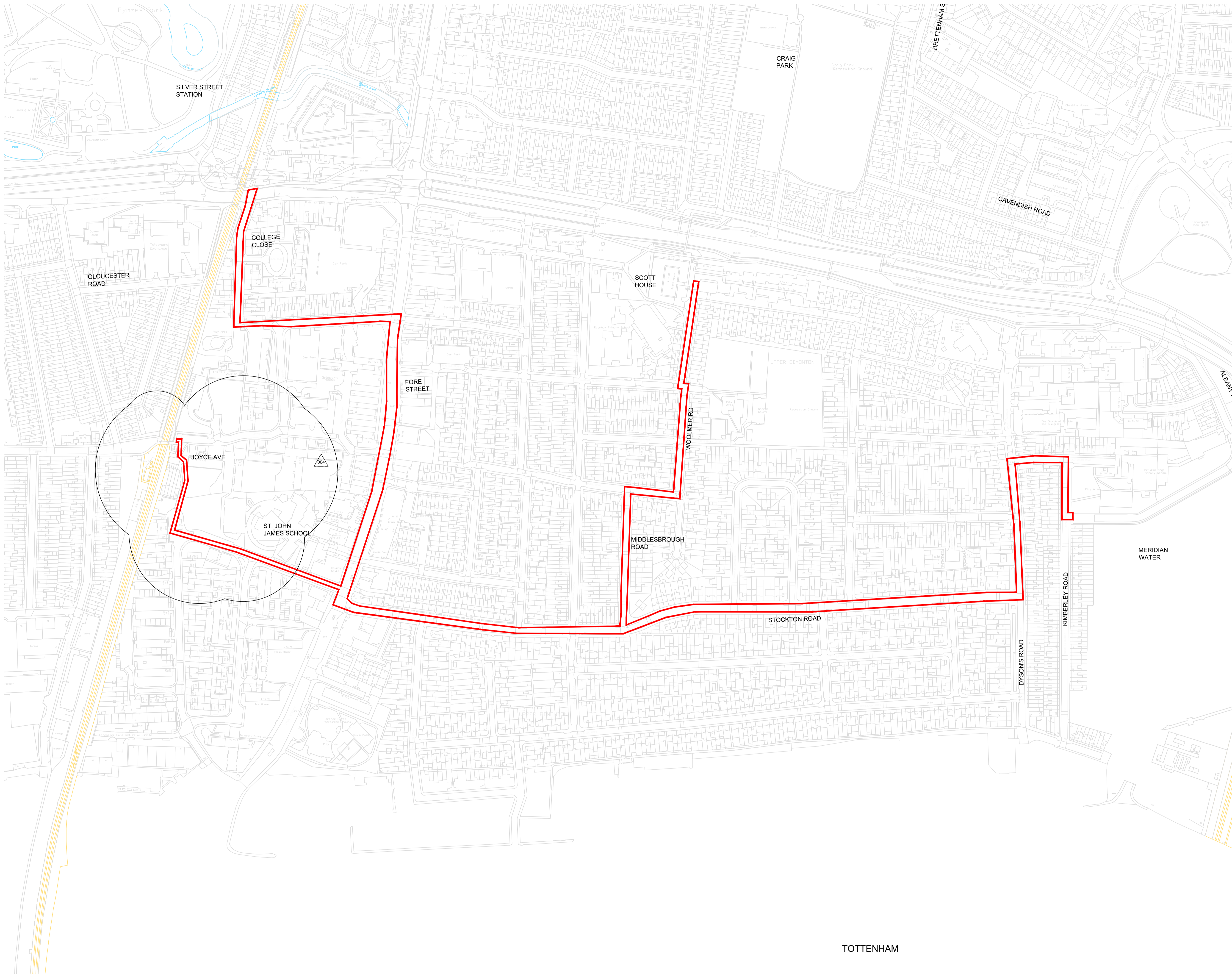
## **9. Community Infrastructure Levy**

9.1. In this case, due to the nature of the development, the proposal would not be liable to pay the Council's CIL or the Mayoral CIL.

## **10. Conclusion**

10.1. Strategic national, regional, and local policy is supportive of the delivery of decentralised energy networks. This application is for the first major phase of underground infrastructure to enable provision of reliable and sustainable energy and allow for future extension of the network. It is considered that the proposed route is in appropriate locations, there would be no visual impact, would be a significant investment in and a step towards a sustainable future for the Borough, and will mitigate any transportation, tree, archaeology, or contamination issues that may rise through the requirements of the suggested conditions or by following the plans put forth by the applicant.

10.2. The proposal is therefore recommended for approval subject to the recommended conditions.



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**LEGEND**

Zone Demarcation

Revision Ref:

Rev	Description	Issued	Checked	Date
004	RED LINE BOUNDARY UPDATED THROUGH JOYCE AND SHELLEYS ESTATE			17.08.22 PA 17.08.22
003	RED LINE BOUNDARY UPDATED			14.07.22 MS 14.07.22
002	RED LINE ROUTE UPDATED			07.07.22 MS 07.07.22
001	TENDER ISSUE			22.06.22 MS 22.06.22

Purpose of Issue  
**TENDER**

Project Information  
 Client:



