
RECOMMENDATION

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	Mr. Mark Tribe Lift Co.	Reg. Number	16/AP/2747
Application Type	Full Planning Permission	Case Number	TP/2120-B
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.

At: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

In accordance with application received on 05/07/2016

and Applicant's Drawing Nos.

Site Location Plan:

2648-MPA-00-XX-DR-AR-00001 Rev A

Existing Plans:

2648-MPA-00-XX-DR-AR-00050 and 02059P_TCP_01 Rev A

Proposed Plans:

2648-MPA-00-XX-DR-AR-01000, 2648-MPA-00-ZZ-DR-AR-04001, 2648-MPA-00-ZZ-DR-AR-04002 Rev A, 2648-MPA-00-ZZ-DR-AR-05100, 2648-MPA-00-ZZ-DR-AR-05101, 2648-MPA-00-ZZ-DR-AR-05102, 2648-MPA-00-ZZ-DR-AR-05103, 2648-MPA-00-ZZ-DR-AR-06101, D2393 L.001 Rev C, D2393 L.100 Rev E, D2393 L.101 Rev F, D2393 L.102 Rev C, D2393 L.300 Rev C, D2393 L.400 Rev B, D2393 L.401 Rev B, D2393 L.410 Rev B, D2393 L.411 Rev B and D2393 L.600 Rev C

Other Documents:

BS5837 Arboricultural Impact Assessment 02059Rv2 June 2016

Transport Assessment 617191 – 2016.901 Rev Final-V1 29 June 2016

Travel Plan 617191 - 2016.902 Rev Final V0 June 2016

Ecological Appraisal June 2016

Environmental Noise Report 1012345-RPT-AS-002 Rev C 14/09/2016

Energy and Sustainability Statement 1012345-RPT-002 rev C 14/09/3016

BRUKL Output Document Thu Jun 09 09:52:52 2016

BRUKL Output Document Wed Jun 08 18:23:15 2016

Ventilation & Extract Statement 1012345-RPT-00006 23/06/2016

Statement of Community Engagement June 2016

Flood Risk Assessment and Drainage Statement 16428 Version 2 June 2016

UXO Desktop Survey July 2016

Construction Management Plan Issue 01 23/06/16

Servicing and Refuse Management Plan July 2016

BREEAM 2014 UK New Construction Pre-Assessment Project Number: 60485157 June 2016

Lighting Assessment Report 1012345-RPT-009 30/06/2016

DESK STUDY & GROUND INVESTIGATION REPORT J15081 May 2016

Landscape Outline Specification D2393-SP001 B 29.06.16

Planning, Design and Access Statement July 2016

Reptile Survey July 2016

Bat Emergence Survey (Phase 2 Survey) July 2016

Subject to the following thirty-five 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:

2648-MPA-00-XX-DR-AR-01000, 2648-MPA-00-ZZ-DR-AR-04001, 2648-MPA-00-ZZ-DR-AR-04002 Rev A, 2648-MPA-00-ZZ-DR-AR-05100, 2648-MPA-00-ZZ-DR-AR-05101, 2648-MPA-00-ZZ-DR-AR-05102, 2648-MPA-00-ZZ-DR-AR-05103, 2648-MPA-00-ZZ-DR-AR-06101, D2393 L.001 Rev C, D2393 L.100 Rev E, D2393 L.101 Rev F, D2393 L.102 Rev C, D2393 L.300 Rev C, D2393 L.400 Rev B, D2393 L.401 Rev B, D2393 L.410 Rev B, D2393 L.411 Rev B and D2393 L.600 Rev C

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 Tree Planting

Prior to works commencing, full details of all proposed planting of 27 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff 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.

- 4 Sustainable Drainage Systems

No below grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off of a minimum of 50% of the existing brownfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source. The development shall be carried out in accordance with the details thereby approved, and no infiltration works shall be carried out until permeability tests have been undertaken to demonstrate that this would be suitable for the site,

including with regard to contamination.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with The National Planning Policy Framework 2012, policy 5.13 'Sustainable drainage' of the London Plan (2016), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

5 Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be designed with regard to proposals for a school on the adjoining site and oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter automated noise and dust monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice, including the following:-
- Southwark Council's Technical Guide for Demolition & Construction at <http://beta.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.
- Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes 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.

