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## RECOMMENDATION

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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>	Fairview Homes	<b>Reg. Number</b>	14/AP/0310
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/536-C
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Refurbishment of St Paul's Recreation Ground (Use Class D2) to include replacement and enlargement of the existing artificial playing surface; erection of a new single storey clubhouse and changing rooms; construction of two covered spectators stands with seating and standing areas, plus open spectator standing areas, two turnstile entrances from Salter Road, vehicular and cycle parking, new vehicular access onto Salter Road and boundary fencing.

**At:** ST PAUL'S RECREATION GROUND, SALTER ROAD, LONDON, SE16

**In accordance with application received on** 03/02/2014 08:01:41

**and Applicant's Drawing Nos.** PL12/105/P/523 Rev A, PL12/105/P/520, PL12/105/P/521, PL12/105/P/522, proposed view from Salter Road, proposed section, proposed high level programme of use

Ecological assessment, ground grading and community use facility document dated 30th January 2014, letter from CBA trees consultancy dated 17th January 2014, Transport Statement dated January 2014, Planning, Design and Access Statement, noise report by Grant Acoustics dated 8th January 2014, Level 2 Flood Risk Assessment dated January 2014, Statement of community involvement dated January 2014, air quality assessment dated 29th January 2014, Pavillion Building sustainability statement, Geotechnical and geoenvironmental interpretive report dated January 2014.

**Subject to the following twenty-six conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
  
PL12/105/P/520, PL12/105/P/521, PL12/105/P/522, proposed view from Salter Road, proposed section  
  
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.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works (watching brief) in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

**Reason**

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 4 Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reason

Japanese knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981 (as amended), and listed on Schedule 9 of the Act. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

- 5 Details of the means by which the existing trees surrounding the site are to be protected during construction shall be submitted to and approved in writing prior to the commencement of development. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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 avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 6 Details of the vehicle and pedestrian accesses to the site and premises, including full details of the visibility of splays, shall be submitted to and approved by the Local Planning Authority before the development hereby permitted is begun 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 saved policies 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 7 No development shall take place, including any works of demolition, until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. It shall oblige the applicant, or developer and its contractor to commit to current best practice with regard to site management and 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 any demolition and construction and will include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts (noise, dust, emissions to air) and the required remedial measures; Engineering measures to eliminate or mitigate specific environmental impacts (noise, dust, emissions to air), e.g. acoustic screening, sound insulation, dust control, emission reduction.

Arrangements for direct responsive contact with the site management during demolition and/or construction; A commitment to adopt and implement of the ICE Demolition Protocol, Considerate Contractor Scheme. registration,

To follow current best construction practice e.g. Southwark's Code of Construction Practice & GLA/London Council's Best Practice Guide Dust & Plant Emissions

Routing of site traffic;

Waste storage, separation and disposal.

Measures to ensure minimum disruption to the movement of traffic (including bus operations, cyclists and pedestrians) during the construction phase of this development.

Details of road construction trips generated, site access arrangements, construction routes and cumulative impacts of construction traffic and any security issues.

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 and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 8 Prior to the commencement of development details of a community use agreement prepared in consultation with Sport England shall be submitted to and approved in writing by the Local Planning Authority, including a copy of the completed approved agreement. The agreement shall apply to the artificial grass pitch and pavilion and shall include details of pricing policy, hours of use, access by non-educational establishment users / non-members, management responsibilities and a mechanism for review. The development shall not be used at any other time other than in strict compliance with the approved agreement.

**Reason**

To secure well managed, safe community access to the sports facilities, to ensure sufficient benefit to the development of sport, in accordance with policy 3.19 'sports facilities' of the London Plan (2013), strategic policy 4 'Places for learning, enjoyment and healthy lifestyles' of the Core Strategy (2011) and saved policy 2.2 'Provision of new community facilities' of the Southwark Plan (2007).

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 9 No construction works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, that achieves a reduction in surface water run-off rates of at least 50% of the existing runoff rate from the site during a 1% Annual Exceedance Probability (AEP) event has been submitted to (2 copies) and approved in writing by Local Planning Authority.

**Reason:**

To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 10 Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details.

**Reason**

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

- 11 Prior to above grade works commencing samples of the brick and cladding to the clubhouse and material for the solid fencing around the site 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 these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

- 12 Prior to the commencement of above grade works a refuse management strategy including provision for new bins on the site 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.

**Reason**

In the interest of the amenity of the area, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity' and 3.7 'Waste reduction' of the Southwark Plan (2007).

- 13 Prior to the commencement of above grade works details of all boundary treatment to the site including materials

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 and shall be retained as such thereafter.

