
NORTH LONDON WASTE AUTHORITY

NORTH LONDON HEAT AND POWER PROJECT

ENVIRONMENTAL COMMITMENTS AND MITIGATION SCHEDULE

The Planning Act 2008 The Infrastructure
Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009
Regulation 5 (2) (a)

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1 Introduction

- 1.1.1 This document sets out the environmental commitments and mitigation that the Applicant commits to delivering as part of the Project. Additionally, it sets out 'other' commitments which comprise transport commitments contained in the Transport Assessment (AD05.11) and relevant Statement of Common Ground. The document is divided into three parts:
- a. Environmental commitments, meaning those measures incorporated in:
 - i. the design for which approval is sought; and
 - ii. other Application documents which have informed the Environmental Impact Assessment undertaken for the Project.
 - b. Environmental mitigation, describing further measures which are considered to be necessary to prevent or reduce significant adverse effects occurring as a result of the Project.
 - c. Other commitments to be provided during construction, operation or both.
- 1.1.2 For each commitment or mitigation measure, the document sets out how it would be secured in the DCO process, i.e., the commitment/mitigation as a draft DCO requirement, Section 106 Draft Agreement (AD03.03), in the Design Code Principles (AD02.02), Code of Construction Practice (CoCP) (AD05.12), or via another mechanism such as the Environmental Permit.
- 1.1.3 The commitments are recorded as either 'construction' or 'operation' reflecting the structure of the assessment in the Environmental Statement (ES) and Transport Assessment (TA), or the nature of the commitment in the Statements of Common Ground. The commitments are in response to either the construction stage of the Project or the operational stage.

2 Environmental Commitments

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	Draft Deed of Planning Obligations Development Consent Obligationⁱ	Design Code Principles	CoCP	Other
Air Quality and Odour - CONSTRUCTION						
Vol 2, para 2.6.3	Dust and PM ₁₀ concentrations on-site would be managed using best practicable means and would be monitored using appropriate methods to show that the mitigation used is effective and appropriate.	Sch 2 (6, 16)			Section 5 (5.1 and 5.8)	
Vol 2, para 2.6.4	Implementation of the appropriate mitigation measures outlined in the CoCP which includes specific measures in relation to vehicles, plant and equipment, transport storage and handling, conveyors, demolition, excavations and earthworks, processing, crushing, cutting and grinding activities, monitoring procedures and odour.	Sch 2 (6, 16)			Section 5 (5.2-5.9)	
Air Quality and Odour - OPERATION						
Vol 2, para 2.6.10	NO _x emissions would not exceed 80mg/Nm ³ .	Sch 2 (6)				Environmental Permit
Vol 2, para 2.8.28	Preparation and implementation of a written scheme for the management and mitigation of dust emissions during operation, to minimise the risk of fugitive emissions and dust, and monitor for any potential emissions.	Sch 2 (6)				Environmental Permit
Vol 2, para 2.8.39	Incorporation of design features to control odour including: a. the tipping hall being under negative pressure;	Sch 2 (6)		2.2 General Guidelines		Environmental Permit

