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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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>	Mr J. Ansell Irving Yass and Philip Beckman as Trustees of the Benjamin Leighton Daughter's s	<b>Reg. Number</b>	12/AP/2942
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/75-4
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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

Demolition of the existing buildings and redevelopment to provide 873 sqm (GIA) of flexible commercial floorspace (A1, A2, B1 and D1 Uses) at ground floor, with 29 residential units above, in a part 3 / 4 and 5 storey building, with associated amenity spaces, refuse store, cycle parking for 44 cycles and 2 disabled parking spaces.

**At:** 4-10 LAMB WALK AND 7-9 MOROCCO STREET, LONDON, SE1 3TT

**In accordance with application received on 10/09/2012 08:05:09**

**and Applicant's Drawing Nos.** 0483 010 P2; 0483 011 P2; 0483 012 P2; 0483 020 P2; 0483 021 P2; 0483 022 P2; 0483 100 P26; 0483 101 P26; 0483 102 P26; 0483 103 P26; 0483 104 P26; 0483 105 P26; 0483 200 P17; 0483 201 P17; 0483 202 P17; 0483 203 P17; 0483 204 P17; 0483 315 P2; 0483 316 P2.

Affordable Housing Policy Statement; Air Quality Assessment; Daylight, Sunlight & Overshadowing; Design & Access Statement dated 5th September 2012; Flood Risk Assessment; Heritage Statement; Noise Survey; Planning Statement; Statement of Community Involvement; Transport Statement; Travel Plan; BREEAM New Construction Pre Assessment; Code for Sustainable Homes Pre-assessment; Energy Strategy; Preliminary Bat Report.

**Reasons for granting planning permission.**

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

a) Saved policies of the Southwark Plan 2007:-

- 1.5 Small business units states that the Local Planning Authority will encourage business and commercial developments.
- 2.5 Planning obligations seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant, in accordance with Circular 05/2005 and other relevant guidance.
- 3.1 Environmental effects seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.
- 3.2 Protection of amenity advises that permission will not be granted where it would cause a loss of amenity.
- 3.4 Energy efficiency advises that development should be designed to maximise energy efficiency.
- 3.6 Air quality advises that permission will not be granted for development that would lead to a reduction in air quality.
- 3.7 Waste reduction states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities.
- 3.11 Efficient use of land advises developments to ensure the maximum efficiency of land use on sites.
- 3.12 Quality in design requires new development to achieve a high quality of architectural and urban design.
- 3.13 Urban design advises that principles of good design must be taken into account in all developments.

3.14 Designing out crime seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

3.15 Conservation of the historic environment requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

3.18 Setting of listed buildings, conservation areas and world heritage sites advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

3.19 Archaeology advises that planning applications within Archaeological Priority Zones (APZ) should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

4.1 Density of residential development specifies the density ranges expected for developments in the different designations of central, urban and suburban zones in the borough.

4.2 Quality of residential accommodation asks developments to achieve certain standards in the quality of accommodation they provide.

4.3 Mix of dwellings advises all major residential new-build development to provide a mix of dwelling sizes and types.

4.4 Affordable housing outlines the expected percentage of affordable housing to be delivered by particular sized schemes in particular areas of the borough.

4.5 Wheelchair affordable housing advises that for every wheelchair affordable housing unit, one less affordable housing habitable room will be required.

5.1 Locating developments advises that the location of a development must be appropriate to the size and trip-generating characteristics of the development.

5.2 Transport impacts states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

5.3 Walking and cycling advises development to accommodate and promote good facilities and routes for both pedestrians and cyclists.

5.6 Car parking advises all developments to minimise the number of spaces provided.

5.7 Parking standards for disabled people and the mobility impaired advises development to provide adequate parking for disabled people and the mobility impaired.

6.2 London Bridge opportunity area sets out the aims that development in the London Bridge opportunity area should seek to achieve.

b) Policies of the Core Strategy 2011.

1 – Sustainable development describes how the Local Planning Authority will seek to improve places through sustainable development.

2 – Sustainable transport sets out that through development, we will encourage walking, cycling and the use of public transport.

5 – Providing new homes sets out that development should meet the housing needs of people who want to live in Southwark.

