

RE: GILMAC HEAD OFFICE & MANUFACTURING FACILITY N8

HARINGEY SUSTAINABILITY CHECKLIST

To accompany all applications for planning permission, listed building consent and conservation area consent

N.B. THIS FORM IS IN TWO PARTS

PART A: Question Nos. 1 - 20 - to be answered for ALL APPLICATIONS (including major ones)

PART B: Question Nos. 21 - 27 ADDITIONAL questions for MAJOR APPLICATIONS ONLY

A major application is one which is for 10 or more dwellings or where the proposed floorspace exceeds 1000 sq. m. or if the site is 1 hectare or larger

PART A: ANSWER THESE QUESTIONS FOR ALL PLANNING AND LISTED BUILDING APPLICATIONS				
Sustainability Issue		UDP Policy/SPG	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Case No. HGY/ / Officer's comment
SC1	Air Quality Does the scheme provide for or encourage non high emission road vehicles e.g. bicycles, electric cars etc? If new housing is proposed will energy efficient condensing boilers be installed?	UD1 - 2, ENV6, M3 - 4 & M7; SPG7c, SPG8c, & SPG8i; PPG23	<input checked="" type="checkbox"/> • THE SITE IS LOCATED VERY CLOSE TO BUS ROUTES AND HORNSEY TRAIN STATION • COVERED PARKING AREAS FOR BICYCLES AND SCOOTERS ARE INCORPORATED INTO THE PROPOSAL	
SC2	Noise/Fumes/Light/Glare & Land Contamination Is disturbance from noise, fumes, chemicals, solvents, or other pollutants avoided? Can external artificial lighting cause problems? Can materials cause glare? Is the land potentially contaminated and if so has a site investigation been carried out?	UD2, ENV5, ENV7, EMP6, TCR1 & TCR5; SPG6c, SPG8b, SPG8c, SPG8e & SPG8f; PPG23 & 24	<input checked="" type="checkbox"/> • PLANT AREAS ARE LOCATED ON THE EAST SIDE AWAY FROM HOUSING TO THE REAR. • REAR ELEVATIONS FACING THE HOUSING ARE GENERALLY WINDOWLESS. • CLADDINGS WILL NOT CAUSE GLARE • ZINC TO FRONT FACADE TO BE PRE-WEATHERED • SITE INVESTIGATION TO FOLLOW SHORTLY	
SC3	Waste Storage & Recycling Facilities Is provision made for external and internal storage for waste separation/collection and recycling? If the scheme is large, has a waste management plan been provided?	UD6 & ENV8; SPG8a	<input checked="" type="checkbox"/> • INSTALLATION OF FUEL BURNER WHICH USES OFF-CUTS FROM MANUFACTURING PROCESS TO PROVIDE A SUSTAINABLE SOURCE OF ON-SITE ENERGY IS BEING CONSIDERED	
SC4	Solar Design & Renewable Energy Is the siting, layout and design of the scheme maximising the potential for (on site and adjoining) daylighting, passive solar gain and natural ventilation? Are there any photovoltaic (PV) or solar panels?	ENV6; SPG8c; PPG22 & Annex	<input checked="" type="checkbox"/> • AS RESPONSE TO SC3 ABOVE • SUBSTANTIAL FENESTRATION ON EAST SIDE MAXIMISES DAYLIGHTING. • LIMITED OPENINGS ON SOUTH WEST SIDES PLUS OVERHANGS TO ENTRANCE AND TOP FLOOR SCREENS MINIMISES OVERHEATING	
SC5	Efficient Use of Land and Buildings Are existing buildings to be reused or if redeveloped will the buildings be more sustainable than those existing? Will there be a sharing or mix of uses on the site?	UD5, EMP5, EMP7 & CW1; PPG3	<input checked="" type="checkbox"/> • EXISTING PLANT YARD IS REDEVELOPED • NEW BUILDING WILL HOUSE BOTH MANUFACTURING & OFFICES BRINGING A MIX OF SKILLED EMPLOYMENT OPPORTUNITIES	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Officer's comment
SC6	Sustainable Materials Is provision made for reusing reclaimed materials or those which have been recycled, and or/easily replaceable without harm to the environment?	ENV6; SPG8b	<input type="checkbox"/> NOT YET CONSIDERED	
SC7	Sustainable Drainage & Water Conservation What measures for water conservation are being made? Is provision made for sustainable drainage systems, grey water recycling or rainwater harvesting? If new development is proposed, has a drainage impact assessment been provided?	ENV1-2; SPG8b, SPG9 Appendix1: PPG23 & PPG25	<input type="checkbox"/> NOT YET CONSIDERED	