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	b. installation of odour control plant (such as carbon filters); and c. fast acting door shutter doors.					
Vol 2, para 2.8.39	Preparation and implementation of a written scheme for the management and mitigation of odour emissions during operation.	Sch 2 (6)				Environmental Permit
Archaeology - CONSTRUCTION						
Vol 2, para 3.6.2	Appropriate handling and recording of any archaeology discovered during construction. A programme of investigation would be developed in conjunction with the Greater London Archaeological Advisory Service (GLAAS) and is likely to comprise some or all of the following:	Sch 2 (6, 16)			Section 6	
Vol 2, para 3.6.2 (a)	a. archaeological watching brief during excavations for storage bunker; and	Sch 2 (6, 16)			Section 6 (6.3.1 (f) and 6.4.1)	
Vol 2, para 3.6.2 (b)	b. archaeological watching brief during site preparation for construction of Resource Recovery Facility (RRF) and EcoPark House.	Sch 2 (6, 16)			Section 6 (6.3.1 (f) and 6.4.1)	
Vol 2, para 3.6.3	Provision for preparation of a Written Scheme of Investigation (WSI), if required, prior to site preparation and construction, in consultation with Historic England. The WSI would detail the generic principles, standards, methods and techniques to be employed for any stage of archaeological works required. This will include targeted geo-archaeological boreholes on selected	Sch 2 (6, 16)			Section 6 (6.2.1 (e) and 6.3.1)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	proposed pile locations where appropriate.					
Ecology - CONSTRUCTION						
Vol 2, para 5.6.4	Implementation of detailed measures as set out in the CoCP to ensure compliance with legislation, protect biodiversity and limit losses to areas of conservation interest and any potentially negative impacts to legally-protected and notable species. The main points to note are:	Sch 2 (6, 16)			Section 7	
Vol 2, para 5.6.4 (a)	a. production of method statements prior to the commencement of construction for specific species and habitats. Provision of an ecological clerk of works at the Application Site at appropriate stages of clearance and construction.	Sch 2 (6, 16)			Section 7 (7.3.1)	
Vol 2, para 5.6.4 (b)	b. pre-construction surveys would be undertaken by an ecologist to determine the current status and distribution of protected and notable species and to inform requirements for any mitigation, including a bat and badger scoping survey within the fenced off area in the north-eastern part of the Application Site. The timing of construction works would have due regard to seasonal constraints for a range of species and their habitats (including breeding birds and roosting bats).	Sch 2 (6, 16)			Section 7 (7.3.2)	
Vol 2, para 5.6.4 (c)	c. removal of hedgerows, trees or shrubs would not take place between March and August inclusive, unless a competent ecologist has first undertaken a nesting bird survey and confirmed that no birds or	Sch 2 (6, 16)			Section 7 (7.3.3)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	active nests would be harmed and/or that there are appropriate measures in place to protect nesting birds.					
Vol 2, para 5.6.4 (d)	d. consideration would be given to potential disturbance of nesting birds outside of, but adjacent to, the Application Site. This would require the preparation of a method statement detailing inspection methodology and the use of exclusion zones, where necessary, to prevent disturbance to breeding birds.	Sch 2 (6, 16)			Section 7 (7.3.4)	
Vol 2, para 5.6.4 (e)	e. the Contractor would comply with the requirements of any wildlife licences, including all protected species licences as necessary.	Sch 2 (6, 16)			Section 7 (7.3.6)	
Vol 2, para 5.6.4 (f)	f. construction lighting would aim to maintain dark areas around the Application Site, where practicable and safe. Lighting across the Application Site would be minimised, in accordance with guidelines set out by the Bat Conservation Trust (BCT) (Bats and Lighting http://www.bats.org.uk/pages/bats_and_lighting.html (Accessed July 2015)).	Sch 2 (6, 16)			Section 7 (7.3.7)	
Vol 2, para 5.6.4 (g)	g. appropriate treatment and control of invasive non-native species would be undertaken in order to comply with the legislation and prevent their further spread.	Sch 2 (6, 16)			Section 7 (7.4.1)	
Vol 2, para 5.6.4 (h)	h. retained trees would be protected in accordance with the British Standards BS5837:2012. Adherence to the measures outlined in these standards and the	Sch 2 (6, 16)			Section 10 (10.2)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	employment of an arboricultural specialist to oversee works relating to the protection of trees would ensure the long-term preservation of retained trees.					
Vol 2, para 5.6.4 (i)	i. the measures set out in the CoCP relating to lighting, Air Quality and Odour, Noise and Vibration and Water Resources and Flood Risk would also be adhered to.	Sch 2 (6, 16)			Section 7 (7.1.2 and 7.3.8)	
Vol 2, para 5.6.9	Covering overnight of any deep holes and trenches with provision and maintenance of planked escape routes.	Sch 2 (6, 16)			Section 7 (7.1.2 (e))	
Vol 2, para 5.6.9	Hazardous liquids would be stored in a secure lock-up.	Sch 2 (6, 16)			Section 12 (12.2.2 (e))	
Vol 2, para 5.6.9	Any wild mammal burrows that are encountered during clearance works would be excavated sensitively, using hand tools where possible. Excavation would also ideally not occur between March and May inclusive.	Sch 2 (6, 16)			Section 7 (7.1.2 (f))	
Vol 2, para 5.6.5	Construction site lighting would: <ul style="list-style-type: none"> a. be at the minimum luminosity necessary; b. use low energy consumption fittings; c. provide sufficient illumination at site boundaries to provide a safe route for the passing public; d. be activated by motion sensors where appropriate to prevent unnecessary usage; e. not be directed towards Chingford Reservoirs SSSI and Lea Valley SMINC except where part of Lea Valley SMINC that falls within the Application Site; 	Sch 2 (6, 16)			Section 4 (4.5) and 7 (7.2, 7.3.7)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	f. reduce light spill as far as practicable and be designed to reduce disturbance to foraging and commuting bats over the River Lee Navigation and along Lee Park Way and the eastern boundary of the Edmonton EcoPark, including EcoPark House.					
Vol 2, para 5.6.6	Minimise temporary effects associated with the deposition of dust and pollutants on Lea Valley SMINC and Chingford Reservoirs SSSI, in accordance with best practicable means through management of dust, air pollution and exhaust emission. This includes reference to the general site requirements and good housekeeping procedures (relevant to limiting dust and air pollution), controls and measures to control or mitigate the effect of potential adverse effects caused by the construction works; and dust and air pollution monitoring measures to be employed during construction of the Project.	Sch 2 (6, 16)			Section 5 (5.1)	
Vol 2, para 5.6.7	Noise and vibration management and mitigation processes to minimise disturbance to wildlife associated with Lea Valley SMINC and Chingford Reservoirs SSSI, including: <ul style="list-style-type: none"> a. selection of quiet and low vibration equipment; b. review of construction programme and methodology to consider quieter methods (including non-vibratory compaction plant, where required); c. location of equipment on the Application Site; d. control of working hours; e. the provision of acoustic enclosures and the use of 	Sch 2 (6, 16)			Section 9 (9.1)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	less intrusive alarms, such as broadband vehicle reversing warnings; f. use of appropriate acoustic screening; and g. adherence to all relevant guidance and legislation.					
Vol 2, para 5.6.8	Implementation of working methods which protect surface and groundwater from pollution and other adverse impacts including change to flow volume, water levels and quality. Measures to deal with pollution incidents at the Application Site would be included within the overall emergency planning for the Project.	Sch 2 (6, 10, 16)			Section 12 (12.1)	
Vol 2, para 5.7.15	Reinstatement of the Temporary Laydown Area with the creation of a meadow and planting of scrub and scattered trees around the perimeter. This area would provide suitable breeding habitat for linnet.	Sch 2 (6, 10, 16), Works No. 5(x)		2.6 Landscape Zones guidelines, Zone 7(a)		
Ecology - OPERATION						
Vol 2, para 5.6.11	Landscape proposals include the replacement and enhancement of existing habitats at the Application Site along with creation of new habitats, incorporating:	Sch 2 (6, 10)				
Vol 2, para 5.6.11 (a)	a. Salmon's Brook: sowing of native wildflower meadow mix along the eastern bank;	Sch 2 (6, 10)		2.6 Landscape zones guidelines (zone 4)		
Vol 2, para	b. Enfield Ditch: sowing of wildflower meadow mixes and plug planting of native aquatic and marginal	Sch 2 (6,		2.6 Landscape		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
5.6.11 (b)	plants;	10)		zones guidelines (zone 1)		
Vol 1, para 3.3.69 (e) Vol 2, paras 3.3.77 (e), 5.6.11 (c)	c. built development: inclusion of green and brown roofs on the proposed Energy Recovery Facility (ERF) with native species as appropriate, as well as a green or brown roof on EcoPark House;	Sch 2 (3, 6)		DCP9 and DCP27, 2.6 General Guidelines (f)		
Vol 2, para 5.6.11 (d)	d. Lee Park Way: retention of selected mature trees, removal of some scrub along Enfield Ditch to increase light levels to improve ground flora and enhancement planting of native species where necessary, including the dense scrub and trees between Lee Park Way and the River Lee Navigation;	Sch 2 (6, 10)		2.6 General Guidelines, Landscape zones guidelines (zone 5), DCP43		
Vol 1, para 3.3.69 (d) Vol 2, para 5.6.11 (e)	e. artificial habitats: inclusion of log and stone piles and bird and bat boxes located on mature trees;	Sch 2 (6, 10)		2.6 Landscape zone guidelines (zone 5(b))		
Vol 2, para 5.6.11 (f)	f. Temporary Laydown Area: reinstatement of some existing trees and scrub, additional native species planting as appropriate and sowing of wildflower meadow mix;	Sch 2 (6, 10)		2.6 General Guidelines, Landscape zone guidelines (zone 7)		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
Vol 1, para 3.3.69 (a, b, c, f) Vol 2, para 5.6.11 (g)	g. general principles: inclusion of native species planting wherever possible; retention of mature trees where possible; retaining and enhancing links with adjacent habitats where possible; and removal of invasive species.	Sch 2 (6, 10)		2.6 General guidelines, landscape (c, f, g, h),		
Vol 2, para 5.7.9	Landscaping proposed within the SMINC includes creation of wildflower meadows and planting of trees and native scrub within the Temporary Laydown Area, selective scrub removal and wildflower meadow creation along Lee Park Way and Enfield Ditch and marginal plug planting along Enfield Ditch.	Sch 2 (6, 10)		2.6 Landscape zones guidelines (zone 1(e), zone 5(b), and zone 7(a)) DCP43		
Vol 1, para 3.3.69 (d) Vol 2, para 5.7.14	Provision of bird nest boxes at appropriate locations within the Application Site.	Sch 2 (6, 10)		2.6 Landscape zone guidelines (zone 5(b))		
Vol 2, para 5.7.16	Provision of native scrub to provide permanent nesting opportunities.	Sch 2 (6, 10)		2.6 Landscape zone guidelines (zone 7(a))		
Vol 2, para 5.6.12	Lighting across the Application Site would be minimised, in accordance with guidelines set out by the BCT. The	Sch 2 (6)		2.7 General guidelines,		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	following principles would be applied:			lighting		
Vol 2, paras 5.6.12(a), 5.8.12	a. lighting design would avoid light spill within the Chingford Reservoirs SSSI and the River Lee Navigation. Lighting proposed within the Lea Valley SMINC would be designed to maintain dark areas for wildlife, particularly to reduce disturbance to foraging and commuting bats.	Sch 2 (6, 10)		2.7 General guidelines, lighting (f, g and h)		
Vol 1, para 3.3.72 Vol 2, para 5.6.12 (b)	b. narrow spectrum lights that emit minimal ultra-violet light and peak higher than 550 nanometres (yellow, orange and red wavelengths) would be used where possible.	Sch 2 (6, 10)		2.7 General guidelines, lighting (f) DCP46(e)		
Vol 1, para 3.3.72, Vol 2, para 5.6.12 (c)	c. the height of lighting columns and flat cut-off lanterns or accessories would be considered to minimise spillage.	Sch 2 (6, 10)		DCP46(f)		
Vol 2, para 5.6.12 (d)	d. light levels would be as low as guidelines permit and be turned off when not required.	Sch 2 (6, 10)		2.7 General guidelines, lighting (c)		
Vol 2, para 5.7.12	The dark corridor along the River Lee Navigation would be maintained.	Sch 2 (6)		2.6 Landscape zones guidelines (zone 1 (g))		
Vol 2, para 5.8.13	Operational lighting within the Lea Valley SMINC would be designed to maintain dark areas while providing lighting along Lee Park Way. Lighting in this area would	Sch 2 (6, 10)		2.7 General guidelines, lighting (f, g)		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	comply with BCT Guidelines and the design would seek to avoid light spill over the River Lee Navigation.			and h)		
Vol 2, para 5.8.14	Sensitive lighting along Lee Park Way (with the dense planting of trees and scrub between Lee Park Way and the River Lee Navigation) would seek to avoid light spill along the River Lee Navigation and therefore minimise disturbance to foraging and commuting bats	Sch 2 (6)		2.7 General guidelines, lighting (g and h), DCP43		
Vol 2, para 5.6.13	Monitoring and management of landscaping and bat and bird boxes would be undertaken for maintenance purposes and to monitor their effectiveness.	Sch 2 (6, 15)				
Ground Conditions and Contamination - CONSTRUCTION						
Vol 2, paras 7.2.6, 7.2.7	Preparation of a Piling Method Statement before any piling works are undertaken.	Sch 2 (6, 16)			Section 2 (2.7) and 12 (12.3.1)	
Vol 2, paras 7.4.1, 7.6.5, 7.7.5	Finalisation of a detailed civil engineering strategy for the demolition and removal of the existing EfW facility, including consideration of construction risks to groundwater receptors.	Sch 2 (6, 14, 16)			Section 2 (2.7)	In consultation with the Environment Agency
Vol 2, para 7.4.3	Appropriate best practice would be used to manage potentially polluting substances encountered during excavations.	Sch 2 (6, 16)			Section 8 (8.2.5)	
Vol 2, para 7.6.7 (c)	Dewatering, and groundwater and surface water management (with respect to the EfW bunker removal).	Sch 2 (6, 16)			Section 12 (12.2)	
Vol 2, para 7.6.7 (d)	Use of best practice methodology and construction design to minimise effect on aquifers.	Sch 2 (6, 14, 16)			Section 12 (12.2.3 and	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	Any dewatering volumes would be minimised, controlled and tested.				12.3)	
Vol 2, para 7.6.7 (e)	All bund and storage structures would be designed to have impermeable bases.	Sch 2 (6, 16)			Section 12 (12.2.2(b))	Environmental Permit
Vol 2, para 7.6.7 (f)	All underground structures would be constructed to relevant standards and with consideration for the Application Site conditions.	Sch 2 (6, 16)		2.2 General guidelines		
Vol 2, para 7.6.7 (g)	Environmental monitoring of surface and groundwater would be undertaken at the Application Site.	Sch 2 (6, 14, 16)			Section 12 (12.6.2)	
Vol 2, para 7.6.7 (h)	Piles would be designed to minimise hydrogeological risk by: <ul style="list-style-type: none"> 1. not penetrating low permeability layers unless necessary; and 2. using piling techniques that minimise disturbance of low permeability layers and that also provide good seals with those layers. This would be detailed in the construction method statements. 	Sch 2 (6, 16)			Section 2 (2.7)	In consultation with the Environment Agency
Vol 2, para 7.6.7 (i)	Method statements would be prepared by the Contractor prior to work commencing on the Application Site, containing detailed instructions regarding the techniques and methods that would be used to prevent and reduce the environmental impacts of demolition and construction.	Sch 2 (6, 14, 16)			Section 2 (2.7)	In consultation with the Environment Agency
Vol 2, para 7.6.7 (j)	The Contractor would be required to obtain all permits and licences from the regulatory authorities as required by environmental law or regulation and would discharge	Sch 2 (6, 16)			Section 12 (12.2.2 (a))	In consultation with the Environment

