

Peel Appendix 3- Conditions & Informatives

CONDITIONS – SITE WIDE

1. Compliance with Approved Plans and Primary Control Documents

The development hereby permitted shall be carried out in accordance with the approved plans contained in the Annex to this document and the following Primary Control Documents, subject to the conditions in this permission and unless otherwise agreed in writing with the Local Planning Authority:

- i. PC5 Revised Development Schedule (May 2015)
- ii. PC6 Revised Parameter Plans Nos. Prefix: 1735-FCB-SITE: 0102-P2; 0103-P2; 0104-P2; 0105-P2; 0106-P3; 0107-P2; 0108-P5; 01089-P2
- iii. PC7 Revised Design Principles Document (June 2015)

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

2. Time Limits – Commencement and RMAs

The development hereby permitted shall begin no later than 3 years from the date of this permission and, in the case of Development Phases, no later than 2 years from:

- i. the final approval of the last Reserved Matters Application pursuant to Condition 3, or
- ii. the final approval of any pre-commencement condition associated with that Development Phase.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

3. Timing of Submission of Reserved Matters

Applications for the approval of the reserved matters (being scale, layout, access, appearance, landscaping and siting) for Stages 2, 3 and the school plot shall be made to the Local Planning Authority before the expiration of seven years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

4. Phasing Plan

With the exception of Ground Works and Site Preparation Works, no development shall commence until a Phasing Plan identifying the Development Phases and associated infrastructure works (including highways works) has been submitted to and approved by the Local Planning Authority. This shall be in general accordance with the Construction Management Plan and Delivery Strategy (ref. PC30) unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved Phasing Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is carried out in appropriate phases and to allow the phasing plan to be amended to reflect changes to the phasing of the development that were not foreseen at the date when the phasing plan was approved.

5. Construction Environmental Management Plan

Prior to Ground Works and Site Preparation Works, no development shall commence within a Development Phase until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with that Development Phase, has been submitted to and approved in writing by the Local Planning Authority. The details shall be in accordance with the ES (ref. PC14) and shall include:

Construction site and works

- i. Site information (including a site plan and management structure)
- ii. Description of works, equipment and storage
- iii. Programme of works
- iv. Temporary hoarding and fencing
- v. Temporary works
- vi. Interim drainage strategy
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority) - The investigation must be comprehensive enough to enable: a risk assessment to be undertaken, any necessary refinement of the Conceptual Model, and the development of a Method Statement detailing the remediation requirements. If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Construction management and procedures

- viii. Code of Considerate Practice

- ix. Consultation and neighbourhood liaison
- x. Staff training and briefing procedures
- xi. Schedule of environmental legislation and good practice
- xii. Register of permissions and consents required
- xiii. Environmental Audit Programme
- xiv. Environmental Risk Register
- xv. Piling Works Risk Assessment
- xvi. Health and safety measures
- xvii. Complaints procedures
- xviii. Monitoring and reporting procedures

Demolition and waste management

- xix. Demolition Audit
- xx. Site clearance and waste management plan
- xxi. Asbestos survey and disposal strategy

Construction traffic

- xxii. Construction traffic routes
- xxiii. Construction traffic management (including access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution)

Environmental Management

- xxiv. Tree protection measures (a method statement detailing the precautions to be taken to minimise damage to trees adjacent the site, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction)
- xxv. Ecology surveys and management plan (as required by the ES) in relation any existing ecological features that may be affected by works in that Development Phase
- xxvi. Measures to minimise visual impact during construction
- xxvii. Measures to minimise noise and vibration levels during construction
- xxviii. Measures to minimise dust levels during construction
- xxix. Measures to control pollution during construction (including a Pollution Response Plan)
- xxx. Construction lighting strategy, including measures to minimise light spill
- xxxi. Measures to reduce water usage during construction
- xxxii. Measures to reduce energy usage during construction

Misc

xxxiii. Any other precautionary and mitigatory measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register

The development shall thereafter be implemented in accordance with the measures detailed within the statement.

The tree protection measures approved shall remain in place until after the development works hereby consented are completed and no material or soil shall be stored within any of the protected areas during the works associated with this development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highway and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan.

6. Contaminated Land

Part 1

Before development commences other than for investigative work:

A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2011.

7. Hours of Construction

In accordance with the ES, and unless otherwise agreed with the Local Planning Authority, no construction works shall occur outside the following times:

- 08:00 – 18:00 hours weekdays
- 08:00 – 13:00 hours Saturdays

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policies DM01 and DM04 of the Barnet Local Plan.

8. Clearance of Vegetation

Vegetation clearance should take place outside the bird breeding season (October to February). In accordance with the ES, any clearance of vegetation with the potential to support nesting birds during this period may only occur following a check by a qualified ecologist. If any active nests are found, works must cease, the area left in situ and an appropriate buffer zone established until such time as a qualified ecologist confirms that the nest is no longer in active use.

The clearance of vegetation within the gardens of properties that adjoin Rowan Drive must be undertaken according to a precautionary working method, with progressive clearance undertaken under the supervision of a qualified ecologist during the period that reptiles are active (April to September).

Reason: To avoid the potential for an offence under the Wildlife and Countryside Act 1981, as amended.

9. Waterways Approval

No works within 7m of a watercourse shall commenced without first obtaining Watercourse Consent from the council in pursuance to the Flood and Water Management Act 2010.

Reason: To protect the waterway in accordance with LB Barnet Policies CS13 and DM04.

10. Advanced Infrastructure Details

Prior to Surface Infrastructure Works, no development shall commence within a Development Phase (with the exception of Ground Works and Site Preparation Works) until a scheme of Advanced Infrastructure Works associated with that Development Phase is submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. Underground drainage details
- ii. Below ground energy infrastructure
- iii. Below ground services and utilities
- iv. Groundworks, earthworks, contouring and levels
- v. A statement of compliance with the site wide strategies (including the DAS Volume I and Addendum sections 6.19, 7.1 - 7.16, 8.1 – 8.3 and approved Primary Control Documents)

Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason: To ensure appropriate arrangements are made for servicing, utilities and infrastructure and to avoid potential conflicts between am impacts upon the development as proposed and its servicing, utilities and infrastructure, in the interests of a sustainable development in accordance with the NPPF.

11. Landscape Details (Including Streets and Public Spaces)

No Surface Infrastructure Works shall commence within the relevant Development Phase until a scheme of Landscaping Works for that Development Phase is submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the scheme shall include:

- i. Design and location of electricity sub stations, including surface treatment and means of enclosure
- ii. Vehicle parking and surfacing treatment (including petrol/oil interceptors)
- iii. Surface drainage details
- iv. Surface materials and finishes
- v. Cycle parking locations and details

- vi. Highways details (e.g. crossings and kerb heights)
- vii. Access and wayfinding strategy
- viii. Materials, types and siting of all fencing, boundary treatments, gates or other enclosures (including temporary arrangements to be in place until the site is completed in full)
- ix. Street furniture, lighting and signage
- x. Children's play spaces and play provision
- xi. Details of all proposed trees, hedge, shrub and other planting and all planting proposed for green walls and other soft landscaped structures, including proposed species, plant sizing, density and arrangement
- xii. Ecological enhancements (in accordance with ES) -
 - xiii. The position of any existing trees and hedges to be retained or removed and the crown spread of each retained tree
 - xiv. details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site
 - xv. the position of any proposed excavation within the recommended protective distance referred to in BS5837: 2012
 - xvi. means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance schedule for regular pruning, watering and fertiliser use, referencing details approved under conditions 9 and 14 as relevant
 - xvii. Details and specifications of all play, sport and recreational features to be included within the landscaped areas
 - xviii. Details of all proposed hard landscape works, including proposed materials, samples and details of special techniques to minimise damage to retained trees and details of techniques to be used to provide conditions appropriate for new plantings
 - xix. timing of planting

Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Prior to completion of the development within the relevant Development Phase the bat and bird boxes hereby approved will be installed and all reasonable measures taken to minimise disturbance to these boxes for the lifetime of the development.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

12. Surface Water Run-Off

Discharge from the site shall be limited to a rate of 9.31/s/ha in accordance with the Flood Risk Assessment (PC25) unless otherwise agreed in writing by the Local Planning Authority.

Reason:

13. Landscape Management Plan

With the exception of Ground Works, Site Preparation Works and Advanced Infrastructure Works, no development shall commence until a Landscape Management Plan for the site has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with policies DM01 and DM02 of the Barnet Local Plan and policies 3.6 and 7.21 of the London Plan.

14. Replacement planting / trees

If within a period of five years from the date of planting any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place in the next available planting season (unless otherwise agreed in writing with the Local Planning Authority).

Reason:

15. Site Wide Car Parking Management Strategy

With the exception of Ground Works and Site Preparation Works, no development shall commence until a Site Wide Car Parking Management Strategy is submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, this shall be in accordance with the strategy set out in the Transport Assessment (ref. PC16), Transport Statement Addendum and section 8.1 of the DAS Addendum Volume I (ref. PC16).

The development shall be carried out in accordance with the approved Site Wide Car Parking Management Strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan (2011) and also, To ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

16. Car Parking Provision

The level of parking for all land uses shall be as set out in the Transport Assessment and for residential parking shall be forecast using car ownership demand according to the mix of dwellings using the methodology set out in the Transport Assessment and

Addendum. Using this methodology the current indicative mix would result in an estimated average of 0.71 spaces per dwelling across the site and the following Development Stage averages (or as otherwise agreed with the Local Planning Authority), and some 2056 spaces:

- i. Development Stage 1 – 0.72 (644 spaces)
- ii. Development Stage 2 – 0.68 (794 spaces)
- iii. Development Stage 3 – 0.72 (618 spaces)

Temporary car parking shall be provided during the build-out of Development Stages to ensure that the forecast ratio for the Development Stage is provided close to the development areas. Plans of the temporary car parking layouts will be submitted for written approval by the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan (2011) and also, to ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

17. Residential Parking

Private parking provision for residential units shall be used for the purpose of residential parking and servicing only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan (2011)

18. Car Parking Management Plan

Prior to the commencement of Surface Infrastructure Works within the relevant Development Phase a detailed Car Parking Management Plan for that Development Phase, demonstrating compliance with the Site Wide Car Parking Management Strategy (Conditions 16 and 17), shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, the details shall include:

- i. Location and layout of car parking spaces
- ii. Allocation of car parking spaces

- iii. On-site parking controls and charges
- iv. The enforcement of unauthorised parking
- v. For Stages 2 and 3 only, monitoring of parking in the development including use of electric vehicle charging points and disabled spaces
- vi. 'Blue badge' space quantities in accordance with London Plan (2015) guidance
- vii. Community transport points and taxi drop-offs
- viii. Location of a minimum of 2 car club spaces per Stage with a minimum of 8 spaces by occupation of the first dwelling in Stage 3
- ix. Electric Charging Points: Location, specification and timing. For residential parking spaces, timing and delivery of the 20% of parking spaces which shall be active and 20% which shall be passive electric charging points. For non-residential spaces, provision at 20% of spaces shall be undertaken with potential provision at a further 10% of spaces.
- v. Car parking reconciliation (evidence that the number of vehicular parking spaces proposed for each Development Zone is proportionate having regard to the Site Wide Car Parking Strategy and indicative levels in Conditions 16 and 17)

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The Car Parking Management Plan and the abovementioned provisions shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan (2011) and also, To ensure that the development does not over-provide car parking spaces and to encourage sustainable travel in accordance with Barnet Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

19. Primary Route Design for Buses

The Primary Route will be designed in accordance with Transport for London guidance BP2/05 in respect of speed table ramp gradients to accommodate the movement and turning of a London Buses double-decker bus.

