
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	Ms Pippa Krishnan Southwark Council Parks & Leisure	Reg. Number	16/AP/3165
Application Type	Council's Own Development - Reg. 3	Case	TP/M2022
Recommendation	Grant permission	Number	

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Re-landscaping the South-West region of Burgess Park including a new play area, new access pathways, new lighting fixtures, new surfaces, trees, shrubs, meadow and to include new park furniture.

At: SOUTH-WEST OF BURGESS PARK, ALBANY ROAD, SE5

In accordance with application received on 03/08/2016 08:00:21

and Applicant's Drawing Nos. Bat Surveys - BAT SURVEY ADDENDUM

Bat Surveys - BAT EMERGENCE SURVEY

Bat Surveys - BAT ASSESSMENT

Design and access statement - PART 24 OF 24

Design and access statement - PART 19 OF 24

Design and access statement - PART 18 OF 24

Design and access statement - PART 17 OF 24

Design and access statement - PART 16 OF 24

Design and access statement - PART 15 OF 24

Design and access statement - PART 14 OF 24

Design and access statement - PART 13 OF 24

Design and access statement - PART 12 OF 24

Design and access statement - PART 11 OF 24

Design and access statement - PART 10 OF 24

Design and access statement - PART 9 OF 24

Design and access statement - PART 8 OF 24

Design and access statement - PART 7 OF 24

Design and access statement - PART 6 OF 24

Design and access statement - PART 5 OF 24

Design and access statement - PART 4 OF 24

Design and access statement - PART 3 OF 24

Design and access statement - PART 2 OF 24

Design and access statement - PART 1 OF 24

Design and access statement - PART 22 OF 24

Design and access statement - PART 23 OF 24

Design and access statement - PART 21 OF 24

Design and access statement - PART 20 OF 24

DOCUMENT SCHEDULE

TREE SURVEY SCHEDULE

EXTENDED PHASE 1 SURVEY

SOILS STRATEGY

EARTHWORKS SPECIFICATION

STATEMENT OF INVOLVEMENT

Tree Retention and Protection Plan Rust Square detail 135558/TRPP/RSD

Plan - 4851_100 - APPLICATION SITE

Plan - 4851_110 - LANDSCAPE ZONES

Plan - 4851_150 - SITE SURVEY PLAN

Plan - 4851_150 - REMOVALS PLAN

Plan - 4851_201 - HARDWORKS GA

Plan - 4851_202 - HARDWORKS GA

Plan - 4851_301 - SOFTWORKS GA

Plan - 4851_302 - SOFTWORKS GA
Plan - 4851_320 - TYPICAL DETAILS - TREE PIT IN LAWN
Plan - 4851_420 - TYPICAL DETAILS - BESPOKE RAILING
Plan - 4851_805-806 - SECTIONS
Plan - 4851_803-804 - SECTIONS
Plan - 4851_801-802 - SECTIONS
Plan - TREE RETENTION AND PROTECTION PLAN
Plan - 4851_800 - SECTIONS REFERENCE PLAN
Plan - 4851_630 - PLANTING TYPOLOGIES
Plan - 4851_620 - PLAY EQUIPMENT TYPOLOGIES
Plan - 4851_610 - FURNITURE TYPOLOGIES
Plan - 4851_600 - MATERIAL TYPOLOGIES
Plan - 4851_552 - TREE SURVEY
Plan - 4851_551 - TREE SURVEY (BY CONNICK TREE CARE)
Plan - 4851_502 - TREE PLAN; RETAIN, TRANSPLANT & REMOVE
Plan - 4851_501 - TREE PLAN; RETAIN, TRANSPLANT & REMOVE
Plan - 4851_421 - BURGESS PARK WEST SIGNAGE MONOLITH
Planning statement
Site location plan
Tree survey and assessment - TREE CONDITION ASSESSMENT
Tree survey and assessment - TREE ECOLOGICAL ASSESSMENT REPORT
Tree survey and assessment - ARBORICULTURAL REPORT

Subject to the following eight 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:

Tree Retention and Protection Plan Rust Square detail 135558/TRPP/RSD

Plan - 4851_100 - APPLICATION SITE
Plan - 4851_110 - LANDSCAPE ZONES
Plan - 4851_150 - SITE SURVEY PLAN
Plan - 4851_150 - REMOVALS PLAN
Plan - 4851_201 - HARDWORKS GA
Plan - 4851_202 - HARDWORKS GA
Plan - 4851_301 - SOFTWORKS GA
Plan - 4851_302 - SOFTWORKS GA
Plan - 4851_320 - TYPICAL DETAILS - TREE PIT IN LAWN
Plan - 4851_420 - TYPICAL DETAILS - BESPOKE RAILING
Plan - 4851_805-806 - SECTIONS
Plan - 4851_803-804 - SECTIONS
Plan - 4851_801-802 - SECTIONS
Plan - TREE RETENTION AND PROTECTION PLAN
Plan - 4851_800 - SECTIONS REFERENCE PLAN
Plan - 4851_630 - PLANTING TYPOLOGIES
Plan - 4851_620 - PLAY EQUIPMENT TYPOLOGIES
Plan - 4851_610 - FURNITURE TYPOLOGIES
Plan - 4851_600 - MATERIAL TYPOLOGIES
Plan - 4851_552 - TREE SURVEY
Plan - 4851_551 - TREE SURVEY (BY CONNICK TREE CARE)
Plan - 4851_502 - TREE PLAN; RETAIN, TRANSPLANT & REMOVE
Plan - 4851_501 - TREE PLAN; RETAIN, TRANSPLANT & REMOVE
Plan - 4851_421 - BURGESS PARK WEST SIGNAGE MONOLITH

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 Prior to works commencing, full details of all proposed tree planting 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.

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 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 to 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 Prior to works commencing, including any demolition, an Arboricultural Method Statement 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 any 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.

- 6 Before any above grade work hereby authorised 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.

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. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

- 7 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 which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

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.

- 8 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), 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.

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.