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	the relevant conditions of the DCO prior to commencement of site works, or as otherwise appropriate in advance of specific site activities.					Agency
Vol 2, para 7.6.7 (k)	All Contractors involved in the construction of the Project would be required to comply with good construction practice, such as that detailed in the Environment Agency Pollution Prevention Guidelines, notably PPG6 Working at Construction and Demolition Sites.	Sch 2 (6, 14, 16)			Section 4 (4.7.3)	In consultation with the Environment Agency
Vol 2, para 7.6.7 (l)	Construction at the Application Site would require piling for building foundations in the north and south of the Application Site. The piling technique would be selected to consider the risk to the deeper Secondary and Principal Aquifers and would need to reference appropriate Environment Agency documents (as indicated in Vol 2 Appendix 7.1). The exact construction and foundation method would be determined during future design and would require approval by the Environment Agency and further details of potential risks from piling are assessed in the Piling Risk Assessment (Vol 2 Appendix 7.3).	Sch 2 (6, 14, 16)			Section 2 (2.7) and 12 (12.3.1)	In consultation with the Environment Agency
Vol 2, para 7.7.1	Piling design would consider using a technique which minimises the potential to create a groundwater pathway between aquifers and would avoid the puncturing of the London Clay where possible. The piling design and preparation of Piling Method Statement would be undertaken in consultation with the Environment Agency, as described in the CoCP.	Sch 2 (6, 14, 16)			Section 2 (2.7) and 12 (12.3.1)	In consultation with the Environment Agency