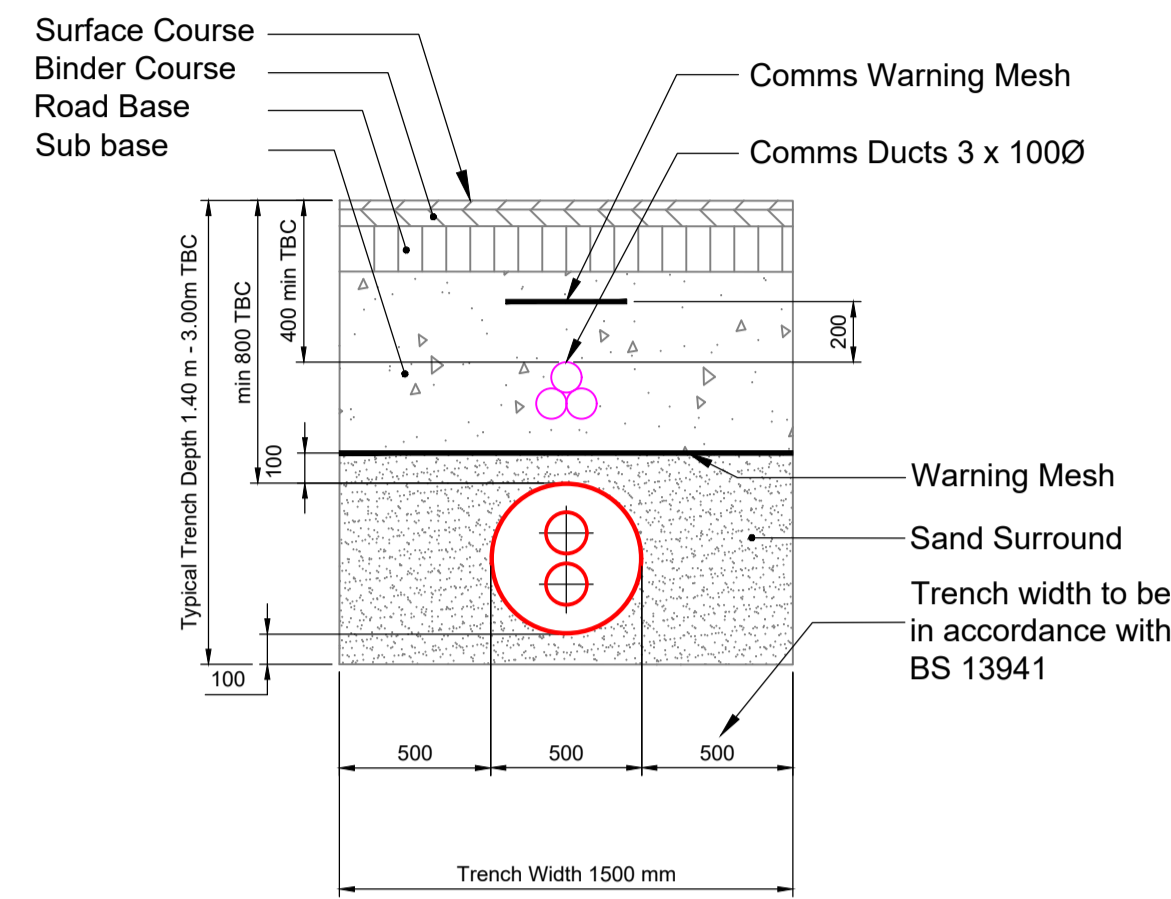
Title: Enfield District Heating Network

Drawing Information  
**Phase 2 Part 1 Planning Red Line Drawing**

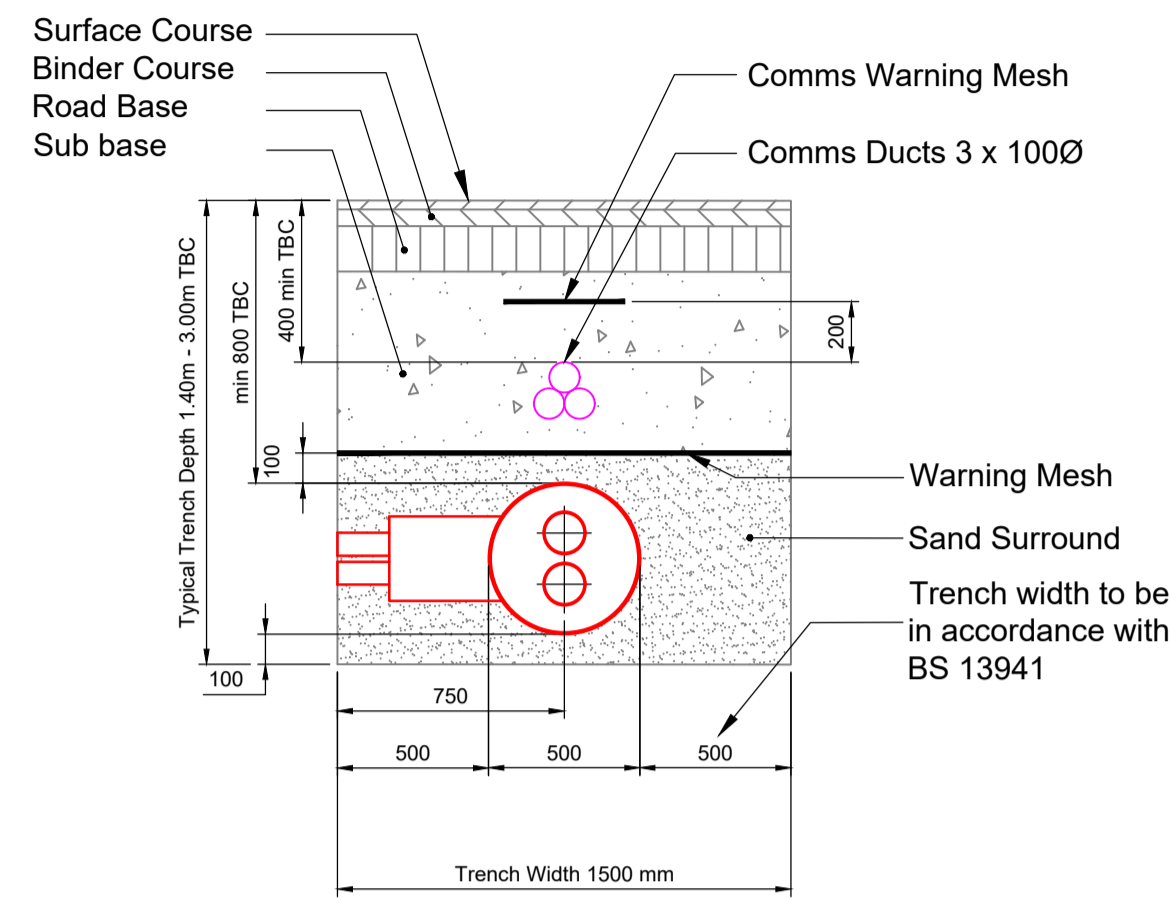
Project ID	Originator	Zone	Level	Type	Role	Drawing No.
ENF	D3A	00	XX	DR	M	0270
Project No.	Drawn	Scale @ A1	Status	Revision		
1665	DW	1:2000	<b>D2</b>	<b>004</b>		



