

## 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.

<b>Applicant</b>	Ms Deborah Battiste Southwark Council	<b>Reg. Number</b>	17/AP/1234
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/250-58
<b>Recommendation</b>	Grant With Unilateral Undertaking		

### Draft of Decision Notice

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

Construction of a 6-storey building to provide 50 residential units (25 x social rented, 12 x intermediate and 13 x private), with associated car and cycle parking, landscaping and highway works.

**At:** REAR OF ALBION PRIMARY SCHOOL, (SOUTHERN END) ALBION STREET, LONDON SE16 7JD

**In accordance with application received on 25/03/2017**

**and Applicant's Drawing Nos.**

Existing:

A2\_P1000 P1 Albion Primary School Existing Location Plan  
 A2\_P1001 P1 Albion Primary School Topographical Survey  
 A2\_P2103 P1 Albion Primary School Existing West Elevation  
 A2\_P1050 P1 Albion Primary School Existing South Elevation  
 A2\_P1052 P1 Albion Primary School Existing North Elevation  
 Two Utility Survey drawings ref. 15469/T/01-01 (March 2016)

Proposed:

A1\_P1100 P4 Albion Primary School Site Plan  
 A2\_P1110 P4 Albion Primary School Ground Floor Plan  
 A2\_P1111 P4 Albion Primary School First Floor Plan  
 A2\_P1112 P4 Albion Primary School Second Floor Plan  
 A2\_P1113 P4 Albion Primary School Third Floor Plan  
 A2\_P1114 P4 Albion Primary School Fourth Floor Plan  
 A2\_P1115 P4 Albion Primary School Fifth Floor Plan  
 A2\_P1116 P4 Albion Primary School Roof Plan

A2\_P1200 P1 Flat type 1 (Duplex 1) 3B5P WCH  
 A2\_P1201 P1 Flat type 2 (Duplex 2) 3B5P WCH  
 A2\_P1202 P1 Flat type 3 (3B5P)  
 A2\_P1203 P1 Flat type 4 (1B2P)  
 A2\_P1204 P1 Flat type 5 (3B4P)  
 A2\_P1205 P1 Flat type 6 (3B5P)  
 A2\_P1206 P1 Flat type 7 (1B2P)  
 A2\_P1207 P1 Flat type 8 (2B3P)  
 A2\_P1208 P1 Flat type 9 (duplex 3) 3B6P  
 1371/01C DE 020 P1 Ground Floor Sections and Details Sheet 1

A2\_P2050 P4 Albion Primary School Proposed Site Elevations  
 A2\_P2100 P4 Albion Primary School South Elevation  
 A2\_P2101 P4 Albion Primary School Proposed East Elevation  
 A2\_P2102 P4 Albion Primary School Proposed North Elevation  
 A2\_P2103 P4 Albion Primary School Proposed West Elevation  
 A2\_P2200 P4 Albion Primary School Proposed Section A-A

P4001 P1 Albion Primary School Detail Material Study

Documents

Planning Statement version 4 and addendum,  
Design and Access Statement July 2017  
Air quality assessment (MLM 21 February 2017)  
Arboricultural Impact Assessment and Method Statement, tree constraints plan, impact assessment plan, tree protection plan and tree schedule (Crown Consultants 16 February 2017)  
Bat surveys (The Ecology Consultancy)  
Daylight and Sunlight Report (Calford Seaden February 2017), letters dated 19 July 2017 and 4 August 2017  
Preliminary ecological appraisal (The Ecology Consultancy)  
Energy and Sustainability Strategy Rev 3 February 2017 (Hoare Lea)  
Flood Risk Assessment (Herrington Consulting Limited May 2017)  
Heritage Statement (Bell Phillips Architects July 2017)  
Preliminary Investigation Report (Soiltechnics)  
Noise Survey and Noise Impact Assessment Report (Hann Tucker Associates 28 October 2016)  
Residential Travel Plan Statement (Motion)  
Train induced Vibration and Assessment Report (Hann Tucker Associates)  
Transport Statement (Motion)  
Unexploded Ordnance (UXO) Threat and Risk Assessment (Alpha Associates November 2015)  
Viability Summary executive summary.