Commitments set out in the ES		Delivery mechanism				
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Ground Conditions and Contamination - OPERATION						
Vol 2, para 7.8.2	Implementation of environmental control measures to avoid new structures and pipes opening potential groundwater pathways. Measures include construction to relevant standards, regular inspection and monitoring as part of the site operational environmental management plan, and operation in accordance with relevant guidance.	Sch 2 (6, 14)				Environmental Permit
Noise and Vibration - CONSTRUCTION						
Vol 2, Vol 8.6.3	Implementation of the measures set out in the CoCP in terms of good housekeeping, site layout, and recommendations in BS 5228-1:2009 + A1:2014.	Sch 2 (6, 16)			Section 9 (9.1)	
Vol 2, para 8.6.4	Incorporation of noise and vibration management and monitoring measures in the Construction Environmental Management Plan to ensure as a minimum:	Sch 2 (6, 16)			Section 9 (9.2.1)	
Vol 2, para 8.6.4 (a)	a. integration of noise control into the method statements;	Sch 2 (6, 16)			Section 9 (9.2.1 (a))	
Vol 2, para 8.6.4 (b)	b. proactive links between noise and vibration management activities and community relations activities to inform the public of any construction that may raise unusual concern such as high noise activities or extended working hours;	Sch 2 (6, 16)			Section 9 (9.2.1 (b))	
Vol 2, para 8.6.4 (c)	c. developing a noise and vibration monitoring protocol including noise and vibration monitoring locations as well as publishing all monitoring required to ensure	Sch 2 (6, 16)			Section 9 (9.2.1 (e))	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	compliance with all acoustic commitments and consents;					
Vol 2, para 8.6.4 (d)	d. preparing and submitting Section 61 consent applications;	Sch 2 (6, 16)			Section 9 (9.2.1 (f))	
Vol 2, para 8.6.4 (e)	e. implementing management processes to ensure ongoing compliance with the Section 61 consent granted by London Borough of Enfield (LB Enfield); and	Sch 2 (6, 16)			Section 9 (9.2.1 (g))	
Vol 2, para 8.6.4 (f)	f. the Contractor will assess, consider and implement best practicable means at all times to control noise and vibration from the construction works.	Sch 2 (6, 16)			Section 9 (9.1.1)	
Noise and Vibration - OPERATION						
Vol 2, para 8.6.8	Establish acoustic design and control requirements to design, construct, operate and maintain the proposed plant so as to: a) avoid any significant effects; and b) to minimise any adverse effects as far as reasonably practical.	Sch 2 (6, 17)				Environmental Permit – agreed target noise criteria
Vol 2, para 8.8.1	The measures proposed to control operational industrial noise would meet the aims of national noise policy. Typical measures that could be implemented include, but are not limited to, selection of quiet plant, provision of sound attenuators and location of noisy plant at greatest distance from noise sensitive receptors.	Sch 2 (6, 17)				Environmental Permit – agreed target noise criteria
Socio-economics - CONSTRUCTION						
Vol 2, paras	The Edmonton Sea Cadets would be relocated to EFW	Sch 2 (6,			Section (2.7.1-	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
9.6.3	facility meeting rooms for a temporary period of approximately two years. Their equipment would be stored in a container located at the front of the EfW facility and boats would be relocated to an alternative Edmonton Sea Cadets facility on-site. During this two year period Edmonton Sea Cadets access to the water would be restricted. The Edmonton Sea Cadets would continue to follow safe and secure access routes shared with site staff, in line with the CoCP.	16)			2.7.2), 4 (4.5.1) and 11 (11.7.7)	
Vol 2, para 9.6.4	On completion, EcoPark House would be part occupied by the Edmonton Sea Cadets, and there would be a launch into the River Lee Navigation. EcoPark House would also be available for other community activities, visitor and Project information and London Waste Limited (LWL) office requirements.	Sch 2 (6, 16) Works No. 3		DCP26		
Socio-economics - OPERATION						
Vol 2, para 9.8.4	Employment policies relating to opportunities for skills and training opportunities would be in line with LB Enfield policies.	Sch 2 (6)	Sch 3 (2)			
Vol 2, Appendix 9.1 Table 1, no. 5	A Section 106 Draft Agreement is included as part of the Application which covers employment and skills, provision of heat, travel plans and a servicing management plan.	Sch 2 (6)	Sch 3 (2)			
Transport - CONSTRUCTION						
Vol 2, para 10.2.3	Preparation of a Delivery and Servicing Plan, based on the framework submitted with the Application.	Sch 2 (6, 16)	Sch 3 (5)			