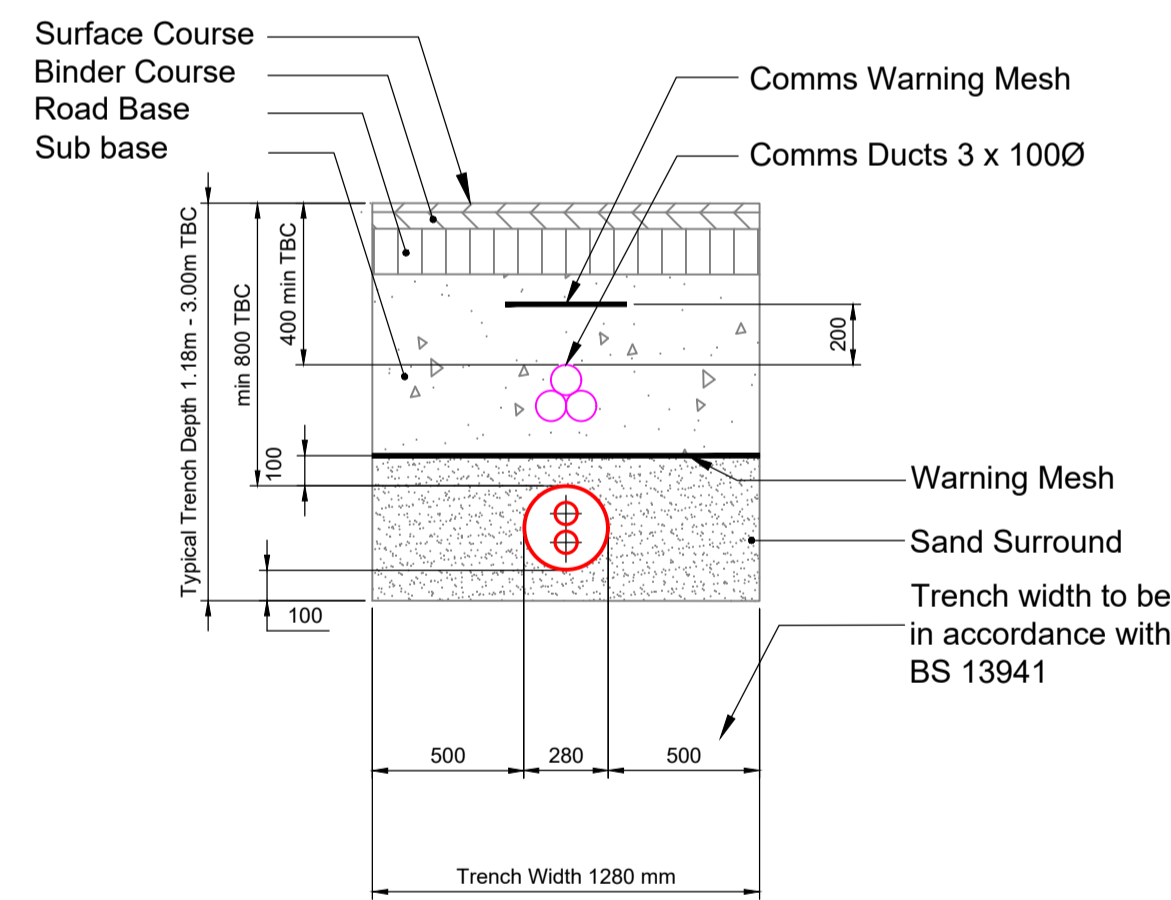
TOTTENHAM



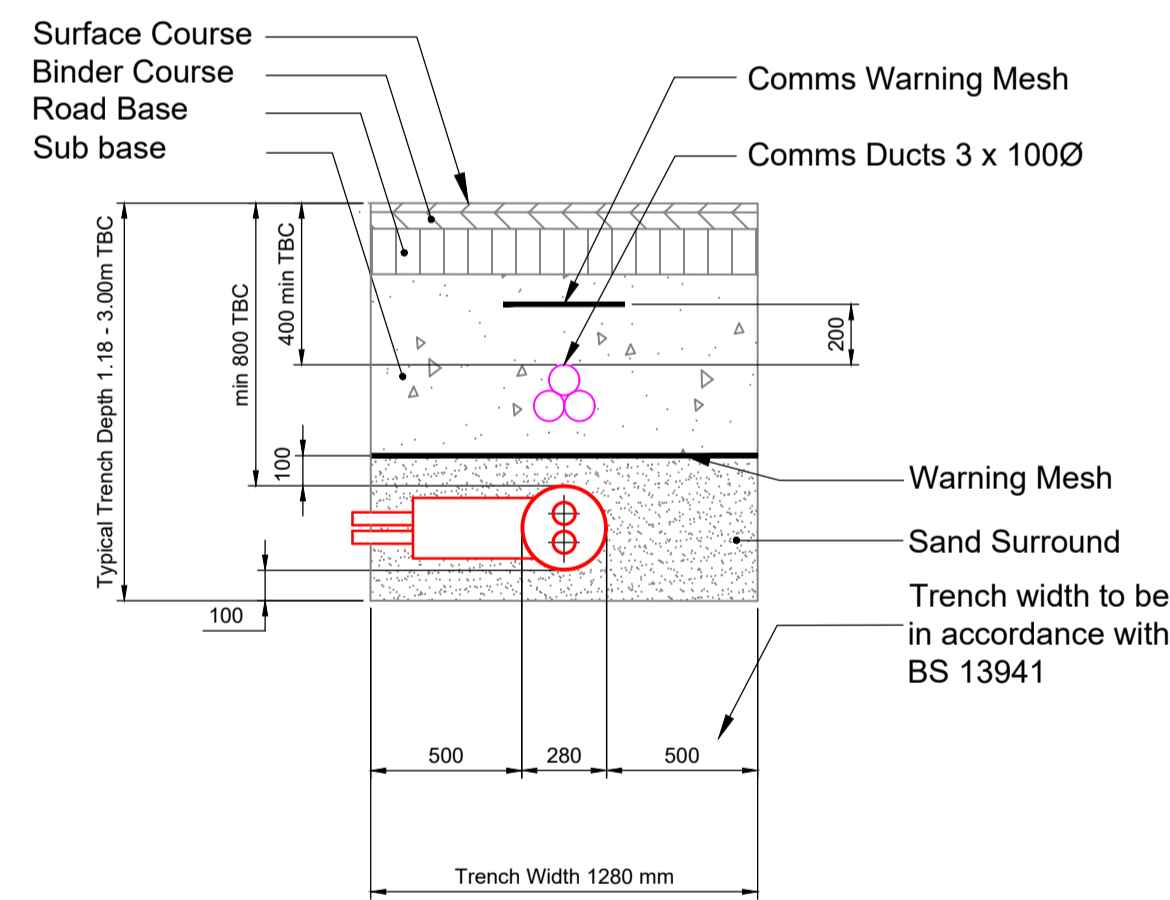
**DN125/5000D SERIES 3**



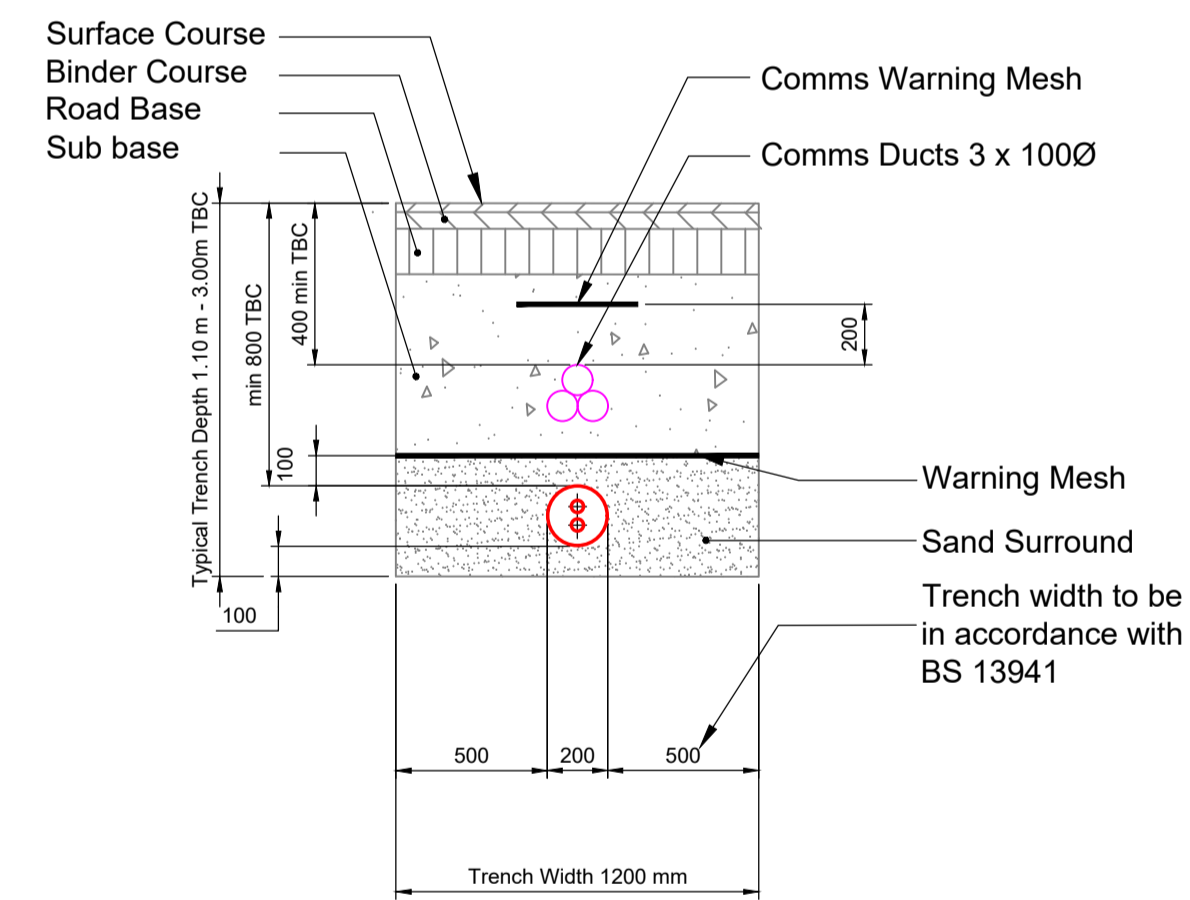
**DN125/5000D SERIES 3  
C/W DN65/2800D SERIES 3 TEE**



**DN65/2800D SERIES 3**



**DN65/2800D SERIES 3  
C/W DN32/2000D TEE**



**DN32/2000D SERIES 3**

**NOTES:**

For additional technical information please refer to the Logstor manuals

1. Design
2. Design with Twin Pipes
3. Product Catalogue
4. Surveillance
5. Handling & Installation

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Rev	Description	Issued	Checked	Date
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Rev	Description	Issued	Checked	Date
001	FOR INFORMATION	XXXXXXPH	XX.XX.XX	

**Purpose of Issue**  
**INFORMATION**

Project Information  
Project: Enfield District Heating Network  
Phase 2  
Drawing Information  
Typical Trench Cross Sections

Client:

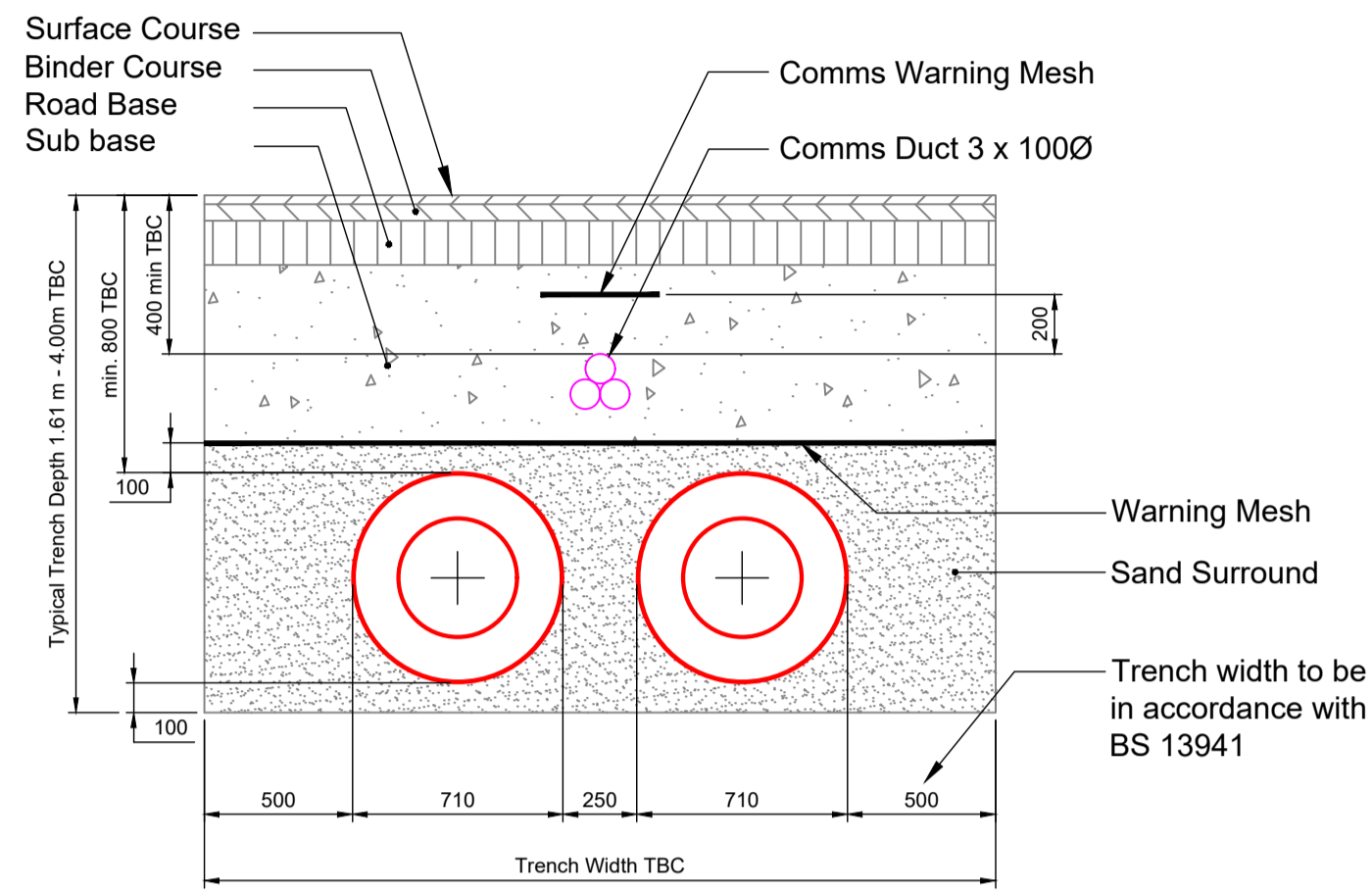


Project ID	Originator	Zone	Level	Type	Role	Drawing No.
ENF	D3A	00	XX	DR	M	0265
Project No.	Drawn	Scale	Scale	Status	Revision	
1665	DW	1:20		<b>S2</b>	<b>002</b>	

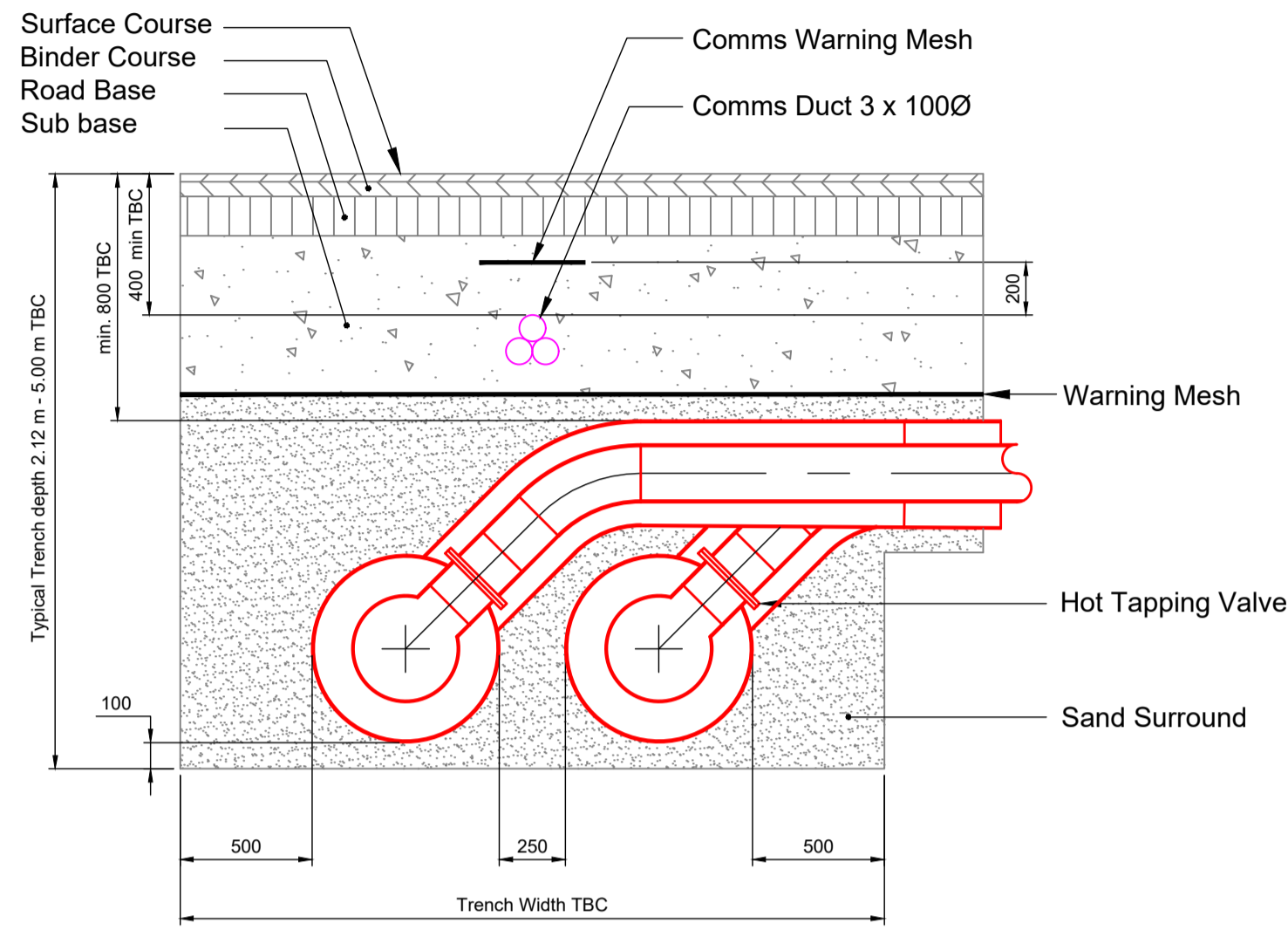
**d3associates**  
ENERGY & ARCHITECTURE