Reason:

20. CPZ exclusion

Residents of the proposed development will be excluded from obtaining resident and visitor parking permits from existing Colindale Controlled Parking Zones.

Reason: To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

21. Wheelchair Accessible Homes

The development shall provide a total of 10% of units across the site designed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users unless otherwise agreed in writing by the Local Planning Authority.

Accessible parking bays shall be allocated to wheelchair accessible homes at 1:1 provision and where spaces are in undercroft areas ceiling heights shall meet the recommended height of 2.6 metres above wheelchair accessible spaces.

Reason: To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

22. Materials

Prior to the construction of any building, the following details for that building shall be submitted to and approved in writing by the Local Planning Authority (unless otherwise approved and agreed):

- i. Full details (including samples, where appropriate) of the materials and finishes to be used on all external surfaces
- ii. Door, entrances and windows (including glazing specifications)
- iii. Details of mitigation measures (in accordance with the ES) to show how it will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration
- iv. Details of the design and access controls for the car park gate(s)
- v. Building lighting
- vi. Podium details (including hard and soft landscaping, planting species, furniture and play provision)
- vii. Details of biodiverse roofs
- viii. Ventilation and extraction details
- ix. Details of any building security measures including cctv

Thereafter the gates shall be installed prior to occupation of the relevant phase and thereafter maintained in secure and good working order for the lifetime of the development.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

23. Refuse and recycling

Notwithstanding the details submitted with the application, prior to the construction of any building within the relevant Development Phase, the following details for that Development Phase shall be submitted to and approved in writing by the Local Planning Authority:

- i. Enclosures, screened facilities and/or internal areas of the proposed buildings to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable;
- ii. satisfactory points of collection; and
- iii. details of the refuse and recycling collection arrangements

The development shall be implemented and the refuse and recycling facilities provided fully in accordance with the approved details before the development is occupied and the development shall be managed in accordance with the approved details.

Reason:

To ensure a satisfactory refuse and recycling facilities are provided at the development in accordance with policies CS5, CS9, CS14, DM01, DM04 and DM17 of the Barnet Local Plan.

24. Extraction And Ventilation Equipment – Non-residential

Prior to the construction of any building details of all extraction and ventilation equipment to be installed as part of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall be accompanied by a report carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and proposes mitigation measures for the development if necessary to reduce these noise impacts to acceptable level (as defined in the relevant British Standard). The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design

and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

25. Restrict Noise From Operational Plant

The level of noise emitted from the plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011.

26. Energy Provision

Prior to the construction of any building within a Development Stage, full details of the energy supply for the buildings within that Development Stage shall be submitted and approved in writing by the Local Planning Authority. Details shall be in accordance with the Energy Statement (ref. PC24) unless otherwise agreed and shall include:

- i. Details of the energy supply for all buildings
- ii. Details of any temporary provision
- iii. Details of connections to the site wide energy network
- iv. Overheating analysis and any resulting mitigation
- v. A statement of compliance with the site wide Energy Statement (PC24)

Reason:

27. CHP and or Biomass boiler emissions

CHP and or biomass boilers must not exceed the Band B Emission Standards for Solid Biomass Boilers and CHP Plant as listed in Appendix 7 of the London Plan's Sustainable Design and Construction SPG document. Prior to the development commencing, evidence to demonstrate compliance with these emission limits will be required.

Reason: To comply with the London Plan's SPG on Sustainable Design and Construction and Policy 7.14 of the London Plan in relation to air quality.

28. Greywater/Rainwater Recycling Feasibility Study

Prior to construction of any building, a rainwater and greywater feasibility study, investigating the potential for incorporating rainwater or greywater recycling into building across the site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

29. Biodiverse Roof Details

Subject to limited exceptions (to be agreed in writing with the Local Planning Authority), roofs shall be used as amenity space or be biodiverse roofs.

Reason:

30. Water Efficiency (Potable Water)

The development shall achieve a water efficiency target of 105l/d in accordance with the Sustainability Statement (PC23) unless otherwise agreed in writing by the Local Planning Authority

Reason:

To encourage the efficient use of water in accordance with policy CS13 of the Barnet Local Plan and policy 5.15 of the London Plan.

Reason:

31. BREEAM Excellent

All commercial units shall achieve a minimum of BREEAM Excellent. Within three months of first occupation of the building, a copy of the summary score sheet and BREEAM Post Construction Certificate shall be submitted to the Local Planning Authority to demonstrate that this has been achieved.

Reason:

32. Lighting

Prior to occupation of the relevant phase of the development hereby approved, an External Lighting Assessment of lighting proposed within that Development Phase shall be submitted to and approved in writing by the Local Planning Authority. The External Lighting Assessment submitted shall detail the existing average night time luminance and light spread levels across the application site at night, identify the levels of light pollution received at the windows to residential properties within proposed development and, where appropriate, identify the measures to be used to mitigate the impacts of light pollution on the future

occupiers proposed dwellings as well as mitigate any impacts to species including bats. Any light pollution mitigation identified in the External Lighting Assessment shall be implemented in full prior to occupation of the relevant phase.

Reason:

To ensure the development provides adequate amenities of the future occupiers of the proposed dwellings and to accord with policy DM01 of the Barnet Local Plan and to mitigate the impact to species including bats in accordance with policies CS7 and DM16.

33. Delivery and Servicing Management Plan

No building shall be occupied until a Delivery and Servicing Management Plan in respect of that building has been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed, this shall be in accordance with the strategy set out in the Transport Assessment and Addendum (ref. PC16).

The development shall be carried out in accordance with the approved Delivery and Service Management Strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

34. Estate Management Plan

No building shall be occupied until an Estate Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the Outline Estate Management Strategy (ref. PC31) unless otherwise agreed. The development shall be managed in accordance with the approved Estate Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the coordinated management and maintenance in good working order of the site not limited to an including its buildings, roads including the Peel Link, infrastructure including SUDs, parks, gardens, landscaping, street trees, public squares, energy centre and site network in the interests of sustainable development in accordance with the NPPF, London Plan 2015 and Barnet Core Strategy.

35. Access roads and highways works

No residential unit shall be occupied until the access roads and highways works (on and off-site) associated with the block in which that unit is located (as defined by the approved phasing details) are made available for use.

Reason: To ensure there is adequate access available to all residential units.

36. Operational Waste Management Plan

No building shall be occupied until an Operational Waste Management Plan, setting out the measures for the management of operational waste across the site, has been submitted to and approved in writing by the Local Planning Authority. This shall be in accordance with the Waste Management Plan (ref. PC22) unless otherwise agreed.

The development shall be managed in accordance with the approved Operational Site Waste Management Plan unless otherwise agreed in writing with the Local Planning Authority.

Reason:

37. Private/communal amenity space

No residential unit shall be occupied until the private and/or communal amenity space provision, (excluding public open space) for that unit is available in accordance with the Approved Plans.

Reason: To ensure there is adequate amenity space available for all residential units.

38. Availability of Associated Children's Play Space and sport and recreation features

Prior to first occupation within the relevant Development Phase, unless otherwise agreed in writing as part of the phasing details approved in condition 4, the play space and sport and recreation features shall be provided in accordance with the approved details for the Development Phase to which the play space relates and thereafter maintained for the lifetime of the development.

Reason:

39. Commercial Uses

The proposed flexible non-residential floorspace at ground floor hereby approved shall not be used for a nightclub, music venue, concert venue, bingo hall, or a place of worship or any equivalent uses within Classes D2 and D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification.

Reason:

To ensure that occupation of the premises does not prejudice the amenities of future residential occupiers in accordance with policies DM01 and DM13 of the Barnet Local Plan.

40. Restrictions on Use of Restaurants/Cafes/Snack Bars

In respect of any future Class A3/4 occupation, no persons other than staff shall be permitted to be on the premises between the hours of 23.30 and 08.00 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

41. Noise Report and Mitigation for Gym Use

Prior to the construction of any building containing a gym use, a report should be carried out by an approved acoustic consultant, and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the building with regards to its use as a Gym. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

42. Digital/satellite television equipment

Prior to construction of any building within a Development Phase, a scheme for the provision of communal/centralised satellite and television reception equipment to be installed on all blocks within that Development Phase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be implemented in accordance with the details approved and the equipment shall thereafter be retained and made available for use by all occupiers of the development.

Reason:

To ensure that the development makes appropriate provision for such equipment, so as to not impact adversely on the character of the area, in accordance with policies CS5 and DM01 Barnet Local Plan.

43. Telecomms equipment

Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) the following operations shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

- The installation of any structures or apparatus for purposes relating to telecommunications on any part the development

hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that Order.

Reason:

To ensure that the development does not impact adversely on the character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policies CS5 and DM01 Barnet Local Plan.

44. Air Quality Report

a) Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority.

It shall have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development.

c) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.3 of the London Plan 2011.

45. Impact Of Noise On Development – Class C3 residential

No development other than demolition works shall take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and measures to be implemented to address its findings has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations

The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2011.

46. Noise Report for gym use

Before development commences, a report should be carried out by an approved acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development with regards to its use as a Gym. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

47. Noise use as a gym

Prior to occupation by any gym use, a scheme of proposed mitigation measures for noise from the gym shall be submitted to and approved by the Local Planning Authority.

The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

48. Noise Impact Assessment

No development other than demolition works shall take place on site until a noise assessment, carried out by an approved acoustic consultant, which assesses the likely impacts of noise on the development and measures to be implemented to address its findings has been submitted to and approved in writing by the Local Planning Authority. The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and

recommendations

The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2011.