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
Vol 2, paras 10.2.3, 10.6.3 (e)	Implementation of the Construction Travel Plan incorporating measures to manage worker access, including shuttle buses from local rail stations to the Application Site.	Sch 2 (6, 16)	Sch 3 (4)		Section 11 (11.5.2)	
Vol 2, paras 10.2.3, 10.6.3 (a)	Preparation of a Construction Logistics Plan (CLP) prior to commencement of construction.	Sch 2 (6, 16)			Section 11 (11.1.2)	
Vol 2, para 10.6.3	Implementation of the additional control measures set out in section 11 of the CoCP (Vol 1 Appendix 3.1) including:	Sch 2 (6, 16)			Section 11	
Vol 2, para 10.6.3 (b)	measures to minimise the effect of any works within the highway or on a Public Right of Way;	Sch 2 (6, 16)			Section 11 (11.2)	
Vol 2, para 10.6.3 (c)	measures to reduce construction traffic effects;	Sch 2 (6, 16)			Section 11 (11.3)	
Vol 2, para 10.6.3 (d)	measures to manage and control lorries and their movements;	Sch 2 (6, 16)			Section 11 (11.4)	
Vol 2, para 10.6.3 (f)	measures to avoid/limit and mitigate the deposition of mud and other debris on the highway;	Sch 2 (6, 16)			Section 11 (11.6)	
Vol 2, para 10.6.3 (g)	traffic safety measures including risk reduction measures, Heavy Good Vehicle safety measures and the provision of traffic signs and road markings where necessary; and	Sch 2 (6, 16)			Section 11 (11.7)	
Vol 2, para 10.6.3 (h)	monitoring of traffic management schemes to maintain their effectiveness. The HGV monitoring strategy would be agreed with LB Enfield.	Sch 2 (6, 16)			Section 11 (11.8)	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
Vol 2, paras 10.7.11, 10.7.37, 10.7.53, 10.7.69	An appropriate level of car parking would be provided and through the Construction Travel Plan, Traffic Management Plan and CoCP, the provision of parking would be managed to ensure that no overspill parking is anticipated to take place.	Sch 2 (6, 16)	Sch 3 (4)		Section 11 (11.1.2 and 11.5.2)	
Vol 2, para 10.7.18	Provision of a safe cycle crossing point where National Cycle Network Route 1 crosses Lee Park Way. Facilities for pedestrians and equestrians would also be provided at this point. A safe route would also be provided for cyclists, pedestrians and equestrians during Stage 1a whilst the new access was being constructed.	Sch 2 (6, 16)			Section 11 (11.7.7 (j))	
Vol 2, para 10.7.22	Appropriate measures would be taken to ensure that the use of Lee Park Way by vehicles does not have an adverse effect on the safety of pedestrians, cyclists and equestrians using this route. As well as the safety measures set out in the CoCP, safe crossing points for pedestrians, cyclists and equestrians on Lee Park Way and on the access to the Temporary Laydown Area would be provided.	Sch 2 (6, 16)			Section 11 (11.7.7 (j))	
Vol 2, para 10.7.25	Crossing facilities for pedestrians, cyclists and equestrians would also be provided where the cycle route on Lower Hall Lane crosses the access to the Temporary Laydown Area.	Sch 2 (6, 16)			Section 11 (11.7.7 (j))	
Transport - OPERATION						
Vol 2, para 10.6.5	Implementation of the Operational Travel Plan containing measures such as the provision of cycle	Sch 2 (6)	Sch 3 (4)			