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www.d3-associates.co.uk

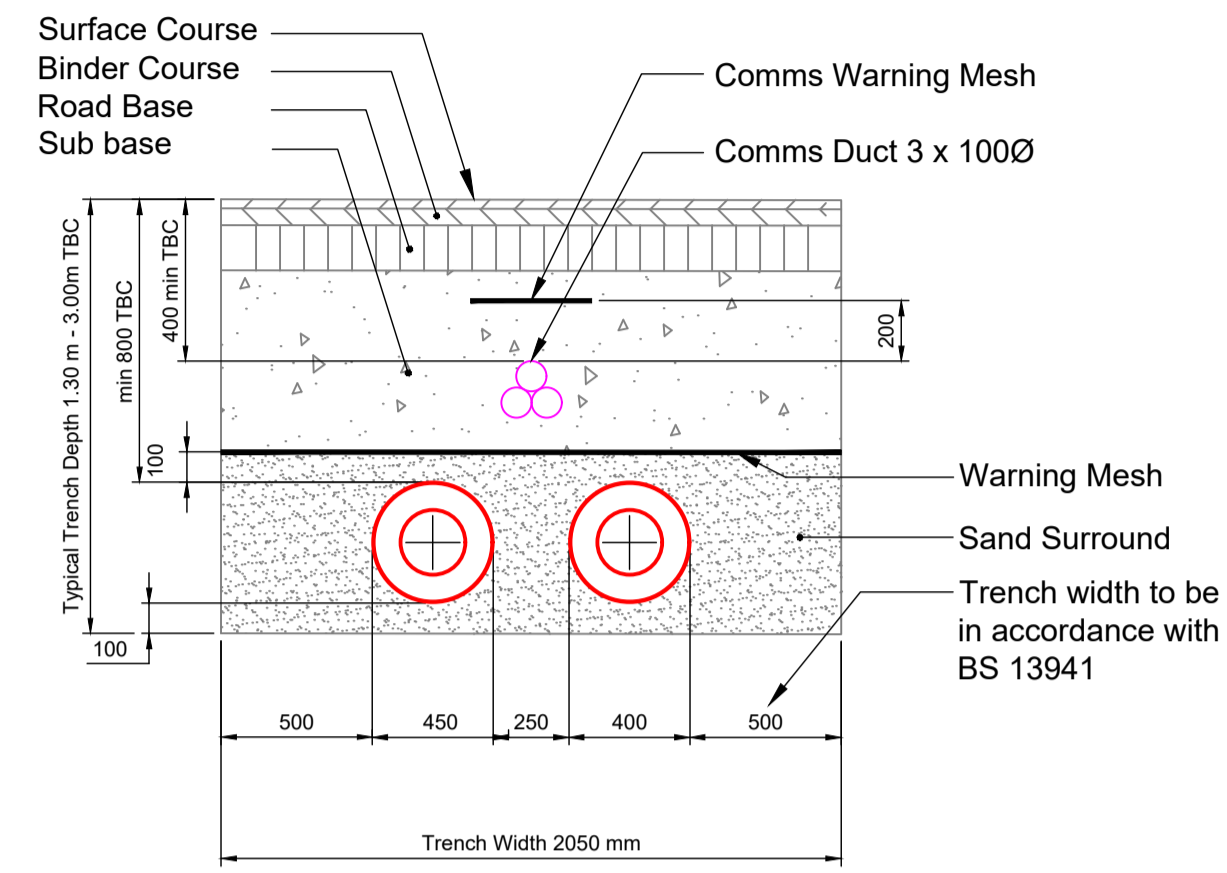
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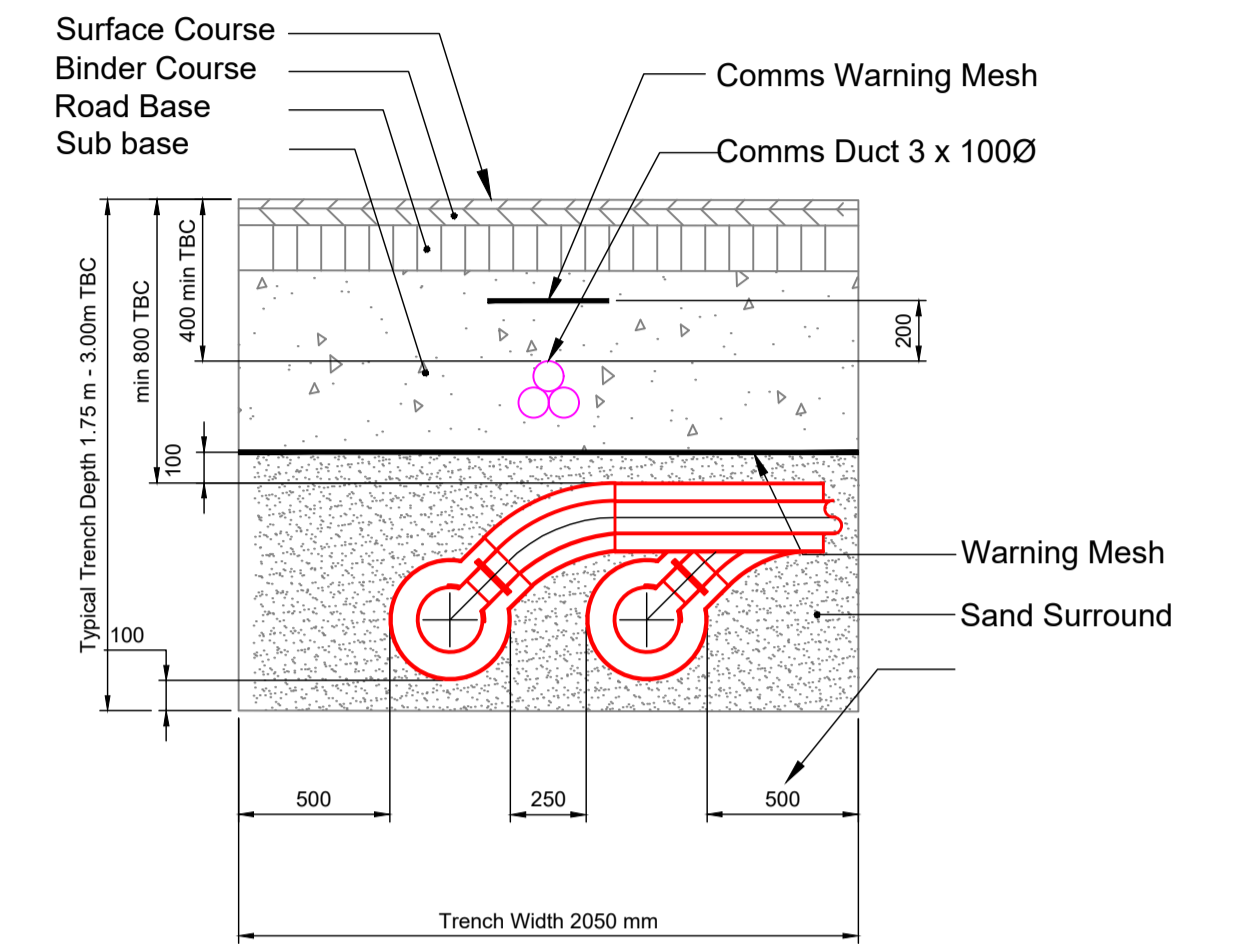
**DN400/710OD SERIES 3  
TYPICAL TRENCH DETAIL**



