

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Thames Water Utilities Ltd.	<b>Reg. Number</b>	12/AP/2311
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/231-A

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**Draft of Decision Notice**

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**Planning Permission was GRANTED for the following development:**

The removal of existing demolition spoil from the site and associated temporary structures.

**At:** CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16

**In accordance with application received on** 16/07/2012 08:01:10

**and Applicant's Drawing Nos.** Site plan, 02, 03, 04, 100-DA-CNS-PSK3X-235350 Rev AB.1

**Reasons for granting permission.**

This planning application was considered with regard to various policies including, but not exclusively:

Strategic policies of the Core Strategy 2011

Strategic Policy 1 - Sustainable Development  
Strategic Policy 2 - Sustainable Transport  
Strategic Policy 11 - Open Spaces and Wildlife  
Strategic Policy 12 - Design and Conservation  
Strategic Policy 13 - High Environmental Standards

Saved policies of the Southwark Plan 2007

Policy 3.2 - Protection of Amenity  
Policy 3.6 - Air Quality  
Policy 3.10 - Hazardous Substances  
Policy 3.12 - Quality in Design  
Policy 3.28 - Biodiversity  
Policy 3.30 - Protection of Riverside Facilities  
Policy 3.31 - Flood Defences  
Policy 5.2 - Transport Impacts  
Policy 5.6 - Car Parking

Policies of the London Plan 2011

Policy 3.2 - Improving health  
Policy 5.18 - Construction, excavation and demolition waste  
Policy 5.19 - Hazardous waste  
Policy 5.21 - Contaminated land  
Policy 6.3 - Assessing effects of development on transport capacity  
Policy 7.14 - Improving air quality  
Policy 7.15 - Reducing noise and enhancing soundscapes  
Policy 7.19 - Biodiversity and access to nature  
Policy 7.29 - The River Thames

National Planning Policy

National Planning Policy Framework 2012

The proposed works are proposed as a precautionary measure following the finding of a small piece of asbestos within the rubble and no objection is raised in principle to its removal requiring works over a temporary period. Whilst inevitably it will be difficult to eliminate all disturbance to the local area, subject to the applicant adhering to its proposed

methodology and the further restrictions imposed by condition including a restriction on the hours of operation to normal construction working hours, it is not considered that the proposed temporary works would result in significant impacts upon the living conditions of residential properties in the vicinity of the site or the operations of other land uses around the site including the two schools. As the spoil will be predominantly removed by barge, the proposals would involve limited vehicular movements and, taking account of the applicant's traffic management plan, no adverse effects should result upon highway safety or local highway conditions. The impacts upon the character and visual amenities of the area would be limited and are acceptable on a temporary basis. The works would not result in significant environmental effects that require an environmental impact assessment as set out in the Environmental Impact Assessment (EIA) Regulations 2011.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

**Subject to the following condition:**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Site plan, 02, 03, 04 and 100-DA-CNS-PSK3X-235350 Rev. AB.1.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 With the exception of the hours of operation, the operations hereby approved shall be carried out in accordance with the measures identified in the Thames Water methodology dated 13 July 2012 and associated risk assessment form and the traffic management plan (Rev B) produced by Squibb Group Limited.

Reason: In order to protect the amenities of the area including local residents and local schools within the vicinity of the site in accordance with Strategic Policies 2 (Sustainable Transport) and 13 (High Environmental Standards) of the Southwark Core Strategy 2012 and saved Policies 3.2 (Protection of Amenity), 3.6 (Air Quality) and 5.2 (Transport Impacts) of the Southwark Plan 2007.

- 3 Notwithstanding the details provided in the applicant's methodology, the operations hereby permitted shall not be carried on outside of the hours 08.00am to 6.00pm on Monday to Friday or 8.00pm to 1.00pm on Saturday. No work pursuant to this planning permission shall be carried out on Sunday.

Reason

To safeguard the living conditions of residents in the vicinity of the site in accordance with saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007 and Strategic Policy 13 (High Environmental Standards) of the Southwark Core Strategy 2011.

- 4 The operations hereby permitted shall cease and all associated structures, equipment and materials shall be permanently removed from the site no later than 1 March 2013 or eight weeks from the commencement of the operations, whichever is the earlier.

Reason

The operations and associated structures on the site are only considered to be acceptable on a temporary basis in the interests of the visual amenities of the area, the living conditions of residents in the vicinity of the site and the operation of local schools, in accordance with Strategic Policies 12 (Design and Conservation) and 13 (High Environmental Standards) of the Southwark Core Strategy 2012 and saved Policies 3.2 (Protection of Amenity), 3.12 Quality in Design of the Southwark Plan 2007.

- 5 (a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant or equipment, together with any associated ducting (which shall be 10 dB(A) or more below the measured ambient level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. Prior to commencement of the works hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

b) Within one week of the installation of the plant and equipment, a further acoustic report to demonstrate compliance with the requirements approved at (a) shall be submitted to and approved in writing by the local planning authority, and the report shall include:

- i) A schedule of all plant and equipment installed;
- ii) Location of the plant, associated ducting, attenuation and damping equipment;
- iii) Manufacturer specifications of sound emissions in octave or third octave detail;
- iv) Location of the most affected noise sensitive receptor locations and most affected windows;
- v) Distance between plant, equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location/s;
- vi) The lowest existing ambient measurement as already established;
- vii) Noise monitoring data, measurement evidence, calculations demonstrating compliance

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 6 Details of any external lighting [including design, power and position of luminaries] shall be submitted to and approved by the local planning authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 - Design and Conservation and Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity.

**Informatives**

- 1 For the avoidance of doubt, this planning permission does authorise the hours of operation proposed in paragraph 1.3.12 methodology. The operations will need to comply with such hours as are permitted pursuant to the applicant's Section 61 application under the Control of Pollution Act 1974.
- 2 Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures either affecting or within 16 metres of the tidal flood defence structure. This is irrespective of any planning permission granted by the local planning authority.
- 3 Under the terms of the Duty and Care Regulations 1991, the Hazardous Waste (England and Wales) Regulations 2005, the Environmental Permitting Regulations 2010 and other waste legislation, contaminated materials that are excavated, recovered or disposed of are classed as controlled waste and must be handled, transported, treated and disposed of accordingly. The applicant should ensure that all contaminated materials are adequately characterised, both chemically and physically, and that the permitted status of any proposed off-site operations is clear. If in doubt, the Environment Agency should be contacted for advice.