
RECOMMENDATION LDD MONITORING FORM REQUIRED

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.

Applicant	Ms P Burns London Fire Brigade	Reg. Number	12/AP/2976
Application Type	Full Planning Permission	Case Number	TP/228-B
Recommendation	Grant permission		

Draft of Decision Notice

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

Demolition of existing fire station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access.

At: DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

In accordance with application received on 11/09/2012 08:03:39

and Applicant's Drawing Nos. 06(00)AP001,06(00)AP002, E34_05_02Rev/A, E34_05_03,Rev/AE34_05_04 RevA, E34_05_05Rev/A, 17073_DOC_1/Rev/0, 06(00)AP003, 06(20)AP001,06(20)AP002, 06(20)AP003, 06(20)AP004, 06(20)AS001,06(20)AS002, 06(20)AS003, 06(20)AS004, 06(20)AE001, 06(20)AE002, 06(20)AE003, 06(20)AE004, 06(00)AP004, 06(CG)A001,06(CGI)A002, 06(CGI)A003,06(91)AE001 - Site Boundary Schedule; 06(91)AP001 - Site Boundary Elevations; Planning Statement, Air Quality Assessment, Noise Assessment, Land Quality Statement, Land Quality Assessment, Ecological Survey, Daylight /Sunlight Report, An Arhhaeological evaluation report, ARCHAEOLOGICAL BREIF:EVALUATION, Energy Statement for Planning, Sustainability Statement for Planning, Flood Risk Assessment, Sequential Test & Exception Test Report, Travel Plan Dockhead Fire Station, Transport Statement, Historic environment assessment, Proposed External Lighting Samples Brochure, External Lighting Calculations, Design and Access and Heritage Statement.

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 which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable transport which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

Saved policies of the Southwark Plan 2007

Policy 2.2 (Provision of new community facilities) states that permission will be granted for new community facilities provided that provision is made for use by all members of the community, subject to assessment of impacts on amenity and in relation to transport impacts.

Policy 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.

Policy 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.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 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, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 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.

Policy 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.

Policy 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.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 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.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

Policies of the London Plan 2011

Policy 3.16 Protection and enhancement of social infrastructure

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Section 106 Planning Obligations SPD (2007)

Sustainability Assessments SPD (2009)

Sustainable Design and Construction SPD (2009)

Residential Design Standards SPD (2011)

National Planning Policy Framework (2012)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in landuse terms and although there would be some loss of light to the occupiers of Wessex House, it is not considered that this would be to a degree that would result in a significant loss of amenity. Subject to a Grampian condition no adverse highway impacts would occur, and the applicant would need to enter into s278 agreements with both the Council and TfL in order to carry out the associated highway works. The design of the proposal would be acceptable and would enhance the setting of an adjacent conservation area and listed buildings. Some pruning back of a neighbouring tree would be required and would need to be agreed between the parties. The development would be acceptable in terms of its BREEAM rating and carbon dioxide emissions and matters relating to flood risk and archaeology can be addressed by way of conditions. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Particular regard was had to the impact on the amenity of The Ship Aground Public House, located directly to the east of the site, and the impact on the amenity of the flats immediately to the west, that would result from the proposed development but it was considered that this would be outweighed by the benefits of the new community to the local community and the strategic importance of the fire station to continue to deliver a service in this part of London. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

06(00)AP003, 06(20)AP001,06(20)AP002, 06(20)AP003, 06(20)AP004, 06(20)AS001,06(20)AS002, 06(20)AS003, 06(20)AS004, 06(20)AE001, 06(20)AE002, 06(20)AE003, 06(20)AE004, 06(00)AP004, 06(CG)A001,06(CGI)A002, 06(CGI)A003,06(91)AE001 - Site Boundary Schedule; 06(91)AP001 - Site Boundary Elevations.

Reason:

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

- 3 Before the first occupation of the building hereby authorised details of all external lighting including to the drill tower and rear yard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure no light pollution to the surrounding properties, 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).

- 4 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises.

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 the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 5 The yard shall not be used for exercise and training outside of the hours 0900 to 2200 on any day and the training tower shall not be used for training outside of the hours 0800 to 2300 on any day.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 6 Prior to above grade works commencing, the following samples shall be made available on site for inspection

by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with written approval.

i) minimum 2m² sample panel of brickwork, mortar and pointing

ii) sample-board of all other facing materials/finishes including colour samples for doors and windows

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; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 7 Prior to above grade works commencing, detail drawings (scale 1:2, 1:5) for the following shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given:

a) typical window/door reveals, sills and lintols;

b) the framing to the community reception/room glazed wall;

c) typical corners, edges and roof-edges/parapets;

d) junctions with existing buildings.