6 – Homes for people on different incomes states that development will provide homes, including social rented, intermediate and private for people on a wide range of incomes.

7 – Family homes describes that development will provide more family housing.

10 – Jobs and business states that we will increase the number of jobs in Southwark through development.

12 – Design and conservation states that development will achieve the highest possible standards of design.

13 – High environmental standards sets out that development will respect the limits of the planet's natural resources, reduce pollution and damage to the environment, and help us to adapt to climate change.

The development is an efficient use of an existing brownfield site, creating much needed new housing, including affordable housing. Particular regard was had to the effect of the development on the character and appearance of the Bermondsey Street Conservation Area where it was considered that the character and appearance would be preserved by the scheme. Regards was also had to the impacts on the amenities of adjoining occupiers, and whilst the impacts on daylight and sunlight were acknowledged it was not considered that these were not so severe as to warrant refusal of planning permission. Planning permission was granted as there are insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

**Subject to the following conditions:**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
0483 010 P2; 0483 011 P2; 0483 012 P2; 0483 020 P2; 0483 021 P2; 0483 022 P2;  
0483 100 P26; 0483 101 P26; 0483 102 P26; 0483 103 P26; 0483 104 P26; 0483 105 P26; 0483 200 P17;  
0483 201 P17; 0483 202 P17; 0483 203 P17; 0483 204 P17; 0483 315 P2; 0483 316 P2.

Affordable Housing Policy Statement; Air Quality Assessment; Daylight, Sunlight & Overshadowing; Design & Access Statement dated 5th September 2012; Flood Risk Assessment; Heritage Statement; Noise Survey; Planning Statement; Statement of Community Involvement; Transport Statement; Travel Plan; BREEAM New Construction Pre Assessment; Code for Sustainable Homes Pre-assessment; Energy Strategy; Preliminary Bat Report.

Reason:

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

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 3 **Flood Risk**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment by Fairhurst dated September 2012 with reference 93501/R1/2, and the following mitigation measures:

- any 'more vulnerable' uses such as residential accommodation, will be set above 1 in 200 year tidal flood level at the first floor level and above, only 'less vulnerable' uses will be set at the ground floor;
- appropriate flood resistant and resilient measures should be implemented within the ground floor level, where practical considerations allow, using the guidance contained within Approved Document C of the Building Regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' which was published by the Department for Communities and Local Government (CLG) in 2007.

Reason:

To reduce the impact of flooding on the future occupants and the proposed building in accordance with Strategic policy 13 'High environmental standards' of the Core Strategy 2011.

- 4 **Archaeological Evaluation**

Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 5 **Archaeological Mitigation**

Before any work hereby authorised begins, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

## 6 **Archaeological Foundation Design**

Before any work hereby authorised begins, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

## 7 **Archaeological Reporting**

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

## 8 **Design**

The following samples of facing-materials shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

- i) minimum 1m<sup>2</sup> sample panel of brickwork, mortar and pointing, for each facing brick to be used;
- ii) minimum 1m<sup>2</sup> sample panel of the roof cladding tiles;
- iii) sample-boards for all other facing materials and colour finishes.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; Saved Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

## 9 Section detail-drawings at a scale of 1:5 (unless otherwise noted) through all principal features on the facades, including:

- Parapets, roof edges, and acoustic screening;
- junctions between building elements/adjacent buildings;
- heads, sills and jambs of all openings;
- balconies and terraces;
- structure/glazing/cladding to the set-back top-levels;
- boundary treatments;
- an elevation of the garage entrance gates at 1:20/25;
- an elevation of the residential entrance-bay at 1:20/25;

shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, of The Southwark Plan 2007.

