

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms Evelyn Thomas Southwark Council	Reg. Number 16/AP/3503
Application Type	Full Planning Permission	
Recommendation	Grant subject to Legal Agreement	Case Number TP/2744-45

Draft of Decision Notice

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

Erection of 67, one, two and three bedroom flats within 4 - 8 storey development with associated parking, cycle and refuse/recycling stores and landscaping including re-provision of (enlarged) ball court

At: CAR PARK SITE, COPELAND ROAD, LONDON SE15 3SL

In accordance with application received on 24/08/2016

and Applicant's Drawing Nos. TS, EX-EL-01, EX-EL-02, EX-EL-03, T-00, T-01, T-02, T-03, T-04, T-05, T-06, T-07, GA-00-K, GA-01-K, GA-02-K, GA-03-K, GA-04-K, GA-05-K, GA-06-K, GA-07-K, GA-RL-K, S-AA, S-BB, SP-00, SP-00-SL, SP-01, SP-02, SP-03, SP04, SP-04, SP-05, SP-06, SP-07, SP-RL, FT-WCH-01, FT-WCH-02, FT-WCH-03, FT-WCH-04, FT-WCH-05, FT-WCH-06, FT-WCH-07, D-BAL-01, D-BAL-02, D-BAL-03, D-CLA-01, D-CLA-02, D-ENT-01, D-EWD-01, D-EWD-02, D-EWD-03, D-EWD-04, D-WIN-01, D-WIN-02, D-WIN-03, D-WIN-04, DR-EL-E-N, EL-E, EL-N, EL-N-I, EL-S, EL-S-I, EL-W-01, EL-W-02, EL-W-03, SK-01, Site Location Plan, Planning Statement, Transport Statement, Travel Plan, Waste Management Strategy, Energy Statement, Design and Access Statement, Daylight/Sunlight Assessment, Phase 1 Desk Study, Preliminary Ecological Assessment, Air Quality Assessment, Preliminary UXO Risk Assessment, Environmental Noise Survey & Noise IMpact Assessment, Statement of Community Involvement, Financial Executive Summary

Subject to the following ten 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: T-00, T-01, T-02, T-03, T-04, T-05, T-06, T-07, GA-00-K, GA-01-K, GA-02-K, GA-03-K, GA-04-K, GA-05-K, GA-06-K, GA-07-K, GA-RL-K, S-AA, S-BB, SP-00, SP-00-SL, SP-01, SP-02, SP-03, SP04, SP-04, SP-05, SP-06, SP-07, SP-RL, FT-WCH-01, FT-WCH-02, FT-WCH-03, FT-WCH-04, FT-WCH-05, FT-WCH-06, FT-WCH-07, D-BAL-01, D-BAL-02, D-BAL-03, D-CLA-01, D-CLA-02, D-ENT-01, D-EWD-01, D-EWD-02, D-EWD-03, D-EWD-04, D-WIN-01, D-WIN-02, D-WIN-03, D-WIN-04, DR-EL-E-N, EL-E, EL-N, EL-N-I, EL-S, EL-S-I, EL-W-01, EL-W-02, EL-W-03, SK-01,

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 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No fewer than 8 nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the

first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 4 No development shall take place, including any works of demolition, until a written Phase 2 site investigation and risk assessment has been undertaken to assess potential ground contamination sources within the site and to confirm whether any source-pathway-receptor pollutant linkages are present.

The Phase 2 report shall be submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be recommended.

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

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

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

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 protection of amenity of the Southwark Plan 2007, strategic policy 13 high environmental standards of the Core Strategy 2011 and the National Planning Policy Framework 2012

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.

- 5 Before any above grade work hereby authorised begins, details of the green roof, including a management plan, shall be submitted to and approved in writing by the Local Planning Authority. The green roof 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 wild flower planting, and no more than a maximum of 25% sedum coverage). The green roof shall be installed and managed in accordance with any details approved.

The green 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.

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 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 6 Prior to above grade works commencing, material samples of all external materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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.

- 7 Before any above grade work hereby authorised begins, detailed drawings [select scale 1:50, 1:100 or 1:500] 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), 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).

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.

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.

- 8 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 the controlled parking zone in Southwark in which the application site is situated.

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.

- 9 The rating noise level (as defined in BS4142:2014) from any plant, 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearby 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).

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

Bedrooms - 35dB LAeq T**, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T **

Dining room - 40 dB 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 strategic policy 13 high environmental standards of the Core Strategy 2011 saved policies 3.2 protection of amenity and 4.2 quality of residential accommodation of the Southwark Plan 2007, and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments

were submitted enabling the application to be granted permission.

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