

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	Linden Homes South East Ltd	Reg. Number	14/AP/2102
Application Type	Full Planning Permission	Case	TP/4-C
Recommendation	Grant subject to Legal Agreement and GLA	Number	

Draft of Decision Notice

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

Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking, amenity space, plant and associated works. The proposed height will be part-4, part-6 and part-7 storeys.

At: SITE BOUNDED BY GRANGE WALK, GRANGE YARD AND THE GRANGE, LONDON, SE1

In accordance with application received on 16/06/2014

and Applicant's Drawing Nos. 1261-D-1101; 1261-D-1102; 1261-D-1111; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1701; 1261-D-1702; 1261-D-1703; 1261-D-1711; 1261-D-1712; 1261-D-1801; 1261-D-1802; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004; 30632/AC/013; 1375/001F

Planning Statement; Daylight, Sunlight and Overshadowing Report; Addendum to Daylight, Sunlight and Overshadowing Report (dated 7th August 2014); Flood Risk Assessment; Transport Assessment; Interim Travel Plan; Grange Walk Statement of Community Involvement; Geo-environmental Site Investigation; Archaeological Deskbased Assessment; Sustainability Statement (including Appendix A Energy Strategy and Appendix B Code for Sustainable Homes Strategy); Screening Level Air Quality Assessment; Noise Assessment; Preliminary Ecological Appraisal & Bat Assessment; Bat Presence/Likely Absence Surveys; Design and Access Statement

Subject to the following thirty-three conditions:

Time limit for implementing this permission and the approved plans

- 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:

1261-D-1101; 1261-D-1301 REV A; 1261-D-1302 REV A; 1261-D-1303 REV A; 1261-D-1304; 1261-D-1401 REV A; 1261-D-1402 REV A; 1261-D-1403 REV A; 1261-D-1404 REV A; 1261-D-1405 REV A; 1261-D-1406 REV A; 1261-D-1407 REV A; 1261-D-1408; 1261-D-1409; 1261-D-1421 REV A; 1261-D-1422 REV A; 1261-D-1423 REV A; 1261-D-1424 REV A; 1261-D-1425 REV A; 1261-D-1426 REV A; 1261-D-1427 REV A; 1261-D-1428 REV A; 1261-D-1429 REV A; 1261-D-1430 REV A; 1261-D-1431 REV A; 1261-D-1432 REV A; 1261-D-1433 REV A; 1261-D-1434; 1261-D-1435 REV A; 1261-D-1436 REV A; 1261-D-1437 REV A; 1261-D-1438 REV A; 1261-D-1439 REV A; 1261-D-1440 REV A; 1261-D-1501; 1261-D-1502; 1261-D-1503 REV A; 1261-D-1504 REV A; 1261-

D-1505; 1261-D-1506 REV A; 1261-D-1507; 1261-D-1508 REV A; 1261-D-1509; 1261-D-1510; 1261-D-1511 REV A; 1261-D-1512 REV A; 1261-D-1513; 1261-D-1514; 1261-D-1515; 1261-D-1516; 1261-D-1517; 1261-D-1518; 1261-D-1519; 1261-D-1520 REV A; 1261-D-1521 REV A; 1261-D-1523; 1261-D-1524 REV A; 1261-D-1525; 1261-D-1526; 1261-D-1527; 1261-D-1528; 1261-D-1529 REV A; 1261-D-1530; 1261-D-1531; 1261-D-1551; 1261-D-1552; 1261-D-1553; 1261-D-1561 REV A; 1261-D-1562 REV A; 1261-D-1563; 1261-D-1564; 1261-D-1565 REV A; 1261-D-1566 REV A; 1261-D-1567; 1261-D-1568 REV A; 1261-D-1569; 1261-D-1570; 1261-D-1571 REV A; 1261-D-1711; 1261-D-1712; 1261-D-1811; 1261-D-1812 REV A; 1261-D-1821; 1261-D-1822 REV A; 1261-D-1823 REV A; 1261-D-1824 REV A; 1261-D-1831; 1261-D-1832; 30632/AC/004; 30632/AC/013;1375/001F

Reason:

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

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 Environmental Management/Construction Management Plan

No works, including works of demolition, shall be commenced until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Management Plan and Code of Practice 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 and will include the following information for agreement:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of demolition and foundation piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Southwark's Environmental Code of Construction and GLA Best Practice Guidance .