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	Draft Deed of Planning Obligations Development Consent Obligation ⁱ	Design Code Principles	CoCP	Other
	parking, travel information and encouraging car sharing.					
Vol 2, para 10.6.6	Preparation and future review of a Delivery and Servicing Plan based on the framework included in Section 8 of the Transport Assessment.	Sch 2 (6)	Sch 3 (5)			
Water Resources & Flood Risk - CONSTRUCTION						
Vol 2, para 11.6.6	Implementation of CoCP measures relating to:					
Vol 2, para 11.6.6 (a)	storage, bunding and use of potentially polluting materials;	Sch 2 (6, 16)			Section 12 (12.2.2 (a) and (b))	
Vol 2, para 11.6.6 (b)	required permits, consents and approvals from the Environment Agency and other relevant authorities;	Sch 2 (6, 16)			Section 12 (12.2.2 (a))	
Vol 2, para 11.6.6 (c)	construction site drainage systems;	Sch 2 (6, 16)			Section 12 (12.2.2 (f))	
Vol 2, para 11.6.6 (d)	measures to comply with relevant guidance;	Sch 2 (6, 16)			Section 12 (12.1.1)	
Vol 2, para 11.6.6 (e)	flood risk management;	Sch 2 (6, 16)			Section 12 (12.5)	
Vol 2, para 11.6.6 (f)	disposal of foul water and sewage effluents; and	Sch 2 (6, 16)			Section 12 (12.4)	
Vol 2, para 11.6.6 (g)	protection of aquifers.	Sch 2 (6, 16)			Section 12 (12.3)	
Vol 2, para	Implementation of the Incident Control Plan (as required	Sch 2 (6,			Section 4 (4.7)	In consultation

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	Draft Deed of Planning Obligations Development Consent Obligationⁱ	Design Code Principles	CoCP	Other
11.6.7, 11.6.22	by the CoCP) includes measures to manage any pollution incidents (pollution incident response planning).	16)			and 12 (12.1.2)	with the Environment Agency
Vol 2, para 11.6.8 (a)	Provision of emergency planning including procedures for receiving flood warnings from the Environment Agency;	Sch 2 (6, 16)			Section 12 (12.5.3)	
Vol 2, para 11.6.8 (b)	Provision of temporary attenuation storage at the Temporary Laydown Area south of William Girling Reservoir; and	Sch 2 (6, 13, 16)				
Vol 2, para 11.6.8 (c)	Requirement to obtain flood defence consent from the Environment Agency.	Sch 2 (6)				Via application to the Environment Agency
Vol 2, para 11.6.9	Implementation of measures relating to environmental monitoring of both surface and groundwater during construction.	Sch 2 (6, 16)			Section 12 (12.6.2)	
Water Resources & Flood Risk - OPERATION						
Vol 2, para 11.6.21	Preparation of an operational management plan in consultation with the Environment Agency prior to commencement of construction and would contain the following measures: a. suitable consents and approvals from the relevant authorities would be gained for waters discharged to Deephams Sewage Treatment Works (STW) via Chingford Sewer; b. surface water site drainage would pass through oil	Sch 2 (6, 13)				Consent for waters to be discharged to Deephams STW via Chingford Sewer secured from Thames Water.

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
	<p>interceptors and attenuation tanks before being discharged to Enfield Ditch at the greenfield run-off rate as specified within the Flood Risk Assessment (see Vol 2 Appendix 11.2);</p> <p>c. Application Site attenuation tanks would be designed to be able to accommodate volumes from storm events and/or volumes that could be released during a spillage or incident;</p> <p>d. any identified requirements for water quality monitoring of discharges to surface or groundwater would be undertaken as appropriate to identify pollution risks and pollution incidents including spillages and leakages;</p> <p>e. rainwater harvesting would be implemented to provide water for fire and dust suppression systems, non-potable water uses, and washing operations to reduce pressure on potable water supply; and</p> <p>f. water demand at the Application Site would be managed by incorporating, as a minimum, water efficient appliances (such as taps, toilets, urinals, etc.) to limit water consumption to between 4.5 and 5.5m³/person/year and a water meter with a pulsed output for each building unit at the Application Site.</p>					In consultation with the Environment Agency
Vol 2, para 11.6.24 (b), App 7.2	Implementation of environmental monitoring of both surface and groundwater would be undertaken during operation.	Sch 2 (6)				Environmental Permit
Vol 2, para	A new surface water drainage scheme would be	Sch 2 (6,				Environmental