- 10 **Wheelchair accessible units standard required**  
Prior to occupation of the development, the wheelchair accessible units hereby approved, and as shown on the drawings attached to this permission, shall be constructed and fitted out to the South East London Wheelchair Design Guide.
- Reason  
To ensure the wheelchair units approved are delivered to the relevant standard in accordance with saved policies 3.12 Quality in Design, 3.13 Urban Design and 4.3 Mix of dwellings of the Southwark Plan 2007.
- 11 **Code for Sustainable Homes**
- a) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
  - b) Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (or other verification process agreed with the Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.
- Reason  
To ensure the proposal complies with saved policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.
- 12 **BREEAM**
- (a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum '*excellent*' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
  - (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.
- Reason  
To ensure the proposal complies with strategic policy 13 'High environmental standards' of the Core Strategy 2011.
- 13 **Energy**  
The development to be completed in accordance with the approved Energy Strategy attached to this planning permission.
- Reason  
To ensure the energy efficiency of the development in accordance with strategic policy 13 'High environmental standards' of the Core Strategy 2011.
- 14 **Cycle Storage- details to be submitted**  
Before the any work hereby authorised begins, details (1:50 scale drawings) of the facilities to be provided for the secure storage of cycles (for both the commercial and residential uses on the site) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.
- Reason  
In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with saved policy 5.3 Walking and Cycling of the Southwark Plan 2007.
- 15 **Service Management Plan**  
No development shall take place until a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development

shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

**16 Landscaping**

Prior to commencement of the development above grade, a detailed landscaping and planting plan for the podium area, to be submitted for the Local Planning Authority for Approval, and planting to be carried out in the first season following the completion of the building works.

Reason:

To ensure that the details of the scheme are in accordance with saved policies 3.12 Quality in Design, 3.13 Urban design and 3.28 Biodiversity of the Southwark Plan 2007.

**17 Green roofs**

Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) laid out in accordance with plan [xxx] hereby approved; and
- c) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 3D.14; 4A.3; 4A.9 and 4A.11 of the London Plan 2008 policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**18 Bird and bat boxes**

Details of bird nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 4 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 3D.14; and 4A.3; of the London Plan 2008, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

**19 Bats**

The development to be carried out in accordance with the recommendations in the approved Preliminary Bat Report attached to this planning permission.

Reason

To ensure the development protects existing biodiversity in accordance with policies: 3D.14; and 4A.3; of the London Plan 2008, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy

20 **Air Pollution**

Before any work hereby authorised begins, a site report detailing the proposed methods to minimise future occupiers' exposure to air pollution shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given and the approved scheme shall be implemented prior to occupation of the development and shall be permanently maintained thereafter.

Reason:

To ensure that end users of the premises do not suffer a loss of amenity by reason of pollution in accordance with Saved Policy 3.2 Protection of Amenity of the Soutwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

21 **Environmental Management Plan**

No development shall take place, including any works of demolition, until an Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement;

- i) A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures;
- ii) Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts;
- iii) Arrangement for publicity and promotion of the scheme during construction;
- iv) A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with saved policy 3.2 'Protection of amenity' of the Soutwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011).

22 **Internal noise levels**

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms- 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 30dB LAeq, T †

\*- Night-time 8 hours between 23:00-07:00

†Daytime 16 hours between 07:00-23:00.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Soutwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011).

23 **Plant Noise**

(a) Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 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 occupation or commencement of the use 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 month 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.

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), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

24 **Residential standard- party walls**

Details of soundproofing to be inserted between the livingrooms and bedrooms of the dwellings and the commercial space, to demonstrate that there would be a minimum of a 5dB improvement compared with the Building Regulations standard stated in Approved Document E, shall be submitted to and approved in writing by the Local Planning Authority. The sound-proofing shall be carried out in accordance with the details thereby approved prior the occupation of the dwellings and retained as such thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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.

25 **Residential standard- sound transmission between commercial and residential properties**

Before any work hereby authorised begins, details of how the residential rooms within the development sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that NR20 is not exceeded due to noise from the commercial premises, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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).

26 **Hours of Use**

The use any ground floor premises associated with this permission shall be restricted to the following operating hours;  
Monday – Saturday: 07:00 – 24:00  
Sundays: 07:00 – 23:00

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with Strategic Policy 13 – High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

27 **Servicing hours**

Any deliveries, unloading and loading to the commercial units (including refuse collection and refuse removal from the commercial units to the bin store) shall only be between the following hours: Monday to Saturday - 07:00 - 20:00, Sundays/ Bank Holidays - not at all.

Reason:

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

28 **Contaminated Land**

a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk



assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, A detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

**Reason:**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011).