6 Arboricultural Impacts Assessment

Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any

demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which all retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting 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.

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.

7 Overheating

Prior to any works above grade, the developer will submit to the local planning authority for approval in writing (in consultation with the GLA) an overheating assessment using dynamic thermal modelling to demonstrate compliance with the CIBSE overheating criteria. Details will be provided of any mitigation measures that will be installed in order to reduce the risk of overheating to residential units to an acceptable level. The development shall be carried out in accordance with the approved details.'

Reason

In order to ensure that residential accommodation is of sufficient quality and that the risk of overheating is satisfactorily addressed in accordance with London Plan Policies 5.2 and 5.9, Core Strategy Strategic Policy 12 and saved Southwark Plan policy 4.2 and guidance in the National Planning Policy Framework.

8 Notwithstanding the details shown on the approved plans, revised tracking diagrams showing how the MRI scanner would manoeuvre within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that there would be adequate on-site manoeuvring space, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

9 Prior to the commencement of above grade works detailed drawings (scale 1:5) through the following shall be submitted to and approved in writing by the Local Planning Authority.

a) Parapets and roof edges;

- b) Heads, cills and jambs of all openings;
- c) Elevations of the substation (scale 1:100);
- d) Details of the works to the retained railings along East Dulwich Grove

The development shall be carried out in accordance with the details thereby approved.

Reason

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 10 Prior to the commencement of above grade works, a detailed access strategy for the health centre including routes to local bus stops and shops / services would be accessible to staff and patients with disabilities 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 prior to the first use of the space.

Reason:

To ensure that the site would be accessible for staff and pupils with disabilities, in accordance with policy 7.2 'An inclusive environment' of the London Plan (2016).

- 11 **Bird and Bat Nesting Features**

Details of bird and bat nesting boxes/bricks/tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works.

No less than 5 bird nesting boxes/bricks, and 5 bat nesting boxes/brick/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. They 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 and strictly in accordance with the details so approved. They 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 policies: 5.10 and 7.19 of the London Plan 2016, saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 12 **Visibility Splays**

Prior to the commencement of above grade works, detailed drawings of the visibility splays at the vehicular access into 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 interests of highway safety, including pedestrians and cyclists, in accordance with saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 13 **Hard and Soft Landscaping**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping) and including the physic garden 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance

Recommendations for maintenance of soft landscape (other than amenity turf).

New tree planting in hard surfacing including car parking must provide sufficient soil volumes via Silvacell/Stratacell systems combined with SUDs where appropriate;
A revised planting schedule with confirmed total stem girths, container stock including species such as Platanus, Tilia, Quercus, Ligustrum, Alnus, Celtis, Sophora and Paulownia shall be provided;
Maintenance details to ensure successful establishment over 24-36 months shall be provided;
Sample details of surface materials and boundary treatments shall be provided; and
Planting cross sections (avoiding the use of grills) shall be provided.
For the physic garden the following shall be provided: Details of planters,- Cross sections,- Surfacing materials of any hard landscaped areas,- Maintenance regime.

Reason

So that the Council may be satisfied with the details of the landscaping scheme 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.

14 Materials

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site 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.

15 BREEAM

a) Before any fit out works begin, 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 'very good' 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) Within 3 months of occupation 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.

16 Biodiverse Roof

Before any above grade work hereby authorised begins, details of a biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark

Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed 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 policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

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.

17 a) Prior to the occupation of the development, details to demonstrate that it has achieved or is on course to achieve secure by design certification shall be submitted to and approved in writing by the Local Planning Authority.

b) Within three months of the occupation of the development details of Secure by Design for the development shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

18 **Community Use**

Within 3 months of occupation of the development, details of a community use agreement setting out which facilities would be available for public use, details of pricing policy, hours of use, access by non-health care establishment users, management responsibilities and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The centre shall thereafter be used in accordance with the details thereby approved.

Reason

To secure well managed, safe community access to the building, in accordance with saved policy 2.2 'Provision of New Community Facilities' of the Southwark Plan (2007).