49. Vibration Impact Assessment

No development other than demolition works shall take place on site until a scheme for protecting the proposed development from vibration has been submitted to and approved in writing by the Local Planning Authority.

The vibration protection scheme shall include such combination of land separation, vibration control techniques and other measures, as may be approved by the Local Planning Authority, in light of current guidance on vibration levels. The scheme shall secure provision as will ensure that it endures for so long as the development is available for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations

The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason:

To ensure that the amenities of occupiers are not prejudiced by rail and/or road traffic and/or mixed use noise in the immediate surroundings in accordance with policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2011.

50. Insulation Against Internally/Externally Generated Noise and Vibration

No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the (specify plant / equipment) as measured within habitable rooms of the development shall be no higher than 30dB(A) from 7am to 11pm and 30dB(A) in bedrooms from 11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of the residential properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.15 of the London Plan 2011.

51. Acoustic Fencing To Be Constructed

Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of all acoustic walls, fencing and other acoustic barriers to be erected on the site have been submitted to the Local Planning Authority and approved in writing.

The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their homes in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy 7.15 of the London Plan 2011.

52. Drainage Strategy

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker.

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new

development; and in order to avoid adverse environmental impact upon the community.

53. Piling

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: To prevent any damage to nearby underground sewerage utility infrastructure.

54. Bat and Bird Boxes

Prior to commencement, details and location on elevations of bat and bird boxes bricks shall be submitted for approval in writing by the council.

Bat bricks and boxes in the fabric of new buildings and trees will be specified to meet the roosting preferences of species of bat recorded during the baseline surveys and those known to be present in the local area. These will be installed as an inherent component of new buildings to provide new and replacement roosting opportunities as soon as the first phase of development becomes operational.

Prior to completion the bat and bird boxes hereby approved will be installed and all reasonable measures taken to minimise disturbance to these boxes for the lifetime of the development

Reason:

In the interests of protecting and enhancing biodiversity in accordance with policies CS7 and DM16.

55. Waiver of Liability and Indemnity

Prior to occupation of the development a Waiver of Liability and Indemnity Agreement in relation to the non-adopted roads within the relevant phase shall be signed by the developer and be submitted to and approved in writing by the Local Planning Authority. This is to indemnify the Council against any claims for consequential damage caused to private roads arising from and/ or in connection with the collection of waste by the Council from the premises.

Reason: To ensure that the access is satisfactory in terms of highway safety development and to protect the amenity of the area and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

56. Tree Protection

No site works or other works associated with this development shall be commenced before temporary tree protection measures to safeguard trees adjacent to the application site have been erected in accordance with details that have been previously submitted to and approved in writing by the Local Planning Authority. The tree protection measures approved shall remain in place until after the development works hereby consented are completed and no material or soil shall be stored within any of the protected areas during the works associated with this development.

Reason:

To safeguard the health of existing trees which represent an amenity feature in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

57. Tree Protection Cont.

No site works or other works associated with this development shall be commenced before a method statement detailing the precautions to be taken to minimise damage to trees adjacent the site, in accordance with British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details.

Reason:

To safeguard the health of existing trees which represent an amenity feature in accordance with policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

58. Tree Protection Cont.

Prior to the commencement of the development hereby approved details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained, or trees on adjacent sites, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approval.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

CONDITIONS - STAGE 1 – FULL COMPONENT**59. Energy Centre Details – Block H**

Prior to the construction of Block H, the following details shall be submitted to and approved in writing by the Local Planning Authority (unless otherwise agreed):

- i. Details of temporary and fixed plant
- ii. Plant specifications
- iii. Flue heights
- iv. Ventilation and extraction details
- v. Measures to control air emissions
- vi. A statement of compliance with the site wide Energy Statement (PC24)
- vii. Evidence to demonstrate that the total air emissions have been recalculated using the emissions data for the chosen energy plant specifications and that the selected plant meets the benchmark requirements as identified in the ES (ref. PC14)

Reason:

CONDITIONS - STAGES 2, 3 and School Plot

60. Reserved Matters Applications

No development shall take place within a Development Phase (with the exception of Ground Works, Site Preparation Works and Advanced Infrastructure Works) until Reserved Matters Applications, with full details of the amount, layout, scale, appearance and landscaping of development within that Development Phase, are submitted and approved by the Local Planning Authority.

Development shall be carried out in accordance with the approved details unless otherwise agreed in writing.

Reason:

61. Reserved Matters Applications – Information requirements

Notwithstanding any additional requirements identified by the LPA, any other authority and the National List and Local List, Reserved Matters Applications shall be accompanied by the documents listed below unless the LPA considers and confirms in writing that the submission of any of such documents is not necessary.

Land uses

- i. A statement setting out the proposed land uses and mix of uses including Class C3 dwelling sizes and tenures
- ii. An explanatory statement demonstrating how the quantum of land uses proposed for the Development Phase are consistent with the parameters set out in the Primary Control Documents

Layout

- iii. Siting, design and external appearance of new building[s] and structures including elevations, sections
- iv. Detailed internal layouts including floorplans, sections and supporting details demonstrating compliance with relevant standards and guidance including standards for wheelchair accessible and adaptable units
- v. Private and communal amenity space
- vi. Means of access to new buildings
- vii. Details of the incorporation of accessible showers and toilets for the ground floor non-residential units
- viii. Ventilation details
- ix. A phasing and reconciliation statement demonstrating how development of the phase is in accordance with the ES, Phasing and Delivery Strategy and how it relates to existing and future Development Phases
- x. A reconciliation plan showing how the proposed detailed layout of roads, pedestrian and cycle routes and detailed layout of open spaces and public realm within that Development Phase are consistent with the Primary Control Documents
- xi. Details of any temporary layout associated with boundary treatments and land and building conditions between Development Phases

Scale

- x. Finished heights above original and finished ground levels of new buildings and structures
- xi. Internal finished floor levels of new buildings and structures
- xii. A written statement and plans which explain how the details respond to and conform with the Primary Control Documents in terms of scale

Materials

- xiii. A materials strategy for that Development Phase
- xiv. Full details (including samples, where appropriate) of the materials to be used on all external surfaces
- xv. Door, entrances and windows (including glazing specifications)
- xvi. Basement ramps (details of the layout, gradient and design of any access ramp to the basement car parking areas and vertical clearances along the ramps and within the parking areas)
- xvii. Building lighting
- xviii. Podium details (including hard and soft landscaping, planting species, furniture and play provision)
- xix. Ventilation and extraction details
- xx. A statement shall be submitted to and approved by the LPA, which demonstrates compliance with the Primary Control Documents in relation to the selection of new construction materials

Landscaping

- xxi. Roads, vehicle and cycle parking, cycle and pedestrian routes

- xxii. Open spaces, sports facilities and play space details, including hard and soft landscaping, surface treatments, street furniture, signage, lighting and play provision
- xxiii. Boundary treatments and means of enclosure
- xxiv. Existing and finished ground levels of outdoor areas
- xxv. A written statement and plans which explain how the details respond to and conform with the Primary Control Documents in terms of layout and access
- xxvi.

Reason:

62. Basement Ramps

Prior to the construction of any building within the relevant Development Phase details of the layout, gradient and design of any access ramp to the basement car parking areas and vertical clearances along the ramps and within the parking areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out nor shall it be subsequently operated otherwise than in accordance with the approved details.

Reason: In the interests of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

63. Cycle and Motorcycle Parking

Cycle parking shall be provided in accordance with the minimum standards in the London Plan (2015) unless otherwise agreed in writing with the Local Planning Authority. Motorcycle parking shall be provided in accordance with the Transport Assessment and Addendum (PC16).

Prior to the construction of any building in Stages 2 and 3, plans identifying cycle and motorcycle parking locations shall be submitted and approved in writing by the Local Planning Authority to demonstrate the provision of secure, convenient and accessible locations.

Cycle and motorcycle parking so designated by detailed approval shall be used for the purpose only and retained thereafter in accordance with the approved details.

Reason: INSERT

64. Restriction on Size of Retail Units

With the exception of the foodstore, the retail units hereby approved shall not exceed a floorspace of more than 300sqm (unless otherwise agreed in writing). Limited instances of units of up to 500sqm will be permitted subject to agreement in writing by the

Local Planning Authority.

Reason:

65. School Travel Plan Measures

The provision 70 school parking spaces, designated for pick up and drop off, shall be reduced if the School Travel Plan targets are not met. In addition, storage for 30 scooters at the primary school shall be provided.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

66. Noise from Site use as a primary school and associated nursery

Before development commences, a scheme of proposed mitigation measures for noise from the school and nursery shall be submitted to and approved by the Local Planning Authority. The approved mitigation scheme shall be implemented in its entirety before any of the units are occupied.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

67. Noise Report for the primary school and associated nursery

Before development commences, a report should be carried out by an approved acoustic consultant and submitted to the Local Planning Authority for approval, that assesses the likely noise impacts from the development with regards to its use as a school and nursery. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before (any of the units are occupied/ the use commences).

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

68. Noise Report for Nursery

Before development of the relevant phase commences, a report shall be carried out by a competent acoustic consultant and submitted to the LPA for approval that assesses the likely noise impacts from the nursery in Stage 2. The report shall also clearly outline mitigation measures for the development to reduce these noise impacts to acceptable levels.

It shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved measures shall be implemented in their entirety before the use commences.

Reason: To ensure that the amenities of neighbouring premises are protected from noise from the development.

69. Restrict Noise from Plant (Nursery)

The level of noise emitted from the ventilation and extraction plant for the nursery in Stage 2 shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011.

70. Impact of Noise from ventilation and Extraction Plant on Development (Nursery)

The use of the nursery in Stage 2 shall not commence until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant for the nursery, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in

accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

71. Noise from Plant (Café and restaurants)

The level of noise emitted from the ventilation and extraction plant for any café and restaurant in Stage 2 hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011.

72. Impact of Noise from Ventilation and Extraction Plant on Development (Café and restaurant)

The use of the café and restaurant in Stage 2 shall not commence until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant for the cafe, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2011.

INFORMATIVES

1. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

2. A summary of the development plan (London Plan 2011, Barnet Core Strategy 2012 and Development Management Policies DPD 2012) policies relevant to this decision is set out in Appendix 6.

3. In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

4. Definitions

Definitions adopted for the purposes of the planning conditions as follows:-

'Approved Plans'

The plans in the schedule Appended to the Decision Notice and any plans subsequently approved under Reserved Matters Approvals.