**Reason**

In the interest of visual amenity and the amenity of neighbouring occupiers, in accordance with strategic policies 12 'Design and conservation' and 13 'High environmental standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity' and 3.12 'Quality in design' of the Southwark Plan (2007).

- 14 Prior to commencement of above grade works details of the public address system to be used which shall incorporate ambient noise sensing technology 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, and the public address system shall only be used during Fisher FC matches and for emergencies and shall not be used during training sessions or when the site is in use by community groups or for pay and play activities.

**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.

- 15 Prior to the commencement of above grade works detailed drawings of the trainers boxes and spectator stands to show these structures being enclosed on three sides 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 and the trainers boxes and spectator stands retained as such thereafter.

**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.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 16 Before the first use of the facilities hereby permitted 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 The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 17 a) Before the first occupation of the building hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.
- b) 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 be taken 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 in accordance with any such approval given.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 18 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 20 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.

- 19 The new lamps to the floodlighting columns shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012). Prior to the lighting first being used following replacement of the lamps a validation report confirming that the guidance has been adhered to shall be submitted to the Local Planning Authority for approval in writing. The lighting shall be retained as such thereafter.

Reason

In the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 20 Prior to the commencement of development a Management and Maintenance Scheme for the facilities including management responsibilities including measures for ensuring people would arrive at and depart from the site in an orderly manner, a maintenance schedule, a mechanism for review and measures to ensure the replacement of the artificial grass pitch within a specified period shall be submitted to and approved in writing by the Local Planning Authority following consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of the use of the artificial grass pitch.

Reason

To ensure that the facilities are capable of being managed and maintained to deliver facilities which are fit for purpose and sustainable, in accordance with policy 3.19 'sports facilities' of the London Plan (2013), strategic policy 4 'Places for learning, enjoyment and healthy lifestyles' of the Core Strategy (2011) and saved policy 2.2 'Provision of new community facilities' of the Southwark Plan (2007).

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 21 The sustainability measures detailed in the sustainability statement shall be implemented in full prior to the first use of the clubhouse.

Reason

To reduce the impact of the building on the environment, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 22 The whole of the car parking shown on the drawings, which shall include a disabled parking space, shall be provided prior to the first use of the facilities and shall be kept available for parking thereafter.

Reason

To ensure that there would be adequate parking facilities for the development, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007).

- 23 The facilities hereby permitted including the floodlighting shall not be used outside the hours of 0800-2200 Monday to Friday, 0800-1900 on Saturdays and 0800-1800 on Sundays, with the exception of one week day evening per week between July and April (a maximum of 4 times per calendar month) when the facilities may be used until 22:30 for injury or extra time during Fisher FC matches. The site must be vacated and the lighting switched off by the end times hereby prescribed.

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.

- 24 Notwithstanding the provisions of class D2 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the facilities hereby permitted shall only be used for sporting activities and not for any other purpose falling within class D2.

#### Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use 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 and the National Planning Policy Framework 2012.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 25 In the event that the use of coaches is required in connection with activities at the site, details of the arrangements for coach parking 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.

#### Reason

In the interests of highway safety, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

- 26 The spectator numbers at the site shall be monitored following first use of the facilities. In the event that there are more than 250 spectators at the site on more than three occasions in a month a noise impact assessment, transport assessment and large event management plan including mitigating measures 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.

#### Reason

The impact of the proposal has been tested for up to 250 spectators and any increase in numbers above this would require additional information to enable the impacts to be assessed, in accordance with strategic policies 2 'Sustainable transport' and 13 'High environmental standards' of the Core Strategy (2011) and saved policies 3.2 'Protection of amenity' and 5.2 'Transport impacts' of the Southwark Plan (2007).

#### **Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website. Pre-application advice was provided.

#### **Informatives**

If during ground works, you find any unexpected materials such as buried barrels or containers, soil or water with an unusual colour or odour, or other evidence of contamination that has not been reported or identified in your submitted contamination report, it is recommended that you contact Southwark Council | Community Safety & Enforcement | EH&TS | PO Box 64529 | 3rd floor | Hub 2 | 160 Tooley Street | London | SE1 5LX; Tel 0207 525 4261 for advice and information.

If the proposed development requires alterations to public highways and/or parking layout, the applicant should contact the Highways Development Control department at least four months prior to any works commencing to enter into a s278 highways agreement. Please contact Iaan Smuts [iaan.smuts@southwark.gov.uk](mailto:iaan.smuts@southwark.gov.uk) and Tel: 020 7525 2170. The applicant should familiarise themselves with Southwark's Streetscape Design Manual which is available on the website.