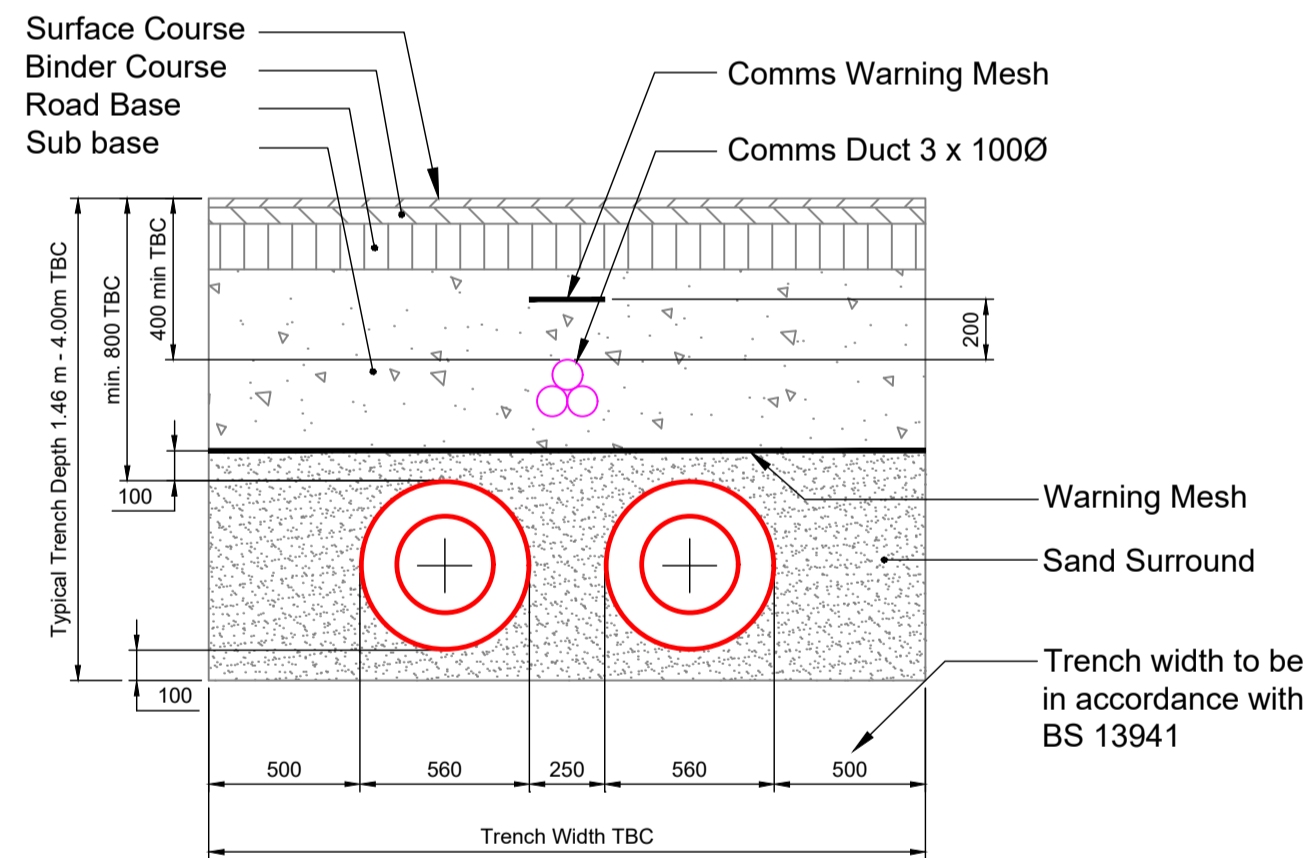
**DN400/710OD SERIES 3  
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