'Primary Control Documents'

The detailed components of the Proposed Development are set out in the Development Schedule (PC5) and detailed drawings (PC8). The outline components are set out in three Primary Control Documents (PC5 Development Schedule, PC6 Parameter Plans, and PC7 Design Principles Document), which are submitted for approval.

'Development Phase'

A development component or components (which may include Ground Works and Site Preparation Works, Advanced Infrastructure Works, Surface Infrastructure Works, and construction of buildings) as identified in the Phasing Plan (to be approved). The Phasing Plan shall be in accordance with the Indicative Phasing set out in the Construction Management Plan and Delivery Strategy (PC30) unless otherwise agreed with the LPA.

'Ground Works and Site Preparation Works'

Include the following works:

- Demolition of existing structures including removal of asbestos, the stripping out of buildings, disconnecting services and grubbing up foundations.
- Removal of existing and surplus rubble from the site.
- Removal of services on the site including service trenches.
- Carrying out CAT scans on the site to confirm all existing services are clear.
- The erection or re-establishment of a hoarding line for the construction site.
- Providing piling matting.
- Providing clear health and safety information on the site.
- Piling works.
- Substructure and underground drainage works.

'Advanced Infrastructure Works'

Infrastructure required to serve the site as a whole, including:

- Installation of services and utilities.

- Installation of energy infrastructure.
- Construction of basement car parking.
- Ground levelling works.

'Surface Infrastructure Works'

Aboveground infrastructure required to serve the site as a whole, including:

- Highways works.
- Surface landscaping works to implement public routes/realm.
- Surface landscaping works to implement public spaces.

'Development Zone'

Zones identified in the Parameter Plans in Development Stages 2 and 3 (outline components) within which new buildings may arrive.

'Development Stage'

Refers to the broad sequence of development and defines the components that are submitted for approval in full detail or in outline as part of the Hybrid Planning Application. Development Stage 1 refers to the components of the Proposed Development that are submitted for approval in full detail (Development Stage 1) as part of the Hybrid Planning Application. Development Stages 2 and 3 refers to the components of the Proposed Development that are submitted for approval in outline as part of the Hybrid Planning Application.

5. Please be aware that additional conditions may be imposed as part of reserved matters approval in the event that issues are encountered which are covered by conditions in this decision notice.

6. Notification of New Bus Service Provision

Should the landowner, Transport for London or Barnet Council identify a demand and funding for a bus service or bus services to enter the site to serve its occupants there shall be adequate notice of no less than four (months) to enable the parties to notify residents of the new service and bus stop locations.

7. Land Contamination

In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current

guidance and codes of practice. This would include:

- 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
- 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
- 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
- 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
- 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
- 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

8. Air Quality

The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering layout so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) Environmental Protection UK Guidance: Development Control: Planning for Air Quality (2010); 2) Environment Act 1995 Air Quality Regulations; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance (2007).

9. Flues

Please supply the following information: 1. The proposed hours of use of the equipment. 2. The sound pressure levels of the ventilation/ extraction system to be installed in decibels dB(A) at a specified distance from the equipment. 3. Details of where the equipment will be placed i.e. within or outside of the building, marked on to a scale map. 4. Details of silencers to be fitted, and other sound insulation measures to reduce any noise impacts on neighbours including their noise reduction in dB(A). 5. Distance away from noise sensitive premises and the nature of these premises e.g.: offices, housing flats or storage.

The following should be noted: Given the visual and amenity impacts associated with flues and ductwork, it is strongly recommended that ducting is contained in voids through the building and terminating outside above roof height. Flues should be sited to minimise effects of vibration transmission and noise to internal spaces and any adjacent façade. Flues must incorporate anti-vibration mounts, flexible couplings and silencers. The height of the flue (must be minimum 1.5m above the highest eaves of the

building and adjacent buildings) and a reasonable distance approximately 20 metres from any open able residential windows unless there is suitable level of filtration and odour abatement equipment. The final discharge must be vertically upwards. There should be no Chinese hat or cowl on the top of the flue.

10. Acoustic Consultant To Be Used

The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:1997 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 – Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

11. Prior to commencement of Stage 3 with particular reference to the construction of blocks Y and Z, Network Rail recommends that the applicant contact its Asset Protection Team at AssetProtectionLNE@networkrail.co.uk to discuss the proposed development and its interaction with the operational railway

12. Network Rail safeguarding advice

The following advice is provided by network rail regarding works which may affect their land and operation track:

Construction

Any scaffold, cranes or other mechanical plant must be constructed and operated in a “fail safe” manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports.

Any cranes or other mechanical plant equipment involved during construction should be positioned so that their loads or jibs do not over-sail Network Rail's land.

Scaffolding

(Suggested condition) - Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

Piling

(Suggested condition) - Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

Earthworks and Excavations

(Suggested condition) - Prior to commencement of works, full details of excavations and earthworks to be carried out within 10 metres of the railway undertaker's boundary fence should be submitted for the approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with approved details.

Demolition

Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures

Drainage

Storm/surface water and effluent must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Suitable foul drainage must be provided separate from Network

Rail's existing drainage.

Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which holds relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

Roads and Parking

The Department of Transport recommends the provision of a safety barrier adjacent to the railway, alongside all roads, turning circles and parking areas where the railway is situated at or below the level of the development. The safety barrier should be designated to cater for specific loadings dependent on the road traffic anticipated and in a position to stop vehicles driving into or rolling onto the railway or damage the lineside fencing. Network Rail's existing fencing/wall must not be removed or damaged.

Landscaping

Any hedge planted adjacent to Network Road boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide means of scaling it. No hedge should prevent Network Rail from maintaining its boundary fencing. A comprehensive list of permitted and no permitted species is available upon request.

13. Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary.

Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

14. Piling

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. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

15. Sewers

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

16. Water

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

17. Your attention is drawn to the need to provide facilities for the disabled, as set out in Building Regulation Part M Access & Facilities for Disabled Persons. A copy of Part M is available via the Planning Portal at <http://www.planningportal.gov.uk/buildingregulations/>.

18. The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £9.45M payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £28.5M payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you

commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website:
www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the

legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

19. The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 7294.

20. Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.

21. The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Building 4 North London Business Park, Oakleigh Road South, London N11 1NP, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

22. The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) Environmental Protection UK Guidance:

Development Control: Planning for Air Quality (2010); 2) Environment Act 1995 Air Quality Regulations; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance (2007).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

23. The applicant is advised that legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near-to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit www.thameswater.co.uk.

24. Stopping Up of Highways

Prior to the commencement of each phase within the Outline element of the permission as shown on plan entitled 'Existing Site Plan – Application Boundary' drawing no. 2346_A_101 dated 25.01.2013, details of any highways within the relevant phase which require to be stopped up to facilitate the development shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate public access is provided throughout the development.

ANNEX – APPROVED PLANS & DOCUMENTS

BLOCK H

- BLOCK H LEVEL 0 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0140 P6
- BLOCK H LEVEL 1 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0141 P6
- BLOCK H LEVEL 2 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-Z H – 0142 P7
- BLOCK H LEVEL 3 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0143 P5
- BLOCK H LEVEL 4 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0144 P7
- BLOCK H LEVEL 5 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0145 P5
- BLOCK H LEVEL 6 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0146 P5
- BLOCK H LEVEL 7 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0147 P4
- BLOCK H LEVEL 8 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0148 P6
- BLOCK H LEVEL 9 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZH – 0149 P4
- BLOCK H GA PLAN - LEVEL 0 (MAY 2015) REF: 1735-FCB-ZH – 0200 P2
- BLOCK H LEVEL 1 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0201 P2

- BLOCK H LEVEL 2 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0202 P2
- BLOCK H LEVEL 3 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0203 P2
- BLOCK H LEVEL 4 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0204 P2
- BLOCK H LEVEL 5 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0205 P2
- BLOCK H LEVEL 6 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0206 P2
- BLOCK H LEVEL 7 - GA PLAN (MAY 2015) REF: 1735-FCBZ H – 0207 P2
- BLOCK H LEVEL 8 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0208 P2
- BLOCK H LEVEL 9 - GA PLAN (MAY 2015) REF: 1735-FCB-ZH – 0209 P2
- BLOCK H LEVEL 10 - GA ROOF PLAN (MAY 2015) REF: 1735-FCB-ZH – 0210 P2
- BLOCK H WEST ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0600 P7
- BLOCK H SOUTH ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0601 P7
- BLOCK H EAST ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0602 P7
- BLOCK H NORTH ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0603 P6
- BLOCK H EAST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0604 P7
- BLOCK H WEST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZH – 0605 P7

BLOCK J

- BLOCK J GA PLAN – GROUND FLOOR (MAY 2015) REF: BJ 1100 02
- BLOCK J GA PLAN – FIRST FLOOR (MAY 2015) REF: BJ 1101 02
- BLOCK J GA PLAN – SECOND FLOOR (MAY 2015) REF: BJ 1102 01
- BLOCK J GA PLAN – THIRD FLOOR (MAY 2015) REF: BJ 1103 01
- BLOCK J GA PLAN – FOURTH FLOOR (MAY 2015) REF: BJ 1104 01
- BLOCK J GA PLAN – FIFTH FLOOR (MAY 2015) REF: BJ 1105 01
- BLOCK J GA PLAN – ROOF (MAY 2015) REF: BJ 1106 02
- BLOCK J GA ELEVATION – NORTH (MAY 2015) REF: BJ 1300 02
- BLOCK J GA SECTIONAL ELEVATION – AA (MAY 2015) REF: BJ 1301 02
- BLOCK J GA SECTIONAL ELEVATION – BB (MAY 2015) REF: BJ 1302 02
- BLOCK J GA SECTIONAL ELEVATION – CC (MAY 2015) REF: BJ 1303 02
- BLOCK J GA ELEVATION – SOUTH (MAY 2015) REF: BJ 1304 02
- BLOCK J GA ELEVATION – EAST (MAY 2015) REF: BJ 1305 02
- BLOCK J GA SECTIONAL ELEVATION – DD (MAY 2015) REF: BJ 1306 02
- BLOCK J GA SECTIONAL ELEVATION – EE (MAY 2015) REF: BJ 1307 02
- BLOCK J GA ELEVATION – WEST (MAY 2015) REF: BJ 1308 02
- BLOCK J GA SECTIONAL ELEVATION – FF (MAY 2015) REF: BJ 1309 02
- BLOCK J GA SECTIONAL ELEVATION – GG (MAY 2015) REF: BJ 1310 02