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
11.6.23 (a) and 11.6.24 (a)	implemented at the Application Site to manage surface run-off from the design rain event. An estimated 6,284m ³ of storage volume would be required for the completed development. Flow attenuation would be implemented in a way that ensures attenuation storage is provided for each stage of development as it proceeds. Additional storage would be provided to accommodate run-off in the case of a spill at the Application Site. The surface water drainage system will ensure water is adequately treated for quality before water is discharged.	13)				Permit
Vol 2, para 11.6.23 (b)	Finished floor levels for EcoPark House would be set at 10.97m AOD allowing 0.3m freeboard in the event of a flood.	Sch 2 (6)		DCP25(e)		
Vol 2, para 11.6.23 (c)	An Emergency Flood Plan would be drawn up and be operational from the construction phase which includes procedures for receiving flood warnings from the Environment Agency and evacuating the Application Site in the event of flood defence failure.	Sch 2 (6)				Environmental Permit
Vol 2, para 11.6.23 (d)	11m ³ of flood storage compensation would be provided for loss of floodplain volume associated with EcoPark House. The compensation storage would be provided in the landscaped area of the Application Site on the west bank of Enfield Ditch immediately upstream of the wharf. A further 107m ³ of compensation would be provided on the northern bank of Enfield Ditch at the southern part of the Application Site.	Sch 2 (6, 13)		2.6 General guidelines, landscape		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	<u>Draft Deed of Planning Obligations Development Consent Obligationⁱ</u>	Design Code Principles	CoCP	Other
Vol 2, para 11.6.23 (g)	Further attenuation (and water quality treatment and biodiversity value) would be provided on green and brown roofs proposed for parts of the Project where they are technically feasible, as well as permeable paving which would need to be agreed with the Environment Agency.	Sch 2 (6)		DCP9, DCP27, DCP38, DCP45		In consultation with the Environment Agency
Visual - CONSTRUCTION						
Vol 3, para 1.6.3	Implementation of measures contained in the CoCP (Vol 1 Appendix 3.1) relevant to the visual assessment including:	Sch 2 (6, 16)				
Vol 3, para 1.6.3 (a)	a. protection of trees in line with BS 5837: Trees in relation to design, demolition and construction. Any works to trees or felling would be carried out in accordance with BS 3998: Tree work – Recommendations;	Sch 2 (6, 16)			Section 10 (10.2.1 and 10.2.3)	
Vol 3, para 1.6.3 (b)	b. maintenance of adequate fencing and hoardings to an acceptable condition and to provide screening where required;	Sch 2 (6, 16)			Section 4 (4.3)	
Vol 3, para 1.6.3 (c)	c. well-ordered site and Temporary Laydown Area, including location of stockpiles away from sensitive receptors where practicable;	Sch 2 (6, 16)			Section 5 (5.3.1 (f))	
Vol 3, para 1.6.3 (d)	d. siting plant away from site boundaries and potential sensitive receptors, where practicable;	Sch 2 (6, 16)			Section 5 (5.2.1 (b))	
Vol 3, para 1.6.3 (e)	e. screening/wrapping of buildings or structures to be demolished; and	Sch 2 (6, 16)			Section 5 (5.5.1 (a))	

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	Draft Deed of Planning Obligations Development Consent Obligationⁱ	Design Code Principles	CoCP	Other
Vol 3, para 1.6.3 (f)	f. keeping lighting of the construction site to the minimum necessary to enable safety and security.	Sch 2 (6, 16)			Section 4 (4.5.1)	
Visual - OPERATION						
Vol 3, para 1.6.7 (a)	Stepping down the ERF building towards the Lee Valley Regional Park to minimise the scale of the new facility visible in views from the east.	Sch 2 (5, 6)		DCP1		
Vol 3, para 1.6.7 (b)	Providing an earth bank along the eastern side of the ERF to visually reduce the height of the proposed building and enabling tree planting to screen the new facility.	Sch 2 (6, 10)		DCP1, 2.6 Landscape zone guidelines (Zone 1)		
Vol 3, para 1.6.7 (c)	Orienting the rectangular shape of the stack with the shorter sides facing visual receptors to the east and west.	Sch 2 (4, 5, 6)		DCP16		
Vol 3, para 1.6.7 (d)	Using lighter colour material for the stack, to help the stack to blend in with the sky.	Sch 2 (4, 6)		DCP17		
Vol 3, para 1.6.7 (f)	Using contrasting material and various building block heights to break up mass of the ERF building.	Sch 2 (4, 6)		DCP2, DCP3		
Vol 3, para 1.6.7 (g)	Using contrasting building colours for the plinth and upper building façade to help breaking up the mass of the building and to blend the development into its surroundings. The darker colour plinth as seen against ground and the lighter colour upper façade as seen against the sky.	Sch 2 (4, 6)		DCP3		

Commitments set out in the ES		Delivery mechanism				
ES ref	Commitment	Draft DCO	Draft Deed of Planning Obligations Development Consent Obligationⁱ	Design Code Principles	CoCP	Other
Vol 3, para 1.6.7 (h)	Designing the soft landscaping to promote biodiversity and to utilise locally appropriate native species to enhance existing and replacement habitat. A green roof and a brown roof are proposed on part of the ERF building providing new habitats.	Sch 2 (6, 10)		DCP9		
Vol 3, para 1.6.7 (i)	Proposing new tree planting to the east of the proposed ERF building to replace trees lost to the development and provide some filtering of views of the lower levels of the ERF from the east. More formal tree planting is proposed along the roads within the east of the Application Site including Lee Park Way.	Sch 2 (6, 10)		2.6 Landscape zone guidelines (Zones 1 and 5)		
Vol 3, para 1.6.7 (j)	Providing landscaping within the Temporary Laydown Area, along the River Lee Navigation towpath and Deephams Farm Road entrance.	Sch 2 (6, 10)		2.6 Landscape zone guidelines (Zones 4, 5 and 7)		
Vol 3, para 1.6.7 (k)	Enhancing Enfield Ditch where it passes through the Application Site, opening up the ditch by selectively removing trees in close proximity to the ditch, clearing invasive species and scrub as well as introducing new marginal planting.	Sch 2 (6, 10)		2.6 Landscape zone guidelines (Zone 3)		