SC8	Trees/Landscape What provision is made for existing/new trees and has a landscape scheme (including survey of existing trees) been submitted?	UD3, OS6 & OS16; SPG8d	<input type="checkbox"/> N/A	
SC9	Biodiversity & Ecological Heritage Is provision made for natural wildlife, which includes plants/habitat, retention and creation?	UD3, OS5, OS10; SPG8d & SPG8g; PPG9	<input type="checkbox"/> N/A	
SC10	Listed Buildings & Locally Listed ones Does the scheme affect the character appearance of any historic building or structure on the site or adjoining the site or the setting of a listed building? Is a locally listed building affected?	CSV1 - 3, CSV5; SPG2; & PPG 15	<input type="checkbox"/> N/A	
SC11	Conservation Area & Other Built Heritage Is there an impact on the character or appearance of a conservation area or an adjoining one? Is a site of archaeological importance or industrial heritage affected?	CSV1 - 5, SPG2; PPG15 & PPG 16	<input type="checkbox"/> N/A	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Officer's comment
SC12	Urban Design Quality, Views & Public Art Does the scheme have a positive visual impact on the immediate local/wider area and views? Is this supported in an accompanying urban design statement? Is there to be a Percent for Arts contribution?	UD1, UD3 - 4; SPG1a - 1c, PPG1, PPG8 & PG22	<input checked="" type="checkbox"/> AN ATTRACTIVE CONTEMPORARY DESIGN USING GOOD QUALITY EXTERNAL MATERIALS IS PROPOSED. ACCOMPANYING URBAN DESIGN STATEMENT IS PROVIDED	
SC13	Designing out Crime and Designing for Privacy Does the design of the development unduly affect the safety of users? Is privacy safeguarded in a way which does not compromise safety?	AC3 - 4, UD2 - 3; SPG3b & SPG5	<input checked="" type="checkbox"/> SECURE ACCESS CONTROL SYSTEMS WILL CONTROL ENTRY AT BUILDING ENTRANCES & TO THE BASEMENT. SUBSTANTIAL AMOUNTS OF FENESTRATION & ELEVATED NATURE	
SC14	Accessed By All Will pedestrians be able to move safely around the site? Is access to all parts of the scheme possible by those who are frail, are in a wheelchair, pushing a pram or otherwise mobility impaired?	UD2 & M3; SPG4 & SPG7b	<input checked="" type="checkbox"/> • LEVEL APPROACH TO MAIN ENTRANCE • WHEELCHAIR RAMP & AMBULANT DISABLED STAIR LINK RECEPTION AREA TO UPPER GROUND FLOOR • WHEELCHAIR ACCESSIBLE LIFT INCLUDING CLEAR AREA IN FRONT TO ALL FLOORS. • BEST PRACTICE GUIDANCE IN TERMS OF DOOR &	
SC15	Open Space Is there to be a loss or gain in public formal/ informal open space or openness of Green Belt or Metropolitan Open Land?	AC1, AC3 - 4, OS1 - 4, OS7 - OS9, OS14; SPG10 & SPG13	<input checked="" type="checkbox"/> N/A CORRIDOR WIDTHS ETC TO BE FOLLOWED.	
SC16	Affordable Housing If this is a housing scheme, will there be any "affordable" housing contribution?	HSG4 & EMP7; SPG10 & SPG11; PPG3	N/A	
SC17	Education/Health Facilities Will there be a potential affect on the demand or provision for school places, health services such as GPs?	UD10, CW2; SPG10, SPG12 & SPG17; PPG1 & PPG12; Circular 1/97	N/A	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Officer's comment
SC18	Leisure & Cultural Facilities Is a leisure (e.g. a cinema an allotment etc) or cultural facility lost or gained? Other - Quality of Life	OS8, OS11 - 12, CCT1 - CCT5; SPG10 & SPG17; PPG17	N/A	
SC19	Local Shops/Services Will there still be an appropriate range of local shops and services to meet local needs? Other - Quality of Life	TCR3 & 4; PPG 6	N/A	
SC20	Jobs & Training Will local access to temporary and/or permanent jobs be lost or provided? Will there be opportunities for training local underqualified labour? Other - Quality of Life	AC1 -2, UD10, EMP 1 - 3 & EMP 5; SPG10; PPG 4	<input checked="" type="checkbox"/> THE BUILDING WILL FACILITATE APPROXIMATELY 50 NEW PERMANENT JOBS FOR SKILLED TRADES INCLUDING JOINERS CARPENTERS M+E ENGINEERS AND OFFICE WORKERS. PART TIME SUPPORT JOBS eg CLEANER WILL ALSO BE GENERATED	