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; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 8 Notwithstanding the drawings hereby approved, prior to above grade works commencing detailed elevational drawings (scale 1:20, 1:50) showing the enhanced architectural treatment of the drill tower, boundary wall to Farthing Alley and Jacob Street, as well as the rear access gates, shall be submitted to the Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

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; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 9 The facing materials on the western elevation on the boundary with Flat 3a The Commodore Building, 5 Wolseley Street shall match the brickwork, bond and coursing and pointing of The Commodore Building.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 10 Prior to commencement of works on site details of the proposed re-positioning of the cobbled area to the Wolseley Street frontage and general vicinity shall be submitted to and approved in writing by the Local Planning Authority. The existing cobbled area to the Wolseley Street frontage and the existing street paving slabs and kerb stones shall be retained and re-used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of appearance and character of the conservation area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.16 Conservation Areas; of The Southwark Plan (UDP) July 2007.

- 11 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS 7370-4:1993 Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 12 Before any work hereby authorised begins an arboricultural report shall be submitted to and approved in writing by the Local Planning Authority. This shall give details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, building plant or other equipment and shall include a schedule of monitoring or supervision by a site arboriculturist.

The protective measures shall be installed and retained throughout the period of the works in accordance with the recommendations contained in the arboricultural report and any such approval given. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 13 Before any work hereby authorised begins, details of the foundation works and changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011:

SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 14 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission 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, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 15 The renewable energy technology, including the combined heat and power (CHP) plant shall be installed in accordance with the Energy Report and any later addendums, if relevant. The technology shall be provided prior to the occupation of the development and shall remain in existence unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the proposal delivers the renewable energy requirements in accordance with policies 3.4 Energy Efficiency and 3.5 Renewable Energy of the Southwark Plan 2007.

- 16 Before any work hereby authorised begins, 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.

- 17 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.

- 18 Before any work hereby authorised begins, 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.

- 19 Before any work, including demolition, hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological building recording, which shall be approved and implemented 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 archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording 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.

- 20 Before the first occupation of the building hereby authorised the following measures for the mitigation of impact and enhancement of biodiversity, set out in the ecological report recommendation, shall be implemented in full.

- Invertebrate nest boxes to be installed on the brown roof.
- Native planting in the shrub beds.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy.

- 21 Prior to above grade works commencing details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the building the nesting boxes / bricks shall be installed 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; and 4A.3; of the London Plan 2008, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 22 The proposed development shall be carried out in accordance with the measures included in the Travel Plan for Dockhead Fire Station. At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to encourage the use of public transport, walking and cycling to the site 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 the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 23 The building hereby permitted shall not be occupied until the associated highway works to Jacob Street and Wolseley Street, as set out at section 4.12.2 and Appendix H (dwg.no. 00A6034 Rev D) of the Transport Statement dated July 2012, have been completed.

Reason:

In the interests of highway safety, in accordance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

- 24 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities

vi) measures to control the emission of dust and dirt during construction

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason:

In the interests of highway safety and residential amenity, in accordance with saved policies 5.2 'Transport impacts' and 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

25 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority:

- 1) a site investigation scheme, based on the above report, to provide additional information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- 1) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- 2) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason:

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination from hydrocarbon storage.

26 If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved and reported to the satisfaction of the Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during redevelopment groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

27 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

28 Unless otherwise agreed in writing by the Local Planning Authority, the photovoltaic panels shown on the approved plans shall be installed and operational prior to the first use of the building and shall be maintained as such thereafter.

Reason:

In the interests of sustainable development, in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

29 Prior to the first occupation of the building hereby permitted, the refuse store shall be provided in accordance with the approved plans and shall be retained as such thereafter.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 30 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of staff cycles and storage of visitor cycles 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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 31 Prior to commencement of development details of the pedestrian routes and accesses to the site and premises 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 approval given.

Reason:

In order to that the Council may be satisfied that the proposal will not compromise highway safety in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

- 32 (a) Before any fit out works to the development 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* or *outstanding*' 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 The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 33 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our 'Piling into contaminated sites' guidance. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 34 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

Statement of positive and proactive action in dealing with the application

The pre-application service was used for this application and the advice given was followed.

Informatives

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. It is advisable to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway. Please note that the changes in road layout, signing and marking has to be approved at community council, before technical approval and permits to work can be given by the Highways Authority. The proposed alterations will be based on the out come of RSA (Road Safety Audit).

- 2 Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment which is impermeable to both the oil, fuel or chemical and water (for example, a bund). The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment, the capacity of the containment should be at least equivalent to the capacity of the largest tank plus 10% or 25% of the total tank capacity. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches, and should have either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards in to the bund. This is a requirement of the Control of Pollution (Oil Storage) (England) Regulations 2001. Further information on the minimum legal requirements is available in 'Above ground oil storage tanks: Pollution Prevention Guidance (PPG) 2' document.