**Subject to the following twenty-seven 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:

Proposed:

A1\_P1100 P4 Albion Primary School Site Plan  
A2\_P1110 P4 Albion Primary School Ground Floor Plan  
A2\_P1111 P4 Albion Primary School First Floor Plan  
A2\_P1112 P4 Albion Primary School Second Floor Plan  
A2\_P1113 P4 Albion Primary School Third Floor Plan  
A2\_P1114 P4 Albion Primary School Fourth Floor Plan  
A2\_P1115 P4 Albion Primary School Fifth Floor Plan  
A2\_P1116 P4 Albion Primary School Roof Plan

A2\_P1200 P1 Flat type 1 (Duplex 1) 3B5P WCH  
A2\_P1201 P1 Flat type 2 (Duplex 2) 3B5P WCH  
A2\_P1202 P1 Flat type 3 (3B5P)  
A2\_P1203 P1 Flat type 4 (1B2P)  
A2\_P1204 P1 Flat type 5 (3B4P)  
A2\_P1205 P1 Flat type 6 (3B5P)  
A2\_P1206 P1 Flat type 7 (1B2P)  
A2\_P1207 P1 Flat type 8 (2B3P)  
A2\_P1208 P1 Flat type 9 (duplex 3) 3B6P  
1371/01C DE 020 P1 Ground Floor Sections and Details Sheet 1

A2\_P2050 P4 Albion Primary School Proposed Site Elevations  
A2\_P2100 P4 Albion Primary School South Elevation  
A2\_P2101 P4 Albion Primary School Proposed East Elevation  
A2\_P2102 P4 Albion Primary School Proposed North Elevation  
A2\_P2103 P4 Albion Primary School Proposed West Elevation  
A2\_P2200 P4 Albion Primary School Proposed Section A-A

P4001 P1 Albion Primary School Detail Material Study

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
- a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
    - i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
    - ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
  - b) 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.
  - c) 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.
  - d) 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.

- 4
- No 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 the potential for damage to subsurface sewerage infrastructure, and demonstrate no resultant unacceptable risk to groundwater) and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and the Environment Agency. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

#### Reason

The proposed works will be in close proximity to underground sewerage utility infrastructure and piling has the potential to impact on local underground sewerage utility infrastructure. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. Where soil contamination is present, a risk assessment should be carried out in accordance with the Environment Agency guidance "Piling into Contaminated Sites". Piling activities will not be permitted on parts of a site where an unacceptable risk is posed to Controlled Waters. This condition is required to ensure compliance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

- 5
- No works of excavation, demolition or construction are to be carried out until full details of such works, including design and methodology have been submitted to and approved in writing by the Local Planning Authority (in consultation with London Underground). These details should comprise;
- a. Geotechnical report for the site
  - b. Superstructure design and construction methodology (including verified calculations and any lift pits)
  - c. An impact assessment setting out predicted ground and structure movements
  - d. Emergency preparedness plan
  - e. Ground and structure movement monitoring regime
  - f. Risk assessments and method statements for all structural works, excavation and installation of services in the land

- g. Details of the design and construction methodology for the foundations
- h. A Traffic Management Plan and RAMS evidence for any heavy plant proposed to move near or over the line of the tunnel below during the construction of the development to ensure those plant movements do not impact the railway tunnel below
- i. Details of any vibro-compaction machinery to be used in the development and a method statement.
- j. A Crane / Lifting Management Plan for any cranes and other lifting equipment are to be used during the construction of this development - for cranes (assuming tower crane) this would include crane base design (including certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational procedure (including any radio communications), derigging in addition to plans for elevation, loads, radius, slew restrictions and collapse radius. For mobile craneage similar requirements would apply.

Thereafter, the works, machinery, plant, erection and dismantling of craneage shall only be carried out in accordance with the approved details in a manner that does not endanger the safe operation of the railway.

No part of the development shall be commenced unless a minimum of 6 weeks' notice of the commencement date has been given in writing to London Overground.

#### Reason

To ensure that the proposed works do not pose a risk to the safe and effective operation of the railway and ensure that the lifting operations are carried out safely, and to prevent anything falling or being installed that would impact upon on to the railway infrastructure underneath and adjacent to the site, compromising the safety of the Overground network.

- 6 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 or 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, Strategic Policies SP11 Open spaces and wildlife, SP12 Design and conservation, SP13 High environmental standards of the Core Strategy 2011, and saved policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

- 7 No demolition or development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London (London Overground). 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, to prevent access onto the railway and protect the safe operation of the railway, 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.

- 8 No below ground works shall commence until a surface water drainage strategy, incorporating sustainable drainage principles, which aims to achieve greenfield runoff rates, as detailed in the Strategic Drainage Report (Conisbee, 2016), up to and including a 1% Annual Exceedance Probability (AEP) event, including a 40% allowance for climate change (residential accommodation development lifetime 100 years), for the critical storm durations, has been submitted to and approved in writing by the Local Planning Authority. The site drainage must be constructed to the approved details and retained as such.

Reason

To minimise potential for the site to contribute to flooding in accordance with saved policy 3.9 Water of the Southwark Plan, the London Plan, Strategic Policy 13 of the Core Strategy 2011, guidance in the Sustainable Design and Construction SPD 2009 and guidance in the GLA Sustainable Design and Construction, Supplementary Planning Guidance 2014.