PART B: ANSWER THE FOLLOWING ADDITIONAL QUESTIONS FOR MAJOR SCHEMES ONLY

(Major schemes, for this purpose, are for 10 or more dwellings or where the proposed floorspace exceeds 1000 sq. m. or if the site is 1 hectare or larger).

SC21	Other Renewable Energy Has an energy assessment been provided? In addition to those matters mentioned under item 4 above, will there be any there any other forms of renewable energy (CHP, windmills etc)? Resources	UD1 & ENV6; PPG22 & Annex	<input checked="" type="checkbox"/> INSTALLATION OF FUEL BURNER WHICH USES OFF-CUTS FROM THE MANUFACTURING PROCESS TO PROVIDE SUSTAINABLE SOURCE OF ON-SITE ENERGY IS BEING CONSIDERED	
SC22	Demands for Public Transport Is the nature of the scheme such that it could generate increased demand for public transport facilities? Resources/Pollution	UD10; SPG7d, SPG10 & SPG14	<input checked="" type="checkbox"/> NEW JOBS ON THE SITE WILL INCREASE DEMAND HOWEVER THE SITE IS IDEALLY LOCATED CLOSE TO BUS ROUTES AND HORNSEY TRAIN STATION	
SC23	Major Trip Generating or more than 1000 sq. m Is a traffic impact assessment required and if so, provided? Is a travel plan required? Is an air quality statement (air quality impact assessment) required and if so, provided? Pollution/Resources	UD1; SPG7d & SPG8i; PPG13	<input type="checkbox"/> THESE STATEMENTS/ ASSESSMENTS HAVE NOT YET BEEN PRODUCED.	

Sustainability Issue		UDP Policy/ PPG etc	<input checked="" type="checkbox"/> Tick box if you have taken this into account State how you have taken this into account or if not, or not applicable, state why not	Office Use Officer's comment
SC24	Environmental Impact Assessment (EIA) If the proposal is for a development for which an EIA is required has a decision on scoping been submitted?	UD1; SPG8h; EIA Regs 1999; Circ. 02/99; EC Directive	<input type="checkbox"/> <i>EIA HAS NOT YET BEEN PRODUCED</i>	
SC25	Out of Town Centre Large Retail & Leisure If the proposal is for a scheme of more than 2500 sq.m and is outside a town centre, has a retail or leisure impact assessment been provided?	UD1 & TCR2; SPG7d & SPG8i; PPG 6	<input type="checkbox"/> <i>N/A</i>	
SC26	Tall/Large buildings Is the site appropriate for a tall building? Have verified views been submitted showing the impact on local views and, if appropriate, views of St Paul's? Are adjoining solar rights affected? Does the ground floor contribute to the public realm?	AC1 & AC2; UD1, UD3, UD4, UD10 & UD11; SPG1a & 1c, SPG3a & 3b, SPG7c & 7d, SPG8a - 8i, SPG10 - 14	<input type="checkbox"/> <i>N/A</i>	
SC27	Crèches/Nurseries & Other Community Benefits If the scheme is commercial and over 1000 sq.m, will there be other community benefits such as an associated crèche or nursery facility provided for the workforce on or near site?	UD10 & CW2; SPG10 & SPG17	<input type="checkbox"/> <i>NOT CURRENTLY BEING CONSIDERED</i>	

THANK YOU FOR COMPLETING THIS FORM
PLEASE RETURN WITH YOUR PLANNING OR LISTED BUILDING APPLICATION FORM

YOUR COMMENTS HERE ON THIS CHECKLIST WOULD BE APPRECIATED!

1. Did you find the checklist easy to use and understand?
YES/NO (please delete as appropriate)

If NO, why not?

2. Any other comments on the checklist?

NOT ENOUGH SPACE IN WRITTEN RESPONSE BOX. SUGGEST DOCUMENT IS LANDSCAPE FORMAT TO ENABLE WIDTH OF BOX TO BE INCREASED