BLOCK K

- BLOCK K GA PLAN – GROUND FLOOR (MAY 2015) REF: BK 1100 02
- BLOCK K GA PLAN – FIRST FLOOR (MAY 2015) REF: BK 1101 02
- BLOCK K GA PLAN – SECOND FLOOR (MAY 2015) REF: BK 1102 01
- BLOCK K GA PLAN – THIRD FLOOR (MAY 2015) REF: BK 1103 01
- BLOCK K GA PLAN – FOURTH FLOOR (MAY 2015) REF: BK 1104 01
- BLOCK K GA PLAN – FIFTH FLOOR (MAY 2015) REF: BK 1105 01
- BLOCK K GA PLAN – ROOF (MAY 2015) REF: BK 1106 02
- BLOCK K GA ELEVATION – NORTH (MAY 2015) REF: BK 1300 02
- BLOCK K GA SECTIONAL ELEVATION – AA (MAY 2015) REF: BK 1301 02
- BLOCK K GA ELEVATION – SOUTH (MAY 2015) REF: BK 1302 02
- BLOCK K GA SECTIONAL ELEVATION – BB (MAY 2015) REF: BK 1303 02
- BLOCK K GA SECTIONAL ELEVATION – CC (MAY 2015) REF: BK 1304 02
- BLOCK K GA ELEVATION – EAST (MAY 2015) REF: BK 1305 02
- BLOCK K GA SECTIONAL ELEVATION – DD (MAY 2015) REF: BK 1306 02
- BLOCK K GA SECTIONAL ELEVATION – EE (MAY 2015) REF: BK 1307 02
- BLOCK K GA ELEVATION – WEST (MAY 2015) REF: BK 1308 02
- BLOCK K GA SECTIONAL ELEVATION – FF (MAY 2015) REF: BK 1309 02
- BLOCK K GA SECTIONAL ELEVATION – GG (MAY 2015) REF: BK 1310 02

BLOCKS L & N

- BLOCK LN GA PLAN – BLOCKS L & N COMBINED GROUND FLOOR (MAY 2015) REF: BLN 1100 01
- BLOCK L GA PLAN – GROUND FLOOR (MAY 2015) REF: BL 1100 02
- BLOCK L GA PLAN – FIRST FLOOR (MAY 2015) REF: BL 1101 01
- BLOCK L GA PLAN – SECOND FLOOR (MAY 2015) REF: BL 1102 01
- BLOCK L GA PLAN – THIRD FLOOR (MAY 2015) REF: BL 1103 01
- BLOCK L GA PLAN – FOURTH FLOOR (MAY 2015) REF: BL 1104 01
- BLOCK L GA PLAN – ROOF (MAY 2015) REF: BL 1105 02
- BLOCK L GA ELEVATION – SOUTH (MAY 2015) REF: BL 1300 02
- BLOCK L GA ELEVATION – NORTH (MAY 2015) REF: BL 1301 02
- BLOCK L GA ELEVATION – EAST (MAY 2015) REF: BL 1302 02
- BLOCK L GA ELEVATION – WEST (MAY 2015) REF: BL 1303 02
- BLOCK LN GA SECTION – AA (MAY 2015) REF: BLN 1200 01
- BLOCK LN GA SECTION – BB (MAY 2015) REF: BLN 1201 01

- BLOCK N GA PLAN – GROUND FLOOR (MAY 2015) REF: BN 1100 02
- BLOCK N GA PLAN – FIRST FLOOR (MAY 2015) REF: BN 1101 01
- BLOCK N GA PLAN – SECOND FLOOR (MAY 2015) REF: BN 1102 01
- BLOCK N GA PLAN – THIRD FLOOR (MAY 2015) REF: BN 1103 01
- BLOCK N GA PLAN – FOURTH FLOOR (MAY 2015) REF: BN 1104 01
- BLOCK N GA PLAN – ROOF (MAY 2015) REF: BN 1105 02
- BLOCK N GA ELEVATION – SOUTH (MAY 2015) REF: BN 1300 02
- BLOCK N GA ELEVATION – NORTH (MAY 2015) REF: BN 1301 02
- BLOCK N GA ELEVATION – EAST (MAY 2015) REF: BN 1302 02
- BLOCK N GA ELEVATION – WEST (MAY 2015) REF: BN 1303 02

BLOCK M

- BLOCK M GA PLAN – GROUND FLOOR (MAY 2015) REF: BM 1100 02
- BLOCK M GA PLAN – FIRST FLOOR (MAY 2015) REF: BM 1101 02
- BLOCK M GA PLAN – SECOND FLOOR (MAY 2015) REF: BM 1102 02
- BLOCK M GA PLAN – THIRD FLOOR (MAY 2015) REF: BM 1103 02
- BLOCK M GA PLAN – FOURTH FLOOR (MAY 2015) REF: BM 1104 02
- BLOCK M GA PLAN – FIFTH FLOOR (MAY 2015) REF: BM 1105 02
- BLOCK M GA PLAN – ROOF (MAY 2015) REF: BM 1106 02
- BLOCK M GA ELEVATION – NORTH 01 & 02 (MAY 2015) REF: BM 1300 02
- BLOCK M GA SECTIONAL ELEVATION – AA & BB (MAY 2015) REF: BM 1301 02
- BLOCK M GA ELEVATION – SOUTH 03 & 04 (MAY 2015) REF: BM 1302 02
- BLOCK M GA ELEVATION – EAST (MAY 2015) REF: BM 1303 02
- BLOCK M GA SECTIONAL ELEVATION – CC (MAY 2015) REF: BM 1304 02
- BLOCK M GA ELEVATION – WEST (MAY 2015) REF: BM 1305 02
- BLOCK M GA SECTIONAL ELEVATION – DD (MAY 2015) REF: BM 1306 02

BLOCK P

- BLOCK P LEVEL 0 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0140 P6
- BLOCK P LEVEL 1 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0141 P6
- BLOCK P LEVEL 2 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0142 P4
- BLOCK P LEVEL 3 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0143 P7
- BLOCK P LEVEL 4 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0144 P4
- BLOCK P LEVEL 5 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0145 P7
- BLOCK P LEVEL 6 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0146 P3

- BLOCK P LEVEL 7 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZP – 0147 P3
- BLOCK P LEVEL 0 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP2
- BLOCK P LEVEL 1 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP2
- BLOCK P LEVEL 2 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP3
- BLOCK P LEVEL 3 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP3
- BLOCK P LEVEL 4 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP3
- BLOCK P LEVEL 5 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP3
- BLOCK P LEVEL 6 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP2
- BLOCK P LEVEL 7 - GA PLAN (MAY 2015) REF: 1735-FCB-PLOT P – ZP2
- BLOCK P LEVEL 8 - GA ROOF PLAN (MAY 2015) REF: 1735-FCB-ZP – 0208 P2
- BLOCK P EAST ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0600 P6
- BLOCK P NORTH ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0601 P6
- BLOCK P WEST ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0602 P6
- BLOCK P SOUTH ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0603 P6
- BLOCK P SOUTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0604 P6
- BLOCK P WEST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0605 P6
- BLOCK P EAST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0606 P6
- BLOCK P NORTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZP – 0607 P6

BLOCK Q

- BLOCK Q LEVEL 0 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0140 P3
- BLOCK Q LEVEL 1 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0141 P3
- BLOCK Q LEVEL 2 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0142 P4
- BLOCK Q LEVEL 3 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0143 P4
- BLOCK Q LEVEL 4 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0144 P4
- BLOCK Q LEVEL 5 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PZQ – 0145 P4
- BLOCK Q LEVEL 6 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0146 P3
- BLOCK Q LEVEL 7 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0147 P3
- BLOCK Q LEVEL 0 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0200 P2
- BLOCK Q LEVEL 1 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0201 P2
- BLOCK Q LEVEL 2 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0202 P3
- BLOCK Q LEVEL 3 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0203 P3
- BLOCK Q LEVEL 4 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0204 P3
- BLOCK Q LEVEL 5 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0205 P3
- BLOCK Q LEVEL 6 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0206 P2

- BLOCK Q LEVEL 7 - GA PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0207 P2
- BLOCK Q LEVEL 8 - GA ROOF PLAN (MAY 2015) REF: 1735-FCB-ZQ – 0208 P2
- BLOCK Q EAST ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0600 P3
- BLOCK Q SOUTH ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0601 P3
- BLOCK Q WEST ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0602 P3
- BLOCK Q NORTH ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0603 P3
- BLOCK Q NORTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0604 P3
- BLOCK Q WEST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0605 P3
- BLOCK Q EAST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0606 P3
- BLOCK Q SOUTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-ZQ – 0607 P3

BLOCK R & S

- BLOCK RS GA PLAN – BLOCK R & S COMBINED GROUND FLOOR (MAY 2015) REF: BRS 1100 01
- BLOCK R GA PLAN – GROUND FLOOR (MAY 2015) REF: BR 1100 02
- BLOCK R GA PLAN – FIRST FLOOR (MAY 2015) REF: BR 1101 02
- BLOCK R GA PLAN – SECOND FLOOR (MAY 2015) REF: BR 1102 01
- BLOCK R GA PLAN – THIRD FLOOR (MAY 2015) REF: BR 1103 01
- BLOCK R GA PLAN – FOURTH FLOOR (MAY 2015) REF: BR 1104 01
- BLOCK R GA PLAN – FIFTH FLOOR (MAY 2015) REF: BR 1105 01
- BLOCK R GA PLAN – SIXTH FLOOR (MAY 2015) REF: BR 1106 01
- BLOCK R GA PLAN – ROOF (MAY 2015) REF: BR 1107 02
- BLOCK R GA SECTION – AA (MAY 2015) REF: BR 1200 02
- BLOCK R GA SECTION – BB (MAY 2015) REF: BR 1201 02
- BLOCK R GA SECTION – CC (MAY 2015) REF: BR 1202 02
- BLOCK R GA SECTION – DD (MAY 2015) REF: BR 1203 02
- BLOCK R GA ELEVATION – SOUTH (MAY 2015) REF: BR 1300 02
- BLOCK R GA ELEVATION – NORTH (MAY 2015) REF: BR 1301 02
- BLOCK R GA ELEVATION – EAST (MAY 2015) REF: BR 1302 02
- BLOCK R GA ELEVATION – WEST (MAY 2015) REF: BR 1303 02
- BLOCK S GA PLAN – GROUND FLOOR (MAY 2015) REF: BS 1100 02
- BLOCK S GA PLAN – FIRST FLOOR (MAY 2015) REF: BS 1101 02
- BLOCK S GA PLAN – SECOND FLOOR (MAY 2015) REF: BS 1102 01
- BLOCK S GA PLAN – THIRD FLOOR (MAY 2015) REF: BS 1103 01
- BLOCK S GA PLAN – FOURTH FLOOR (MAY 2015) REF: BS 1104 01
- BLOCK S GA PLAN – FIFTH FLOOR (MAY 2015) REF: BS 1105 01