19 **Travel Plan**

a) Before the first occupation of the Health Centre 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 patients, 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.

20 **Car Parking**

Before the first occupation of the development the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for the users of the Health Centre. 20% of the parking spaces will have electric vehicle charging points and 20% will have passive, electric vehicle charging points.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies

3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

21 Cycle Storage

Before the first occupation of the Health Centre the cycle storage facilities as shown on the approved drawings shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

22 Refuse Storage

Before the first occupation of the Health Centre hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the premises and the 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 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

23 Servicing and Parking Management Plan

Before the first occupation of the development hereby permitted a Servicing and Parking Management Plan detailing how all elements of the site are to be trafficked and serviced shall be submitted to and approved by the LPA. The servicing and traffic management of the development shall be carried out in accordance with the approval given and the Management Plan shall remain extant 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.

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 In the event that a controlled parking zone is implemented in the area, no employees at the health centre, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit to park within the controlled parking zone.

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.

- 25 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

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 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.

26 Carbon Dioxide Reduction

The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2016 (Minimising carbon dioxide emissions).

27 Servicing Hours

Any deliveries or collections, including waste collections to the health centre shall only be made between the following hours: 0800-2000 Monday - Friday and 0900-1300 on Saturdays. The Jarvis Road vehicular access shall be for emergency vehicles only and no servicing vehicles shall use this access.

Reason

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

28 Plant Noise

The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) 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 or the local environment from noise creep due to 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).

29 Hours of Use

The use hereby permitted for a Health Centre (with the exception of any out-of-hours GP service) shall not be carried on outside of the hours of 6.30am to 11.30pm daily.

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.

30 Restriction on Use

Notwithstanding the provisions of Class D1 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 of enactment of those Orders) the use hereby permitted shall only be as a Health Centre.

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.

31 Ecology and Biodiversity

The development shall be carried out in accordance with the recommendations in the Biodiversity survey and report dated July 2016, Reptile survey dated July 2016 and Bat emergence survey dated July 2016.

Reason:

In the interests of biodiversity and protecting wildlife, in accordance with saved policy 3.28 'Biodiversity' 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).

- 32 The development shall be carried out in accordance with the recommendations of the Land Contamination Assessment dated July 2016. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority (LPA) for a remediation strategy detailing how the unsuspected contamination shall be addressed. The remediation strategy shall be implemented as approved,

verified and reported to the satisfaction of the LPA.

Reason

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and Environmental Protection Team shall be consulted should any further contamination be identified.

- 33 No accident or emergency facility shall be operated from the health centre hereby permitted.

Reason:

The use of the building for accident and emergency purposes could have amenity and transport impacts which would require detailed consideration and a new planning application.

- 34 Infiltration of Surface Water

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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/made ground which could ultimately cause pollution of groundwater.

- 35 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise any risk to ground water, the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

To prevent any contamination of ground water or damage to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. You are advised to contact the Environment Agency and Thames Water Developer Services (on 0800 3921) to discuss these requirements.

Statement of positive and proactive action in dealing with the application

The applicant has engaged in pre-application discussions. The application was determined in a timely manner.

Informatives

- 1 Environmental parameters for construction - informative

Parameter	Trigger (Amber)	Action (Red)
Environmental Noise Unit - dB(A)	75 dB(A) Laeq 5min (short term) 70 dB(A) Laeq 10hr (daily)	80 dB(A) Laeq 5min (short term) 75 dB(A) Laeq 10hr (daily)
Environmental Dust Units - PM10	200ug/m-3 15 min	250ug/m-3 15min
Vibration	1mm/sPPV for occupied residential and educational buildings 3mm/sPPV for occupied commercial premises where work is not of a especially vibration sensitive nature or for potentially vulnerable unoccupied buildings 5mm/sPPV for other unoccupied buildings	
Hoardings	Min height 2.3m Min density 7kg/m2	

2 Air Quality - informative

The air quality at this location is below current legal guidance for parts of the site. It is recommended that any external doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the facade facing East Dulwich Grove.

Vegetation works (tree or hedge cutting) should avoid the bird nesting season which is between February and August.

4 Thames Water informative:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.