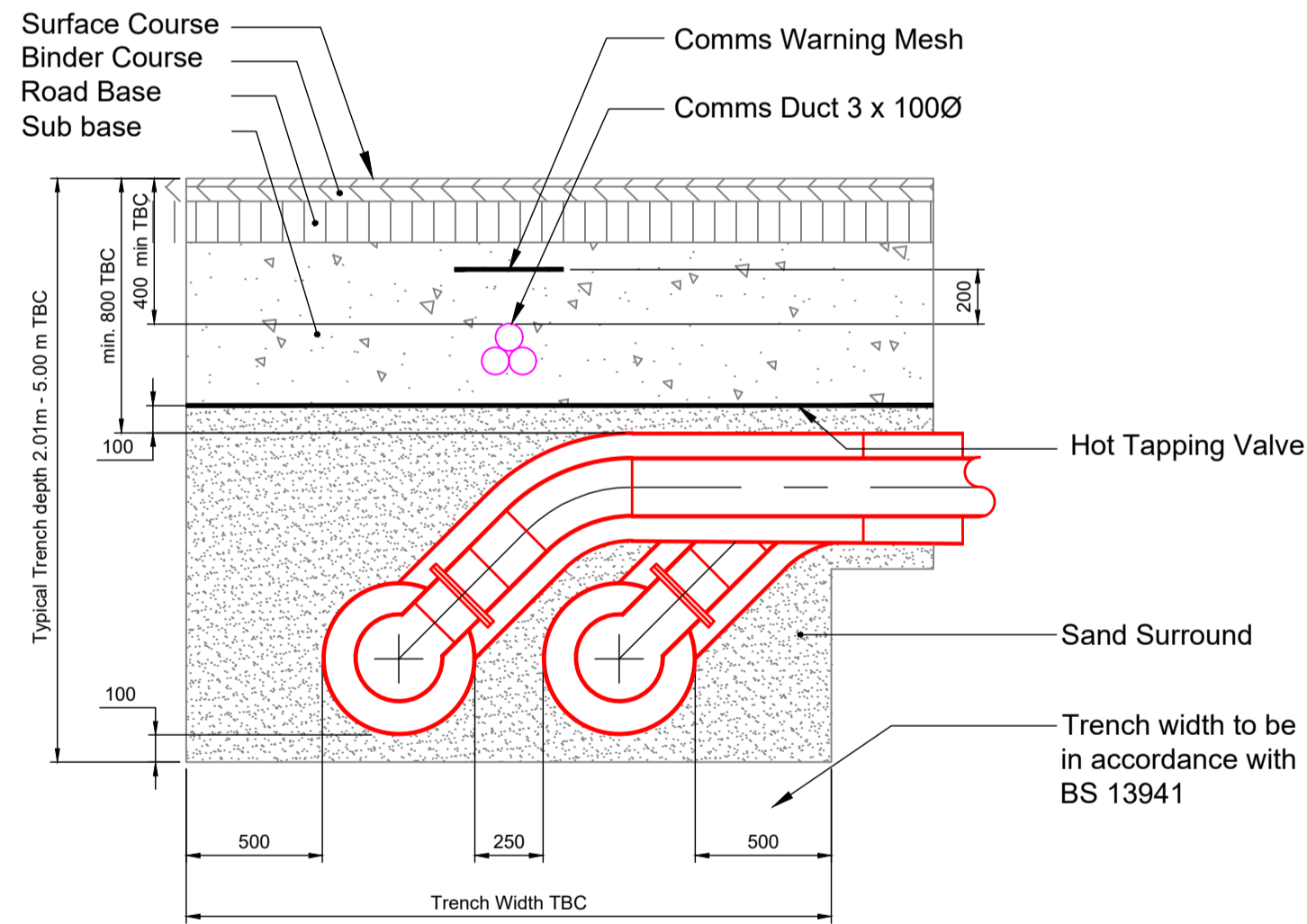
**DN200/400OD SERIES 3  
TYPICAL TRENCH DETAIL**



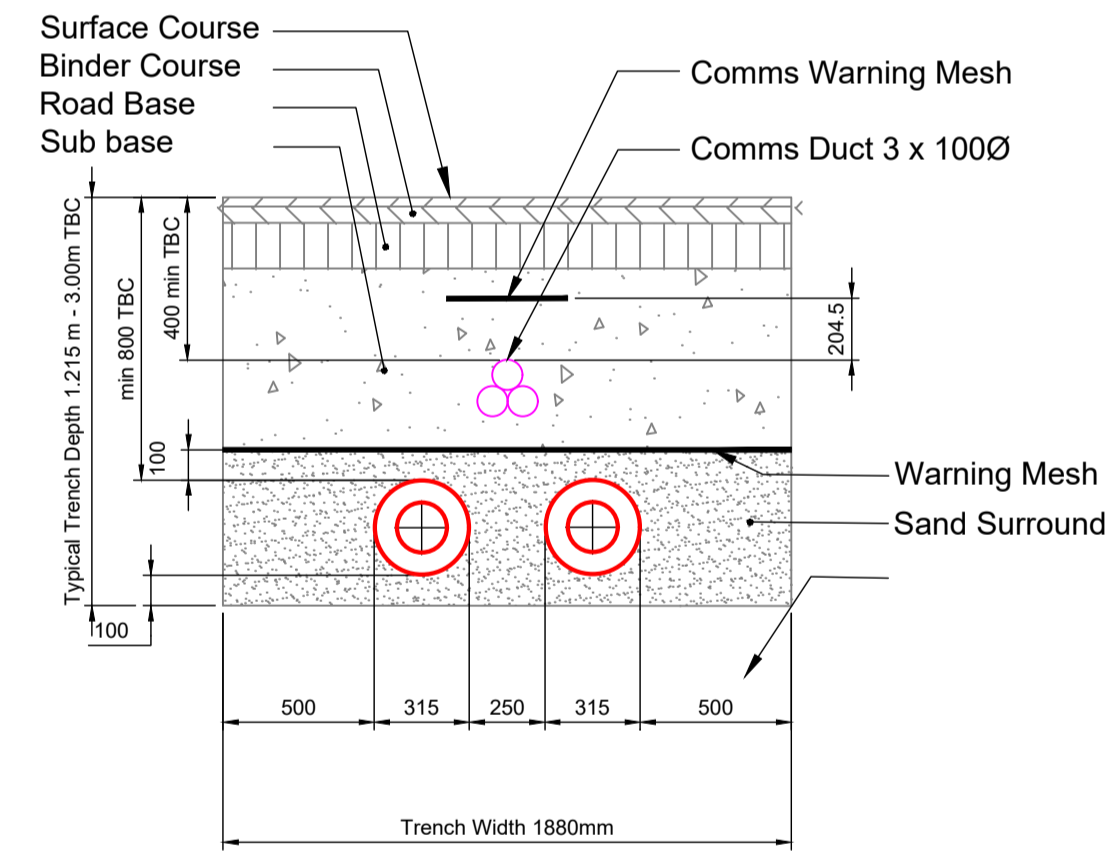
**DN200/400OD SERIES 3  
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



**DN300/560OD SERIES 3  
TYPICAL TRENCH DETAIL**



**DN300/560OD SERIES 3  
TYPICAL TRENCH DETAIL C/W 45° HOT TAPPING**



**DN150/315OD SERIES 3  
TYPICAL TRENCH DETAIL**

**NOTES:**

For additional technical information please refer to the Logstor manuals

- 1, Design
- 2, Design with Twin Pipes
- 3, Product Catalogue
- 4, Surveillance
- 5, Handling & Installation

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Rev	Description	Issued	Checked	Date
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Rev	Description	Issued	Checked	Date
001	FOR INFORMATION	XXXXXXPH	XX.XXX.XX	22.06.22 MS
002	TENDER ISSUE			22.06.22

**Purpose of Issue**  
TENDER  
**Project Information**  
Project: Enfield District Heating Network  
Phase 2  
**Drawing Information**  
Typical Trench Cross Sections

Client:



Project ID	Originator	Zone	Level	Type	Role	Drawing No.
ENF	D3A	00	XX	DR	M	0263
Project No.	Drawn	Scale	Scale	Status	Revision	
1665	DW	1:20		D2	002	