- BLOCK S GA PLAN – SIXTH FLOOR (MAY 2015) REF: BS 1106 01
- BLOCK S GA PLAN – ROOF (MAY 2015) REF: BS 1107 02
- BLOCK S GA SECTION – AA (MAY 2015) REF: BS 1200 02
- BLOCK S GA SECTION – BB (MAY 2015) REF: BS 1201 02
- BLOCK S GA ELEVATION – SOUTH (MAY 2015) REF: BS 1300 02
- BLOCK S GA ELEVATION – NORTH (MAY 2015) REF: BS 1301 02
- BLOCK S GA ELEVATION – EAST (MAY 2015) REF: BS 1302 02
- BLOCK S GA ELEVATION – WEST (MAY 2015) REF: BS 1303 02

BLOCK T

- BLOCK T LEVEL 0 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0140 P7
- BLOCK T LEVEL 1 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0141 P7
- BLOCK T LEVEL 2 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0142 P6
- BLOCK T LEVEL 3 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0143 P4
- BLOCK T LEVEL 4 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0144 P4
- BLOCK T LEVEL 5 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0145 P4
- BLOCK T LEVEL 6 - COLOURED TYPE PLAN(MAY 2015) REF: 1735-FCB-PT – 0146 P6
- BLOCK T LEVEL 7 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0147 P4
- BLOCK T LEVEL 8 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0148 P4
- BLOCK T LEVEL 9 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-PT – 0149 P4
- BLOCK T LEVEL 0 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0200 P2
- BLOCK T LEVEL 1 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0201 P2
- BLOCK T LEVEL 2 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0202 P3
- BLOCK T LEVEL 3 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0203 P2
- BLOCK T LEVEL 4 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0204 P3
- BLOCK T LEVEL 5 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0205 P2
- BLOCK T LEVEL 6 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0206 P2
- BLOCK T LEVEL 7 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0207 P2
- BLOCK T LEVEL 8 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0208 P2
- BLOCK T LEVEL 9 - GA PLAN (MAY 2015) REF: 1735-FCB-PT – 0209 P2
- BLOCK T LEVEL 10 - GA ROOFPLAN (MAY 2015) REF: 1735-FCB-PT – 0210 P2
- BLOCK T SOUTH ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0600 P6
- BLOCK T EAST ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0601 P6
- BLOCK T NORTH ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0602 P6
- BLOCK T WEST ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0603 P6

- BLOCK T SOUTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0604 P5
- BLOCK T NORTH COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0605 P6
- BLOCK T EAST COURTYARD ELEVATION (MAY 2015) REF: 1735-FCB-PT – 0606 P5

BLOCK U

- BLOCK U LEVEL 0 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0140 P7
- BLOCK U LEVEL 1 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0141 P7
- BLOCK U LEVEL 2 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0142 P6
- BLOCK U LEVEL 3 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0143 P4
- BLOCK U LEVEL 4 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0144 P6
- BLOCK U LEVEL 5 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0145 P4
- BLOCK U LEVEL 6 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0146 P4
- BLOCK U LEVEL 7 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0147 P5
- BLOCK U LEVEL 8 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0148 P4
- BLOCK U LEVEL 9 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0149 P4
- BLOCK U LEVEL 10 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0150 P4
- BLOCK U LEVEL 11 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0151 P4
- BLOCK U LEVEL 12 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0152 P4
- BLOCK U LEVEL 13 - COLOURED TYPE PLAN (MAY 2015) REF: 1735-FCB-ZU – 0153 P4
- BLOCK U LEVEL 0 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0200 P2
- BLOCK U LEVEL 1 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0201 P2
- BLOCK U LEVEL 2 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0202 P2
- BLOCK U LEVEL 3 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0203 P2
- BLOCK U LEVEL 4 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0204 P2
- BLOCK U LEVEL 5 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0205 P2
- BLOCK U LEVEL 6 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0206 P2
- BLOCK U LEVEL 7 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0207 P2
- BLOCK U LEVEL 8 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0208 P2
- BLOCK U LEVEL 9 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0209 P2
- BLOCK U LEVEL 10 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0210 P2
- BLOCK U LEVEL 11 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0211 P2
- BLOCK U LEVEL 12 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0212 P2
- BLOCK U LEVEL 13 - GA PLAN (MAY 2015) REF: 1735-FCB-ZU – 0213 P2
- BLOCK U LEVEL 14 - GA ROOF PLAN (MAY 2015) REF: 1735-FCB-ZU – 0214 P2
- BLOCK U WEST ELEVATION (MAY 2015) REF: 1735-FCB-ZU – 0600 P7

- BLOCK U SOUTH ELEVATION (MAY 2015) REF: 1735-FCB-ZU – 0601 P7
- BLOCK U EAST ELEVATION (MAY 2015) REF: 1735-FCB-ZU – 0602 P7
- BLOCK U NORTH ELEVATION TOWER (MAY 2015) REF: 1735-FCB-ZU – 0603 P7
- BLOCK U NORTH ELEVATION (MAY 2015) REF: 1735-FCB-ZU – 0604 P7
- BLOCK U SOUTH ELEVATION COURTYARD (MAY 2015) REF: 1735-FCB-ZU – 0605 P7
- BLOCK U WEST ELEVATION COURTYARD (MAY 2015) REF: 1735-FCB-ZU – 0606 P7
- BLOCK U NORTH ELEVATION COURTYARD (MAY 2015) REF: 1735-FCB-ZU – 0607 P7
- BLOCK U EAST ELEVATION COURTYARD (MAY 2015) REF: 1735-FCB-ZU – 0608 P8

PC9 LANDSCAPE DRAWINGS (DETAILED COMPONENTS) – FOR APPROVAL

HARDWORKS PLANS

- PRIMARY ROUTE (BLOCK H) (MAY 2015) REF: PCC398-P01-HW-00-1-001-P 03
- GREEN STREETS (BLOCK J AND K) (MAY 2015) REF: PCC398-P01-HW-00-1-002-P 01
- GREEN STREETS (SOUTHERN BOUNDARY) (MAY 2015) REF: PCC398-P01-HW-00-1-003-P 01
- GREEN STREETS (BLOCK M) (MAY 2015) REF: PCC398-P01-HW-00-1-004-P 01
- CENTRAL GARDEN SQUARE (BLOCKS L AND N) (MAY 2015) REF: PCC398-P01-HW-00-1-005-P 01
- GREEN STREETS (BLOCK P AND Q) (MAY 2015) REF: PCC398-P01-HW-00-1-006-P 01
- GREEN STREETS (SOUTHERN BOUNDARY) (MAY 2015) REF: PCC398-P01-HW-00-1-007-P 01
- PRIMARY ROUTE (BLOCKS R AND S) (MAY 2015) REF: PCC398-P01-HW-00-1-008-P 01
- PEEL PARK (PRIMARY ROAD) (MAY 2015) REF: PCC398-P01-HW-00-1-009-P 01
- PEEL PARK (PEEL LINK) (MAY 2015) REF: PCC398-P01-HW-00-1-010-P 01
- PEEL PARK (SCHOOL ENTRANCE) (MAY 2015) REF: PCC398-P01-HW-00-1-011-P 01
- PEEL PARK (BLOCK W) (MAY 2015) REF: PCC398-P01-HW-00-1-012-P 01
- PRIMARY ROUTE (BLOCK T) (MAY 2015) REF: PCC398-P01-HW-00-1-013-P 02
- SECONDARY ROUTE (BLOCK U) (MAY 2015) REF: PCC398-P01-HW-00-1-014-P 01
- PEEL PLAZA (MAY 2015) REF: PCC398-P01-HW-00-1-015-P 01
- PEEL LINK (MAY 2015) REF: PCC398-P01-HW-00-1-017-P 00

SOFTWORKS PLANS

- PRIMARY ROUTE (BLOCK H) (MAY) 2015 REF: PCC398-P01-SW-00-1-001-P 01
- GREEN STREETS (BLOCK J AND K) (MAY) 2015 REF: PCC398-P01-SW-00-1-002-P 01
- GREEN STREETS (SOUTHERN BOUNDARY) (MAY) 2015 REF: PCC398-P01-SW-00-1-003-P 01
- GREEN STREETS (BLOCK M) (MAY) 2015 REF: PCC398-P01-SW-00-1-004-P 01
- CENTRAL GARDEN SQUARE (BLOCKS L AND N) (MAY) 2015 REF: PCC398-P01-SW-00-1-005-P 01

- GREEN STREETS (BLOCK P AND Q) (MAY) 2015 REF: PCC398-P01-SW-00-1-006-P 01
- GREEN STREETS (SOUTHERN BOUNDARY) (MAY) 2015 REF: PCC398-P01-SW-00-1-007-P 01
- PRIMARY ROUTE (BLOCKS R AND S) (MAY) 2015 REF: PCC398-P01-SW-00-1-008-P 01
- PEEL PARK (PRIMARY ROAD) (MAY) 2015 REF: PCC398-P01-SW-00-1-009-P 01
- PEEL PARK (PEEL LINK) (MAY) 2015 REF: PCC398-P01-SW-00-1-0010-P 01
- PEEL PARK (SCHOOL ENTRANCE) (MAY) 2015 REF: PCC398-P01-SW-00-1-0011-P 01
- PEEL PARK (BLOCK W) (MAY) 2015 REF: PCC398-P01-SW-00-1-0012-P 01
- PRIMARY ROUTE (BLOCK T) (MAY) 2015 REF: PCC398-P01-SW-00-1-0013-P 01
- SECONDARY ROUTE (BLOCK U) (MAY) 2015 REF: PCC398-P01-SW-00-1-0014-P 01
- PEEL SQUARE (MAY) 2015 REF: PCC398-P01-SW-00-1-0015-P 01
- SOFTWORKS LEGEND (AUGUST 2014) REF: PCC398-P01-SW-00-1-0015-P
- PEEL LINK (MAY) 2015 REF: PCC398-P01-SW-00-1-0016-P 00