3 Environmental Mitigation

Mitigation measures set out in the ES		Delivery mechanism				
ES ref	Mitigation	Draft DCO	<u>Development Consent Obligation</u> ⁱⁱ 106	Design Code Principle	CoCP	Other
Daylight, Sunlight and Overshadowing - OPERATION						
Vol 2, paras 4.7.1, 4.8.1	It is suggested that internal room layouts and window sizes are considered at detailed design to ensure optimum daylight conditions at EcoPark House in accordance with BRE 209 guidance.	Sch 2 (6)		DCP25		
Environmental Wind - OPERATION						
Vol 2, para 6.9.1	Provision of mitigation such as screens or canopies if required for pedestrian entrances and pedestrian paths at the passage between the cooling towers and the main building, and the south-east corner of the proposed ERF. The necessity for this should be confirmed and the design developed during the detailed design stage.	Sch 2 (6)		DCP36		

4 Other Commitments

Commitments set out in the TA		Delivery mechanism				
TA ref	Commitment	Draft DCO	<u>Development Consent Obligation</u> ⁱⁱⁱ 106	Design Code Principle	CoCP	Other
Transport - CONSTRUCTION						
AD5.11, para 4.4.1	Provision of 225 parking spaces on the Temporary Laydown Area for use by employee cars/vans and contractor vans during construction.	Sch 2 (6)				
AD5.11, para 4.4.2	Provision of 45 parking spaces for large vehicles (including employee shuttle buses) on the Temporary Laydown Area during construction.	Sch 2 (6)				
AD5.11, para 4.4.3	Provision of additional short-term parking for light goods vehicles (LGVs) and heavy goods vehicles (HGVs) on the Application Site for vehicles directly associated with the construction activity.	Sch 2 (6)				
AD5.11, para 4.4.4	Provision of cycle parking for five per cent of the construction workforce on the Temporary Laydown Area. Level of provision to be reviewed through the Construction Travel Plan and additional spaces provided if required.	Sch 2 (6)				
AD5.11, para 4.4.6	Car and cycle parking for employees associated with the on-going operation of the existing facilities to be provided on the Application Site close to the existing EFW facility.	Sch 2 (6)				
Transport - OPERATION						
AD5.11, para 4.4.7	Provision of 132 car parking spaces comprising the following:	Sch 2 (6)				
AD5.11, para 4.4.7	a. Four parking spaces at the security gatehouse.	Sch 2 (6)				
AD5.11,	b. Three accessible parking spaces at EcoPark	Sch 2 (6)				

Commitments set out in the TA		Delivery mechanism				
TA ref	Commitment	Draft DCO	<u>Development Consent Obligation</u> ⁱⁱⁱ 106	Design Code Principle	CoCP	Other
para 4.4.7	House.					
AD5.11, para 4.4.7	c. 126 parking spaces in the central car park including five accessible spaces.	Sch 2 (6)				
AD5.11, para 4.4.7	d. Ten accessible parking spaces for the ERF.	Sch 2 (6)				
AD5.11, para 4.4.10	Installation of electric vehicle charging points at 26 parking spaces and 14 accessible spaces, equating to 20 per cent of the total parking provision.	Sch 2 (6)				
AD5.11, para 4.4.10	Passive provision for electric vehicle charging points to be made at a further 10 per cent of spaces.	Sch 2 (6)				
AD5.11, para 4.4.12	Provision of three coach/minibus parking spaces on the Edmonton EcoPark for use by the Sea Cadets or visitors.	Sch 2 (6)				
AD5.11, para 4.4.13	Provision of six motorcycle parking spaces on the Edmonton EcoPark.	Sch 2 (6)				
AD5.11, para 4.4.14	Provision of 19 cycle parking spaces for employees (one space for every eight employees) and seven additional cycle parking spaces for visitors on the Edmonton EcoPark. Employee and visitor cycle parking should be secure and sheltered.	Sch 2 (6)				

Commitments set out in the SoCGS		Delivery mechanism				
SOCG ref	Commitment	Draft DCO	Development Consent Obligation^{iv}S 106	Design Code Principle	CoCP	Other
Lee Valley Regional Park SoCG						
Paragraph 3.11.1	Take into account the LVRPA signage guidelines in of all signage to be placed within the Lee Valley Regional Park and provide suitable wayfinding signage.	Sch 2 (6)		DCP42		
LB Enfield SoCG						
Paragraph 3.25.2	Provide a surface SuDs feature in the landscape area to the east of the existing EfW.	Sch 2 (6)				
Paragraph 3.26.1	Up to one hectare of the Temporary Laydown Area surface treatment will be provided as permeable paving/hardstanding, subject to any pollution prevention requirements. The area that would be considered for permeable surfacing would be the area of vehicle parking in the west of the Temporary Laydown Area that will be utilised by light vehicles (cars and vans).	Sch 2 (6)				
Paragraph 3.27.1	If at the point at which the demolition of the existing EfW is commenced there is no redevelopment scheme identified for this plot, the Applicant will provide up to 20 containers planted with trees and 20 containers planted with plants (in both cases, ornamental species) in total that will be placed along the eastern and western perimeter of the existing EfW plot to provide visual interest for this area. The containerised trees or plants would be retained until the plot was redeveloped in whole or part.	Sch 2 (6)				

ⁱ Entered into under S106 of the Town & Country Planning Act 1990 as amended by S174 of the Planning Act 2008 (as amended)

ⁱⁱ Ibid

iii
Ibid
iv
Ibid



Series 06 Environmental
Statement

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