A Construction and Logistics Plan (all construction access routes and access details also need to be approved by TfL).

Details of cycle awareness training for all drivers and installation of skirts on all lorries.

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

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with saved Policies 3.1 and 3.2 of the Southwark Plan (2007).

4 Before any work hereby authorised begins, 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 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.

5 Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works 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.

6 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 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.

- 7 The development permitted by this planning permission shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles, where possible, and on an assessment of the hydrological and hydrogeological context of the development, has been submitted to, and approved by, the Local Planning Authority. The surface water drainage strategy should strive to implement a Sustainable Drainage System (SuDS) hierarchy that achieves reductions in surface water run-off rates, in line with the London Plan (Policy 5.13) and the 'priorities' within the associated Sustainable Design and Construction Supplementary Planning Guidance (SPG)(Section 2.4.4)

Reason

To reduce the impact of flooding both to and from the development and third parties.

- 8 Notwithstanding the details submitted in the Energy Statement, prior to the commencement of development the applicant shall submit an addendum to the Energy Statement, for approval in writing by the Local Authority, with the following additional information:
Detail on how the demand for cooling will be minimised in compliance with London plan Policy 5.9
Further information on the floor area and location of the energy centre

Reason

To ensure the proposal complies with London Plan Policy 5.9, 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.

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 Design
1:5/10 section detail-drawings through:
facades;
parapets;
balconies;
heads, cills and jambs of all openings;
entrance lobbies;
roof edges;
the collection point bin-store

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 10 Design
Samples of all external facing materials to buildings, including sample panels, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work above grade in connection with this permission is carried out, and thereafter the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal demonstrates exemplary quality in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

- 11 Bird and bat boxes
Details of swift 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 12 nesting boxes and 8 bat 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.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

12 Play Equipment

Prior to any work being carried out above grade, drawings and schedules of play provision and equipment to be provided, specifically the location, area, and play apparatuses for under 5s, as well as play equipment for 5 to 11yrs and over 12s eg. table tennis tables, basket ball hoops, to be provided in the communal amenity areas shall be provided, and such provision as is agreed shall be made available to residents prior to the first occupation of the development.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: Part 7 of the NPPF; Policy SP12 of the Core Strategy (2011) and saved Policies 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

13 Cycle Storage (Residential and visitor parking)

Before any work above grade begins, detailed plans (1:50 and 1:200 scale drawings) shall be submitted and approved in writing by the Local Planning Authority detailing the secure, convenient and weatherproof proposed residential cycle store and visitor cycle parking.

Thereafter the cycle parking facilities shall be provided prior to occupation of the relevant part of the development and thereafter 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 Strategic Policy 2 Strategic Transport of The Core Strategy 2011 and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

14 Electric Vehicles

Before any work above grade begins, additional details of the installation (including location and type) of electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

15 Code for Sustainable Homes

i) Before any above grade work hereby authorised begins, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level Code 4 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;

ii) Before the first occupation of the buildings 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 (i) have been met.

Reason

To ensure the proposal complies with 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.

- 16 Before any above grade work hereby authorised begins, detailed drawings [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 and the landscaping shall not be carried out otherwise than in accordance with any such approval given. 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 two years of the completion of the building works OR two 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 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.

Details of native planting shall be included as part of the landscape strategy/plan. Ideally the landscape planting should contain a minimum of 30% of native plants.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012, Strategic Policy 11 Open spaces and wildlife and Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design in the Southwark Plan 2007.