PODIUM PLANS

- PODIUM GARDEN (BLOCK H) (MAY 2015) REF: PCC398-P01-GE-02-1-001-P 01
- PODIUM GARDEN (BLOCK J) (AUGUST 2014) REF: PCC398-P01-GE-01-1-002-P
- PODIUM GARDEN (BLOCK K) (AUGUST 2014) REF: PCC398-P01-GE-01-1-003-P
- PODIUM GARDEN (BLOCK M) (MAY 2015) REF: PCC398-P01-GE-02-1-004-P 01
- PODIUM GARDEN (BLOCK P) (MAY 2015) REF: PCC398-P01-GE-01-1-005-P 01
- PODIUM GARDEN (BLOCK Q) (MAY 2015) REF: PCC398-P01-GE-01-1-006-P 01
- PODIUM GARDEN (BLOCK R) (AUGUST 2014) REF: PCC398-P01-GE-01-1-007-P
- PODIUM GARDEN (BLOCK S) (AUGUST 2014) REF: PCC398-P01-GE-01-1-008-P
- PODIUM GARDEN (BLOCK U) (AUGUST 2014) REF: PCC398-P01-GE-01-1-009-P

RETAINED TREES – PLANS

- RETAINED TREE PROTECTION MEASURES - SOUTHERN BOUNDARY (AUGUST 2014) REF: PCC398-P01-RT-00-1-001-P
- RETAINED TREE PROTECTION MEASURES - SOUTHERN BOUNDARY (AUGUST 2014) REF: PCC398-P01-RT-00-1-002-P
- RETAINED TREE PROTECTION MEASURES - TREE 136 (AUGUST 2014) REF: PCC398-P01-RT-00-1-003-P

SECTIONS

- SECTIONS 1,2 - PEEL PARK EAST SIDE (AUGUST 2014) REF: PCC398-P01-GE-00-2-001-P
- SECTIONS 3,4 - PEEL PARK WEST SIDE (AUGUST 2014) REF: PCC398-P01-GE-00-2-002-P
- SECTIONS 5,6 - PEEL LINK (AUGUST 2014) REF: PCC398-P01-GE-00-2-003-P

- SECTIONS 7,8 - PEEL PARK - NORTH SIDE (AUGUST 2014) REF: PCC398-P01-GE-00-2-004-P
- SECTIONS 9,10 - PEEL PARK - WEST SIDE (AUGUST 2014) REF: PCC398-P01-GE-00-2-005-P
- SECTIONS 11,12 - GREEN STREETS - SOUTHERN BOUNDARY (MAY 2015) REF: PCC398-P01-GE-00-2-006-P 01
- SECTIONS 13,14 - GREEN STREETS AND SOUTHERN BOUNDARY (MAY 2015) REF: PCC398-P01-GE-00-2-007-P 01
- SECTIONS 15,16 - GREEN STREETS (MAY 2015) REF: PCC398-P01-GE-00-2-008-P 01
- SECTIONS 17,18 - GREEN STREETS (MAY 2015) REF: PCC398-P01-GE-00-2-009-P 01
- SECTIONS 19,20 - GARDEN SQUARE CENTRAL AND PRIMARY ROUTE (AUGUST 2014) REF: PCC398-P01-GE-00-2-010-P
- SECTIONS 21,22 - GARDEN SQUARE CENTRAL (AUGUST 2014) REF: PCC398-P01-GE-00-2-011-P
- SECTIONS 23,24 - PRIMARY ROUTE AND BLOCK U (MAY 2015) REF: PCC398-P01-GE-00-2-0012-P 01
- SECTIONS 86,87 - PEEL SQUARE (AUGUST 2014) REF: PCC398-P01-GE-00-2-013-P
- SECTIONS 57 - RETAINED TREE SECTIONS & SOUTHERN BDY PROPOSED LEVELS (AUGUST 2014) REF: PCC398-P01-RT-00-2-001-P
- SECTIONS 59,60 - RETAINED TREE SECTIONS & SOUTHERN BDY PROPOSED LEVELS (AUGUST 2014) REF: REF: PCC398-P01-RT-00-2-002-P
- SECTIONS 61,62 - RETAINED TREE SECTIONS & SOUTHERN BDY PROPOSED LEVELS (AUGUST 2014) REF: REF: PCC398-P01-RT-00-2-003-P
- SECTIONS 63,64 - RETAINED TREE SECTIONS & SOUTHERN BDY PROPOSED LEVELS (AUGUST 2014) REF: REF: PCC398-P01-RT-00-2-004-P
- SECTIONS 88,89 - RETAINED TREE SECTIONS & SOUTHERN BDY PROPOSED LEVELS (AUGUST 2014) REF: REF: PCC398-P01-RT-00-2-005-P
- SECTIONS 65,66 - PODIUM BLOCK H (AUGUST 2014) REF: PCC398-P01-GE-02-2-032-P
- SECTIONS 67,68 - PODIUM BLOCK J (AUGUST 2014) REF: PCC398-P01-GE-01-2-033-P
- SECTIONS 69,70-PODIUM BLOCK K (AUGUST 2014) REF: PCC398-P01-GE-01-2-034-P
- SECTIONS 71,72 -PODIUM BLOCK M (MAY 2015) REF: PCC398-P01-GE-02-2-035-P 01
- SECTIONS 73,74 -PODIUM BLOCK P (AUGUST 2014) REF: PCC398-P01-GE-01-2-036-P
- SECTIONS 75,76 -PODIUM BLOCK Q (AUGUST 2014) REF: PCC398-P01-GE-01-2-037-P
- SECTIONS 77 -PODIUM BLOCK R (AUGUST 2014) REF: PCC398-P01-GE-01-2-038-P
- SECTIONS 83,84 -PODIUM BLOCK U (AUGUST 2014) REF: PCC398-P01-GE-01-2-039-P
- SECTIONS 85 -BLOCK T (AUGUST 2014) REF: PCC398-P01-GE-01-2-040-P
- STAGE 1 SITE WIDE SECTION A-A (AUGUST 2014) REF: PCC398-P01-GE-00-2-042-P
- STAGE 1 SITE WIDE SECTION B-B (AUGUST 2014) REF: PCC398-P01-GE-00-2-043-P
- STAGE 1 SITE WIDE SECTION C-C (AUGUST 2014) REF: PCC398-P01-GE-00-2-044-P
- STAGE 1 SITE WIDE SECTION D-D (AUGUST 2014) REF: PCC398-P01-GE-00-2-045-P
- STAGE 1 SITE WIDE SECTION E-E (AUGUST 2014) REF: PCC398-P01-GE-00-2-046-P

- STAGE 1 SITE WIDE SECTION E-E2 (AUGUST 2014) REF: PCC398-P01-GE-00-2-047-P
- STAGE 1 MPS BOUNDARY TREATMENT NON-SECURE ZONE (AUGUST 2014) REF: PCC398-P01-FW-2-003-P
- TYPICAL DETAILS (MAY 2015) REF: PCC398-P01-GE-01-3-001-P 00

PC9 LANDSCAPE DRAWINGS (ILLUSTRATIVE)

SITE WIDE MASTERPLAN

- LANDSCAPE MASTERPLAN - GENERAL ARRANGEMENT LOCATION PLAN (MAY 2015) REF: PCC398-KP-00-0-001-P 01
- LANDSCAPE MASTERPLAN - SECTIONS LOCATION PLAN (MAY 2015) REF: PCC398-KP-00-0-002-P 01
- LANDSCAPE MASTERPLAN - RETAINED TREE SECTIONS LOCATION PLAN (AUGUST 2014) REF: PCC398-KP-00-0-003-P
- LANDSCAPE MASTERPLAN - PODIUM GARDENS LOCATION PLAN (AUGUST 2014) REF: PCC398-KP-00-0-004-P
- LANDSCAPE MASTERPLAN - SITE WIDE SECTIONS LOCATION PLAN (AUGUST 2014) REF: PCC398-KP-00-0-005-P
- LANDSCAPE MASTERPLAN (MAY 2015) REF: PCC398-MP-00-0-001-P 01
- LANDSCAPE MASTERPLAN (ILLUSTRATIVE MASTERPLAN) (MAY 2015) REF: PCC398-MP-00-0-002-P 01
- LANDSCAPE MASTERPLAN (EXISTING TREE RETENTION & REMOVAL PLAN) (AUGUST 2014) REF: PCC398-MP-00-0-007-P
- LANDSCAPE MASTERPLAN (ECOLOGY STRATEGY) (AUGUST 2014) REF: PCC398-MP-00-0-008-P
- LANDSCAPE MASTERPLAN (SOIL STRATEGY) (AUGUST 2014) REF: PCC398-MP-00-0-009-P
- LANDSCAPE MASTERPLAN (TREE STRATEGY) (MAY 2015) REF: PCC398-MP-00-0-010-P 01
- LANDSCAPE MASTERPLAN (SITE WIDE PLAY STRATEGY) (MAY 2015) REF: PCC398-MP-00-0-011-P 01
- LANDSCAPE MASTERPLAN (PUBLIC OPEN SPACE STRATEGY) (MAY 2015) REF: PCC398-MP-00-0-012-P 02
- LANDSCAPE MASTERPLAN (TREE REMOVAL PLAN) (MAY 2015) REF: PCC398-TP-00-0-001-P 02
- LANDSCAPE MASTERPLAN (PROPOSED DRAINAGE AND LEVELS) (MAY 2015) REF: PCC398-DL-00-0-001-P 01
- LANDSCAPE MASTERPLAN (STAGE 1) (MAY 2015) REF: PCC398-P01-MP-00-1-006-P 01

STAGE 2 DRAWINGS (PLANS)

- SOUTHERN BOUNDARY (BLOCK F) GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P02-GE-00-1-001-P 01
- GARDEN SQUARE (WEST) GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P02-GE-00-1-002-P 01
- STATION PLAZA GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P02-GE-00-1-003-P 01
- AERODROME ROAD GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P02-GE-00-1-004-P 01
- COLINDALE AVENUE GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P02-GE-00-1-005-P 01

STAGE 3 DRAWINGS (SECTIONS)

- SECTIONS 41, 42 - GREEN STREETS (AUGUST 2014) REF: PCC398-P02-00-2-022-P
- SECTIONS 43, 44 - GREEN STREETS (AUGUST 2014) REF: PCC398-P02-00-2-023-P
- SECTIONS 45, 46 - NORTH STREETS (AUGUST 2014) REF: PCC398-P02-00-2-024-P
- SECTIONS 47, 48 - STATION PLAZA (AUGUST 2014) REF: PCC398-P02-00-2-025-P
- SECTIONS 49, 50 - STATION PLAZA AND COLINDALE AVENUE (MAY 2015) REF: PCC398-P02-00-2-026-P 01
- SECTIONS 51, 52 - GARDEN SQUARE WEST (AUGUST 2014) REF: PCC398-P02-00-2-027-P
- SECTIONS 53, 54 – STREETS (AUGUST 2014) REF: PCC398-P02-00-2-028-P
- SECTIONS 55, 56 – STREETS (AUGUST 2014) REF: PCC398-P02-00-2-029-P
- SECTIONS 86, 87 - COLINDALE AVENUE MASSING STUDY (AUGUST 2014) REF: PCC398-P02-00-2-048-P

STAGE 3 DRAWINGS (PLANS)

- GARDEN SQUARE EAST GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P03-GE-00-1-001-P 01
- NORTH EASTERN GARDENS GENERAL ARRANGEMENT PLAN (MAY 2015) REF: PCC398-P03-GE-00-1-002-P 01

STAGE 3 DRAWINGS (SECTIONS)

- SECTIONS 25,26 - GARDEN SQUARE EAST (AUGUST 2014) REF: PCC398-P03-00-2-014-P
- SECTIONS 27,28 – STREETS (AUGUST 2014) REF: PCC398-P03-00-2-015-P
- SECTIONS 31,32 – NORTH EASTERN BOUNDARY (AUGUST 2014) REF: PCC398-P03-00-2-017-P
- SECTIONS 33,34 – NORTH EASTERN BOUNDARY (AUGUST 2014) REF: PCC398-P03-00-2-018-P
- SECTIONS 35,36 – NORTH EASTERN BOUNDARY (AUGUST 2014) REF: PCC398-P03-00-2-019-P
- SECTIONS 37,38 – SOUTHERN STREETS (AUGUST 2014) REF: PCC398-P03-00-2-020-P
- SECTIONS – BLOCK Y-NORTH EAST BOUNDARY (MAY 2015) REF: PCC398-P03-00-2-021-P 00

PC10 HIGHWAYS DRAWINGS (DETAILED COMPONENTS) – FOR APPROVAL

- SITE WIDE ACCESS AND STREET IMPROVEMENTS (MAY 2015) REF: 70001368-GA-03 F
- WESTERN SITE ACCESS AND STREET IMPROVEMENTS (MAY 2015) REF: 70001368-GA-04 I
- EASTERN SITE ACCESS AND STREET IMPROVEMENTS (MAY 2015) REF: 70001368-GA-05 H
- PEEL LINK PEDESTRIAN AND CYCLE CROSSING (MAY 2015) REF: 70001368-GA-06 D
- COLINDEEP LANE ACCESS ALIGNMENT CYCLE AND PEDESTRIAN ROUTE (MAY 2015) REF: 70001368-GA-08 E
- COLINDALE AVENUE STREET IMPROVEMENTS INCORPORATING RELOCATED STATION AND WIDENED BRIDGE (MAY 2015) REF: 70001368-GA-11 D
- COLINDALE AVENUE IMPROVEMENTS INCORPORATING RELOCATED STATION AND EXISTING BRIDGE (MAY

2015) REF: 70001368-GA-12 D

- AERODROME ROAD / COLINDALE AVENUE ROUNDABOUT PROPOSED JUNCTION IMPROVEMENTS (MAY 2015)

REF: 70001368-GA-22 D

- WESTERN SITE ACCESS AND STREET IMPROVEMENTS – 3M WIDE FOOTPATH COLINDALE AVENUE (MAY 2015)

REF: 70001368-GA-23 C

- COLINDALE AVENUE STREET IMPROVEMENTS & 3M FOOTWAY OPTION INCORPORATING RELOCATED STATION AND WIDENED BRIDGE (MAY 2015) REF: 70001368-GA-24 A

- COLINDALE AVENUE STREET IMPROVEMENTS & 3M FOOTWAY OPTION INCORPORATING RELOCATED STATION AND EXISTING BRIDGE (MAY 2015) REF: 70001368-GA-25 A

- AERODROME ROAD / COLINDALE AVENUE ROUNDABOUT – 3M FOOTWAY OPTION PROPOSED JUNCTION IMPROVEMENTS (MAY 2015) REF: 70001368-GA-26 A

PC1 APPLICATION FORMS & CERTIFICATES

PC2 PLANNING APPLICATION SPECIFICATION (AUGUST 2014)

PC2 ADDENDUM TO PLANNING APPLICATION SPECIFICATION (MAY 2015)

PC3 EXISTING SITE LAYOUT AND SECTIONS:

- RED LINE BOUNDARY PLAN (AUGUST 2014) REF: 1735-FCB-SITE-0110 P1
- SITE SECTIONS EXISTING (AUGUST 2014) REF: 1735-FCB-SITE-0701 P1
- SITE SECTIONS EXISTING (AUGUST 2014) REF: 1735-FCB-SITE-0702 P1
- SITE SECTIONS EXISTING (AUGUST 2014) REF: 1735-FCB-SITE-0703 P1
- SITE SECTIONS EXISTING (AUGUST 2014) REF: 1735-FCB-SITE-0704 P1

PC4 RED LINE BOUNDARY PLAN (AUGUST 2014) REF: 1735-FCB-SITE-0110 P1

PC5 REVISED DEVELOPMENT SCHEDULE (MAY 2015)

PC6 PARAMETER PLANS (OUTLINE COMPONENTS):

- PARAMETER PLAN 0101 (RED LINE BOUNDARY PLAN) (AUGUST 2014) REF: 1735-FCB-SITE-0101 P1
- REVISED PARAMETER PLAN 0102 (PROPOSED DEVELOPMENT ZONES PLAN) (AUGUST 2014) REF: 1735-FCB-SITE-0102 P2
- REVISED PARAMETER PLAN 0103 (ACCESS & CIRCULATION PLAN) (AUGUST 2014) REF: 1735-FCB-SITE-0103 P2
- REVISED PARAMETER PLAN 0104 (LANDSCAPE TREATMENT) (AUGUST 2014) REF: 1735-FCB-SITE-0104 P2
- REVISED PARAMETER PLAN 0105 (GROUND FLOOR FRONTAGES PLAN) (AUGUST 2014) REF: 1735-FCB-SITE-

0105 P2

- REVISED PARAMETER PLAN 0106 (DEVELOPMENT ZONES – HORIZONTAL LIMITS OF DEVIATION) (AUGUST 2014)
REF: 1735-FCB-SITE-0106 P3
- REVISED PARAMETER PLAN 0107 (PROPOSED SITE LEVELS & VERTICAL LIMITS OF DEVIATION) (AUGUST 2014)
REF: 1735-FCB-SITE-0107 P2
- REVISED PARAMETER PLAN 0108 (DEVELOPMENT ZONES & MAXIMUM HEIGHTS) (AUGUST 2014) REF: 1735-FCB-SITE- 0108 P5
- REVISED PARAMETER PLAN 0109 (PROPOSED SITE BASEMENT LEVELS & LIMIT OF DEVIATION) (AUGUST 2014)
REF: 1735- FCB-SITE-0109 P2

PC7 REVISED DESIGN PRINCIPLES DOCUMENT (22nd JUNE 2015)

PC8 PLANS AND ELEVATIONS (DETAILED COMPONENTS)*

PC9 LANDSCAPE DRAWINGS (DETAILED COMPONENTS)*

PC10 HIGHWAYS DRAWINGS (DETAILED COMPONENTS)

PC11 ILLUSTRATIVE MASTERPLAN (AUGUST 2014) REF: PCC398-MP-00-0-002-P 01

PC12 PLANNING STATEMENT (AUGUST 2014)

PC12 PLANNING STATEMENT (STATEMENT OF CONFORMITY) (MAY 2015)

PC13 DESIGN AND ACCESS STATEMENT (VOLUMES I, II, III) (AUGUST 2015)

PC13 ADDENDUM TO DESIGN AND ACCESS STATEMENT VOLUME I, II, III (MAY 2015)

PC14 ENVIRONMENTAL STATEMENT (VOLUMES I, II, III) (AUGUST 2014)

PC14 ENVIRONMENTAL STATEMENT (STATEMENT OF CONFORMITY) (MAY 2015)

PC15 ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY (AUGUST 2014)

PC15 ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY (STATEMENT OF CONFORMITY) (MAY 2015)

PC16 TRANSPORT ASSESSMENT (AUGUST 2014)

PC16 ADDENDUM TO TRANSPORT ASSESSMENT (MAY 2015)

PC17 DRAFT TRAVEL PLAN FRAMEWORK (AUGUST 2014)

PC18 AFFORDABLE HOUSING & VIABILITY STATEMENT (AUGUST 2014)

PC19 RETAIL IMPACT ASSESSMENT (AUGUST 2014)

PC19 SUPPLEMENTARY RETAIL REPORT (NOVEMBER 2014)

PC20 OPERATOR MARKET REVIEW REPORT (SEPTEMBER 2014)

PC21 OPEN SPACE, SPORTS AND RECREATION STRATEGY (AUGUST 2014)

PC21 ADDENDUM TO OPEN SPACE, SPORTS AND RECREATION STRATEGY (MAY 2015)

PC22 WASTE MANAGEMENT PLAN (AUGUST 2014)

PC22,25,27,28,29 STATEMENT OF CONFORMITY (WASTE, WATER AND UTILITIES TECHNICAL) (MAY 2015)

PC23 SUSTAINABILITY STATEMENT (AUGUST 2014)

PC23 SUSTAINABILITY STATEMENT ADDENDUM (MAY 2015)

PC24 ENERGY STATEMENT (AUGUST 2014)

PC24 ENERGY STATEMENT ADDENDUM (MAY 2015)

PC25 FLOOD RISK ASSESSMENT (AUGUST 2014)

PC26 TREE SURVEY AND ARBORICULTURE STATEMENT (AUGUST 2014)

PC26 TREE SURVEY AND ARBORICULTURE STATEMENT ADDENDUM (SEPTEMBER 2014)

PC27 FOUL AND SURFACE WATER DRAINAGE ASSESSMENT (AUGUST 2014)

PC28 UTILITIES STRATEGY (AUGUST 2014)

PC29 VENTILATION AND EXTRACTION PRINCIPLES (AUGUST 2014)

PC30 CONSTRUCTION MANAGEMENT PLAN AND DELIVERY STRATEGY (AUGUST 2014)

PC31 OUTLINE ESTATE MANAGEMENT STRATEGY (AUGUST 2014)

PC32 STATEMENT OF COMMUNITY INVOLVEMENT (AUGUST 2014)
PC32 CONSULTATION RESPONSE REPORT (MAY 2015)

PC33 PEEL LINK FEASIBILITY STUDY (DECEMBER 2014)

PC34 ARBORICULTURAL IMPACT ASSESSMENT (DECEMBER 2014)

PC35 ARBORICULTURAL METHOD STATEMENT (DECEMBER 2014)

** As otherwise superseded by the detailed drawing list above.*