
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 Simon Tracey Xcite Campaign Management Limited	Reg. Number	16/AP/3818
Application Type	Full Planning Permission	Case Number	TP/403-15
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from a Printworks to an events and entertainment space with ancillary food, drink and ancillary storage for a temporary period of 5 years.

At: THE PRINTWORKS (FORMER HARMSWORTH QUAYS PRINTWORKS), SURREY QUAYS ROAD, LONDON, SE16 7ND

In accordance with application received on 19/09/2016 08:04:04

and Applicant's Drawing Nos. Transport Assessment prepared by SCP dated November 2016, Technical Note prepared by SCP dated 29 November 2016, 'Waste Management Strategy (Version 3) dated 5/11/2016 prepared by nukleen,

Noise Management Strategy prepared by Joynes Nash (Version1.3) dated November 2016, Noise Observation Report prepared by Joynes Nask (Version 1.1) dated October 2016,

Drawing numbers: XCI1/1-012A (Ground floor internal event plan) dated 29.11.2016, Drawing No. XCI1/1-013 (Second floor internal event plan) dated 20.10.2016, XCI1/1-014 (Second floor internal event plan), dated 20.10.2016

XCI1/1-002 Rev B (Proposed Site Plan Showing Indicative Uses) for Each Building dated 17.10.2016.

Subject to the following ten conditions:

Time limit for implementing this permission and the approved plans

- 1 The uses hereby permitted shall for a period of 5 years from the date of this planning permission, on or before which date the use shall be discontinued, and shall revert back to the former use as a Printworks

Reason

The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Drawing numbers: XCI1/1-012A (Ground floor internal event plan) dated 29.11.2016, Drawing No. XCI1/1-013 (Second floor internal event plan) dated 20.10.2016, XCI1/1-014 (Second floor internal event plan), dated 20.10.2016, XCI1/1-002 Rev B (Proposed Site Plan Showing Indicative Uses) for Each Building dated 17.10.2016. Noise Management Strategy prepared by Joynes Nash (Version1.3) dated November 2016.

Reason:

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

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.

- 3 The cycle parking facilities shown on the plans hereby approved shall be provided prior to the first occupation of the site by the public and shall be retained for the duration of this use hereby permitted.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 4 The external areas of the development shall be retained and used in accordance with Figure 3.2 of the Transport Assessment prepared by SCP dated November 2016 (doc ref: EFS/16345/TA/1) and shall not be available for visitor vehicle parking unless otherwise specified in writing by the Local Planning Authority.

A bespoke servicing and deliveries plan shall be submitted with this proposal prior to use of these areas for alternative activities in connection with the development.

Reason

To ensure appropriate area for servicing on-site is provided in connection with the development, discourage use of the private car and minimise impact of vehicles on the highway to comply 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.

- 5 The use hereby permitted shall only operate between the following hours:

10:00 to 00:00 daily

save that from one year from the first use of this space* it may be used from

10:00 to 01:00 Monday to Thursday

10:00 to 02:00 Friday and Saturday

10:00 to 01:00 Sunday and Bank Holiday

*such date to be notified to the local planning authority in writing.

At the end of 1 year of operation, the operational hours shall revert to 10:00 to 00:00 (midnight) daily, unless a formal application to vary this condition has been made to and approved in writing by the local planning authority.

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, having had the opportunity to review the effectiveness of the applicants management plans.

- 6 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).

- 7 A travel plan Co-ordinator shall be appointed prior to the commencement of the use and retained for the lifetime of the permission to liaise with the Council and Transport for London to co-ordinate the production, implementation and review of the dynamic event management plan.

Reason

To ensure promote sustainable travel options and to monitor the effectiveness of the dynamic event management plan in accordance 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.

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).

- 8 No primary cooking shall take place within any of the external areas unless details of the ventilation and odour control are submitted to and approved in writing by the local planning authority. An odour management plan shall be submitted for approval in writing to the Local Authority detailing how the external areas within the development will be managed to ensure that no off-site public nuisance is caused due to fumes or odour from primary cooking. Thereafter the external areas within the development shall be managed in accordance with the approved odour management plan.

Reason

In order to ensure that the preparation and sale of food will not cause amenity impacts such as odour or fume nuisance 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.

- 9 An updated noise management plan shall be submitted to approved in writing by the local planning authority before the first Major Event which shall include:
- revised bottle emptying and waste collection times so that they occur no earlier than 8.00 am on weekends and bank holidays.
 - details of how the applicant will work with the Council to review the noise management plan over the lifetime of the scheme.

The use hereby permitted shall be carried out in accordance with the approved noise management

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, having had the opportunity to review the effectiveness of the applicants management plans.

- 10 Prior to any Major Event* at this site a dynamic event management plan shall be submitted to and approved in writing by the local planning authority (in consultation with Transport for London) which shall demonstrate:
- How the applicant will work with Transport for London to programme events so that it minimises the overloading of Underground and Overground services at peak times at Canada Water and Surrey Quays stations.
 - How the applicant will work with the London Borough of Southwark and other landowners to ensure that appropriate arrangements are made in good time, to effect temporary restrictions, where appropriate, on land (including the public highway) on key routes to the site
 - That sufficient competent staff will be employed to be responsible for the marshalling of visitors and pick up of litter along the key routes to the site from Canada Water Station and, where appropriate, Surrey Quays Station, at arrival and departure for a range of events and sizes
 - The strategy and programme to increase the capacity of on-site cycle parking provision to support sustainable travel
 - How the applicant will manage the communication of major events with local residents, businesses and the liaison group, including the frequency of periodic updates about the dynamic event management and the mitigation that will be put in place to minimise the effects Major Events
 - That at least 2 car parking surveys** will be carried out within the first year of operation to assess the impact of the development on local car parking. The car parking survey and results shall be shared and reported to the local planning authority promptly.
 - How the applicant will monitor the dynamic strategy and review its effectiveness with the Liaison group

The applicant shall not permit any Major events at the site until the dynamic management plan has been approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved dynamic event management unless otherwise approved in writing by the local planning authority.

* Major Event - defined as a single event or combination of events exceeding 2000 people.

**Car Parking Surveys - the survey should follow the methodology and survey area set out in the Transport Assessment (November 2016)

Liaison Group - A group changes by the travel plan co-ordinator that would comprise representatives from the a variety of stakeholders including but not restricted to the London Borough of Southwark, Transport for London, Ward Councillors, The Metropolitan Police, Local Community Groups.

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, having had the opportunity to review the effectiveness of the applicants management plans.

Statement of positive and proactive action in dealing with the application

Additional information / clarification was sought from the applicant regarding various elements of the proposal to inform the recommendation. A PPA was agreed with the applicant to resolve matters and to enable the application to be determined by the Planning Committee in a timely manner.

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