**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 Sample panels of all external facing materials at the ground floor including 1 sq. m panels of the brick/s and patterned brick/s and mortar to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any work in connection with this permission is carried out; 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.

- 10 Before any above grade work hereby authorised begins, and notwithstanding the detail shown on the approved drawings, detailed drawings at a scale of 1:5 or 1:10 or 1:20 to show the elevations and sections of;
- the facades;
  - patterned brick panels;
  - balconies and railings/balustrade;
  - custom powder-coated cut panels;
  - parapets and copings edges;
  - roof edges;
  - privacy screens between the roof terraces of the fifth floor;
  - and lintels, heads, cills and jambs of all openings;
- to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the high quality of the design and detailing in accordance with saved policies 3.12 Quality in Design and 3.15 Urban Design of the Southwark Plan 2007.

- 11 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, roadway, pavements, access, pathways layouts, materials and edge details), 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, Strategic Policies SP11 Open spaces and wildlife, SP12 Design and conservation, SP13 High environmental standards of the Core Strategy 2011, and saved policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

- 12 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof across the whole roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof shall be:
- a) biodiversity based with extensive substrate base (depth 80-150mm);
  - b) laid out in accordance with agreed plans; and
  - c) 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 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 shall be carried out strictly in accordance with the details so approved and 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 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan 2007, and Strategic Policy 11 of the Core Strategy 2011.

- 13 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.

**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.

- 14 Prior to first occupation of the development, a validation noise and vibration assessment shall be conducted on a minimum of 10% of the new dwellings, and the assessment shall be submitted to and approved by the Local Planning Authority. The assessment shall demonstrate that the following standards have been met in the constructed development:
- Re-radiated noise shall not exceed 35dB L(S)MAX in any habitable room
  - Vibration shall not exceed a VDV of 0.13 m/s<sup>2</sup> (23.00-07.00) in any habitable room
  - Environmental noise shall not exceed:  
Bedrooms - 35dB LAeq T#, 30 dB LAeq T\*, 45dB LAFmax T \*  
Living rooms- 35dB LAeq T #  
Dining rooms - 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 and vibration 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.

- 15 Before the development hereby permitted is occupied, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction

plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Unit reference numbers

Access to and use of building standard

1.01, 1.02, 1.03, 1.04, 2.01, 2.02, 2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09, 2.10, 3.01, 3.02, 3.03, 3.04, 3.05, 3.06, 3.07, 3.08, 3.09, 3.10, 4.01, 4.02, 4.03, 4.04, 4.05, 4.06, 4.07, 4.08, 4.09, 4.10, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10

M4(2)

G.01, G.02, G.06

M4(3a)

G.03, G.04, G.05

M4(3b)

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 Providing new homes and London Plan policy 3.8 Housing choice.

- 16 Details of the exact location, specification and design of at least three bird boxes/bricks and at least two bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. 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, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Core Strategy 2011.

**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.

- 17 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, so this condition is required to ensure compliance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 18 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh, unless air quality details are submitted to and approved in writing by the Local Planning Authority prior to the installation of the boiler.

Reason

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with policy 7.14 of the London Plan.

- 19 The main roof of the building hereby permitted shall not be used other than as a means of escape or for maintenance reasons and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In the interest of neighbour amenity 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.

- 20 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.

- 21 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 Policies 12 Design and Conservation and 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.

- 22 Details of any external lighting and security surveillance equipment to be attached to the exterior of the building or within the external areas shall be submitted to and approved in writing by the Local Planning Authority 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 Standards, 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.

- 23 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Herrington Consulting Limited with project reference Land on Albion Primary School, Albion Street, Rotherhithe dated May 2017.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

- 24 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. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable. This condition is required to ensure compliance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

- 25 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of any building hereby permitted.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and saved policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

- 26 No meter boxes, flues, vents or pipes or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the building.

Reason



To ensure such works do not detract from the appearance of the building 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.

- 27 Notwithstanding the provisions of Part 16 The Town & Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

#### Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation of The Core Strategy 2011 and saved policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

#### **Statement of positive and proactive action in dealing with the application**

The application was submitted following pre-application advice. The applicant was given the opportunity to respond to the consultation comments resulting in revisions to the proposal during the course of the application to allow a positive recommendation to be made.

#### **Informatives**

Surface Water Drainage - 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. The contact number is 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) to determine if a building over / near to agreement is required.

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.

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).

#### Construction Environmental Management Plan

The CEMP required by a condition above shall 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 continuous automated noise, dust and vibration 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; 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.
- The plan should also include measures to ensure the boundary fence is maintained between the site and the adjoining London Overground Railway, the applicant's Health and Safety Plan and plans for traffic management.

To follow current best construction practice, including the following:-

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- 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 & NRMM London emission standards <http://nrmm.london/>
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.