- 17 **Plant Noise**
Before any work above grade on the development 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.

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 and the NPPF 2012.

- 18 **Ecological management plan**
Before any work above grade begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Management and monitoring of the nest and roost features and any brown/blue roofs and living walls. Management and maintenance of the amenity gardens.

Reasons: This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and ODPM Circular 06/2005 Biodiversity and Geological Conservation - Obligations and their Impact within the Planning System.

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.

- 19 **Details of External Lighting and Security**
Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity

of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

- 20 Service Management Plan
Prior to occupation of any of the residential units, a Service and Delivery Management Plan detailing how the residential units are to be serviced including the forecast number of delivery vehicles, the nature of vehicles and where the applicant intends delivery vehicles to load/un-load from has been submitted to and approved in writing by the Local Planning Authority. This should include details of refuse collection as well as details of how the temporary bin storage area is to be managed and maintained. 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 Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 21 Before the first occupation of the buildings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1261-D-1304, shall be provided and made available for use by the occupiers of the residential and commercial units facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 22 Prior to their occupation, the 17 no. wheelchair accessible units hereby approved (Unit No's BG-01, BG-06, BG-02, BG-05, CG-02, CG-03, DG-01, D1-01, D2-01, D3-01, D4-01, D5-01, D3-05, D4-05, D5-05, DC-05, DG-06) as shown on the drawing/s hereby approved referenced 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 The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 23 Implementation of agreed biodiversity mitigation/enhancement
Details of the following measures for the mitigation of impact and enhancement of biodiversity, set out in ecological report recommendations, shall be submitted for approval in writing by the Planning Authority, prior to the new development being first occupied or in accordance with the timetable detailed in the approved scheme.

Enhancements identified in the preliminary ecology report were:

Native and wildlife planting
Rain Gardens
Brown Roofs
Green walls

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.

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.

- 24 Residential standard- 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 Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and NPPF 2012.

25 CPZ Exemption

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within any of the controlled parking zones in Southwark in which the application site is situated or any neighbouring CPZ's.

Reason

To ensure compliance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

26 Prior to occupation any of the residential units hereby approved, the 17 wheelchair accessible residential parking spaces as shown on the drawing referenced 1261-D-1304 hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

27 All residents within the development shall have equal access to the proposed communal amenity area at ground floor level, as shown on approved drawing 1375/001F.

Reason:

In accordance with Strategic Policy 5 'Providing New Homes' of the Core Strategy (2011), saved Policy 4.2 'Quality of Residential Accommodation' of the Southwark Plan (2007) and in accordance with guidance as set out in the Residential Design Guidelines SPD (2011).

28 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) by RSK Environment Ltd (dated 12 June 2014 with reference 132179-R1(1)-FRA) and the following mitigation measures within the FRA:

Finished ground floor levels should be set at a minimum of 3.60 metres above Ordnance Datum (mAOD) (Section 10.2);

Appropriate flood resistant and resilient measures should be incorporated within the development, wherever possible (Section 10.3).

Reason

To reduce the risk of flooding to, and impact of flooding on, the development and occupants.

29 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. It is recommended that where soil contamination is present, a risk assessment is carried out in accordance with Environment Agency guidance 'Piling into contaminated sites'. It is noted that the Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

30 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.

- 31 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, verified and reported to the satisfaction of the Local Planning Authority.

Reason

There is always the potential for unexpected contamination to be identified during development groundworks. Any contamination be identified that could present an unacceptable risk to controlled waters, as the site is located over a Secondary Aquifer.

- 32 Notwithstanding the details shown on the submitted elevations, the windows on the elevation of the south elevation of Block D shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Skyline Court from undue overlooking 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.

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).

- 33 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 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.

Statement of positive and proactive action in dealing with the application

The application was determined in a timely manner. Pre-application advice was given prior to the submission of the application. The applicant was given the opportunity to make amendments to the application prior to the determination date.

Informative

You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway.