

# Planning Committee

Wednesday 25 September 2019

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Supplemental Agenda No. 3

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5.1.	<b>Land bounded by Lower Road, Redriff Road, Quebec Way and Surrey Quays Road and Site at Roberts Close, SE16</b>	1 - 48

Tabled items: Addendum report No. 2, Appendix 1

<b>Item No:</b> 5.1	<b>Classification:</b> Open	<b>Date:</b> 30 September 2019	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum report</b> Late observations, clarifications and further information	
<b>Ward(s) or groups affected:</b>		Rotherhithe and Surrey Docks	
<b>From:</b>		Director of Planning	

## PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning application on the main agenda. These were received after the first Addendum Report to the Planning Committee was published and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

## RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in reaching their decision.

## FACTORS FOR CONSIDERATION

### Item 5.1 – Application 18/AP/1604 for: Hybrid Planning Application – Canada Water Masterplan

#### Draft Decision Notice

3. Members attention is drawn to the draft decision notice that was circulated prior to the meeting and which contains a comprehensive range of planning conditions that would need to be discharged in relation to each Phase or Plot. The majority of these conditions are standard ones that would apply to any other Major development proposal, though in a number of cases the detailed wording has been amended to fit the particular format and characteristics of the hybrid application.

#### Additional consultation responses

4. 288 public consultation responses were noted in the original Committee Report, a further 25 responses were received between publication and the initial Committee on Wednesday 25 September (that were summarised in the first Addendum Report), a further 10 comments have been received between the 25 September and today, as below:

#### Neil Coyle MP

5. Expresses support for the Canada Water Masterplan, in particular the delivery of new social rented housing and a commitment to local letting, job creation, including opportunities for employment and training during the construction period and the wider package of investment for the local areas that will be secured as a result of s106 obligations and CIL payments.

#### TfL

6. A further response has been submitted by TfL responding to some of the points raised by Steer on behalf of Canary Wharf Group. Steer's technical report was referenced in the previous Addendum Report.
7. TfL confirm that their forecasting anticipates that through a combination of committed transport enhancements and the mitigation secured through this application process transport outcomes – including the operation of Canada Water Station and crowding on the Jubilee Line – will be comparable to that experienced in recent years. A range of more detailed comments are made in relation to the various modelling tools available and the way in which different assessments have been completed to form an understanding of how Canada Water Station is likely to operate in the future.
8. TfL highlight a key factor as being the large number of jobs at Canada Water, which will mean the number of people boarding and alighting trains will be better matched on the Jubilee platforms.
9. On buses, the TfL response highlights that the £12m bus contribution package was negotiated to cover the costs of route enhancements for four years and follows testing by TfL as to which measures would most likely meet demand. TfL emphasise that the investment is intended to be flexible and that it will be targeted to measures they deem most effective as demand increases. This could include increased frequency of services, the restructuring of existing routes or the introduction of new ones.

#### Toronto and Montreal House Residents Association (TMHRA)

10. The additional letter in support of the application was acknowledged in the previous addendum report, but the content of the submission was not summarised. The letter is comprehensive and while it does set out broad, balanced support, a range of caveats, clarifications and concerns are raised on topics including:
  - Concerns over the extent of the application in outline only – future reserved matters applications should be subject to the same level of scrutiny;
  - Concern over tall buildings in Zone D – the potential for overshadowing and the lack of architectural detail at this stage given that it is only “outline”;
  - The Estate Management and security of Plot A1 is questioned in light of instances of local anti-social behaviour;
  - The design of Plot A2 is supported, as in the creation of the new High Street;
  - The risk of contamination is cited as a concern throughout;
  - Air quality concerns – site should have zero emissions;
  - Potential pollution and neighbour impacts through construction need to be carefully managed.
11. The majority of these points would be addressed in further detail via the suite of recommended planning conditions and obligations.
12. The following specific points are also raised:
  - Canada Water Dock – a condition to protect the basin is required
  - Transport – can TfL increase frequency of trains and rename Surrey Quays Station as “Surrey Docks Station”
  - Dust Mitigation – Regular sweeping and dampening techniques required through construction
  - Heritage Assets – Heritage assets should be incorporated into the development
  - Skateboarders – a more thoughtful environment should be provided away from Deal Porters Square
  - Infrastructure – Important that the necessary infrastructure (including utilities) is in place to support the growing community
  - Trees – More tree planting is encouraged throughout the area, including tree lined streets

- Nightclub – the nightclub should be positioned as far away as possible from Plot D because of the potential noise impacts on wildlife at Canada Water Dock

13. The response raised a number of points on the individual chapters of the Committee Report.

#### The Dockland Settlements

14. A supplementary letter has been submitted to clarify that while the charity remain supportive of the development because of the benefits for their community centre, the local area and in light of British Land's engagement throughout the process to date, they wish to state that they share the community's concerns with regard to Plot K1.

#### Neighbours

15. A further 7x neighbour responses have been received: 3x in support and 4x objections.
16. Points made in support of the application focus on the range of opportunities that the development would create at Canada Water. Specific support is made for the first Phase of development and a comment is made that the allocation of funding for primary school expansion should be transparent. One comment in support states that more could be done to expand travel options and promote community safety, such as committing to neighbourhood policing and CCTV. Another comment in support cites very detailed concerns with some of the localised highways modelling and potential harmful impacts.
17. Objections tend to repeat comments that have previously been submitted and are referenced in the Committee Report. These include that the development, particularly the Plot A1 building, will lead to overshadowing at Columbia Point and that resident engagement has been hampered by a lack of access to the 3D daylight/sunlight modelling. A lack of officer attendance at applicant-led consultation events has also been raised. Two further detailed objections have been raised in relation to the location and specification of the new Leisure Centre on Plot A2. Another objector states that the scheme delivers insufficient affordable housing and that the development should deliver a minimum of 50% affordable housing.

#### S106 financial contributions

18. Paragraph 1040 in the Committee Report describes the broad scope of the Section 106 obligations that it is recommended are secured should planning permission be granted. Further detail is set out in the tables below as to the nature of these obligations, particularly where they have a financial value. Much of this information is contained in the original Committee Report.

#### **Housing (Chapter 9 of the Committee Report)**

Affordable Housing	Phase 1 – 87 affordable housing units (60 social rented, 19 shared ownership, 8 Discount Market Rent)  Masterplan – 35% affordable housing (measured by habitable room): 25% Social Rented, 10% Intermediate
Viability Review	As referenced in the Committee Report, early, mid-development and late stage viability reviews will be secured in the s106 agreement. Any uplifts in viability would be shared between the council and the developer on a 60:40 basis in favour of the council with the intention of increasing the on-site affordable housing provision up to 40%

#### **Employment and Training**

Affordable retail	4,900sqm let at up to 80% of market rent for 10 years (as a correction to paragraph 316 of the Committee Report)			
Affordable workspace	7,000sqm let at up to 75% of market rent for 15 years and 11,500sqm of workspace to be let as co-working space and marketed to organisations with social, cultural or educational value, or those targeting start-ups or particularly disadvantaged groups in any sector.			
Employment and training opportunities (whole scheme)			<b>Maximum financial offset</b>	<b>(Per outcome)</b>
	<b>Construction phase</b>	<b>Target</b>		
	Jobs (26 weeks)	1,786	£7,679,800	(£4300)
	Short courses (incl CSCS)	1,786	£267,900	(£150)
	Apprenticeship/NVQ start	446	£669,000	(£1500)
			£8,616,700	
	<b>General and end-user phase jobs</b>	2,430	£10,449,000	(£4300)
Employment and training opportunities (Phase 1)			<b>Maximum financial offset</b>	<b>(Per outcome)</b>
	<b>Construction phase</b>	<b>Target</b>		
	Jobs (26 weeks)	163	£700,900	(£4300)
	Short courses (incl CSCS)	163	£24,450	(£150)
	Apprenticeship/NVQ start	41	£61,500	(£1500)
			£786,850	
	<b>General and end-user phase jobs</b>	254	£1,092,200	(£4300)
Business support and relocation:	Business support and relocation strategy will be required via a s106 obligation. This will build on the Existing Business Management Strategy already submitted. A Business advisory group and Local Business Advisory Forum will be established prior to the next Phase of development.			
Employment services facility	25sqm floorspace will be allocated to the delivery of a hub associated with the delivery of the employment and training targets noted above			

### Community and leisure (Chapters 10 and 11)

Primary Schools	£5m for a 1x Form of Entry Primary School expansion and beyond this a series of top-up payments equivalent to £16,000 per child expected to reside in the completed development
16+ Education	Up to 4,000sqm in a future phase to be offered for 16+ educational floorspace. Space to be let on a peppercorn rent, subject to the council and/or a provider of 16+ education meeting the build costs
Health	Up to 2,500sqm of floorspace in Zone M allocated for the delivery of a health facility with a proportionate contribution from BL or a financial contribution that is proportionate to the demand created by the development using the HUDU methodology
Community use space	Minimum 500sqm space to be leased on a peppercorn rent to charities, social enterprises or community groups for the benefit of local residents

Cinema	Replacement cinema of a similar size, subject to the needs of cinema operators
Interim use strategy	To be submitted prior to commencement of development and updated periodically to demonstrate the range of initiatives to be launched
Public toilet facilities	Two sets of fully accessible public toilet facilities to be provided across the site
Drinking fountains	Delivered in the public realm across the development
Police hub	Space to be made available for the Metropolitan Police if their operational review demonstrates that such a facility is required
Development exploratory centre	200sqm floorspace allocated to a centre that will aim to engage local schools and young people in careers in the built environment
Transport innovation hub	100sqm of floorspace to showcase new transport technology and initiatives to be deployed across the site and to provide training opportunities

### Environment and public realm (Chapters 13 and 16)

Public realm phasing and delivery	<p>Delivery of at least 4.95ha of public realm and new open space including: the new park, the new town square, a new square adjoining the new Surrey Quays Station entrance, Dock Office Courtyard.</p> <p>Planting of 1,230 new trees on and off-site and a mechanism to provide funding for further off-site planting in the case of any shortfalls against agreed targets</p> <p>Public art</p>
Legible London	£100,000 towards new Legible London signage
Canada Water dock works	Substantial investment into Canada Water Dock to deliver habitat improvements and a new boardwalk, as described in the Masterplan Public Realm Design Guidelines.
Play strategy	<p>Site-wide play strategy to be agreed;</p> <p>Mechanism will be set out requiring financial contributions for any Plot/Phase that provides a shortfall of play and/or amenity space when measured against council guidance.</p>
Energy	<p>Phase 1 carbon offset contributions totalling £540,127;</p> <p>Future contributions determined at the Reserved Matters Stage depending on the policy requirements at that time;</p> <p>Future-proofing measures for all Development Plots that might allow them to connect to a Heat Network should one be delivered;</p> <p>Review mechanism to consider whether connection to SELCHP or a new heat network is the better site-wide solution having considered the carbon reduction benefit, technical and commercial feasibility.</p>
TV & Radio interference	Surveys before and after each Phase/Plot is delivered and a commitment to on/off-site mitigation if it is demonstrated that properties in the vicinity are adversely affected

## Transport (Chapter 12)

Surrey Quays Station Capital Contribution	£10,000,000 towards capacity improvements, including the delivery of a second station entrance/exit ticket hall with step free access. This contribution is in addition to the £80.8m funding secured for the Overground through the Housing Investment Fund (HIF).
Canada Water Station contribution	£2,122,422 towards staffing measures and £500,000 towards station improvements to better address congestion, circulation and/or safety, which may include additional passenger information
Bus contribution	£4,800,000 to provide new and/or enhanced bus service in the Lower Road/Evelyn Street corridor to connect the site with central London via London Bridge Station to Deptford and/or Greenwich;  £7,200,000 to provide new and/or enhanced bus services that connect the Site with the Old Kent Road and Central London north of the River Thames
Bus infrastructure	New infrastructure and facilities including those for bus drivers, bus cages, stands, stops and shelters and other associated equipment
Highways works	Range of investments/improvements to junctions, crossing and routes within the site and on the periphery
Sustainable transport fund	% of revenue from any car parking fees to be given to the council to invest in transport measures/programmes that support active travel
Cycle Hire Expansion	£1,000,000 to deliver 6x new cycle hire docking stations: 3x within the site and 3x in the vicinity of the site;  3 years free Membership to the cycle hire scheme for new residents;
Controlled Parking Zone contribution	£250,000 towards monitoring car parking and future amendments to the Controlled Parking Zone

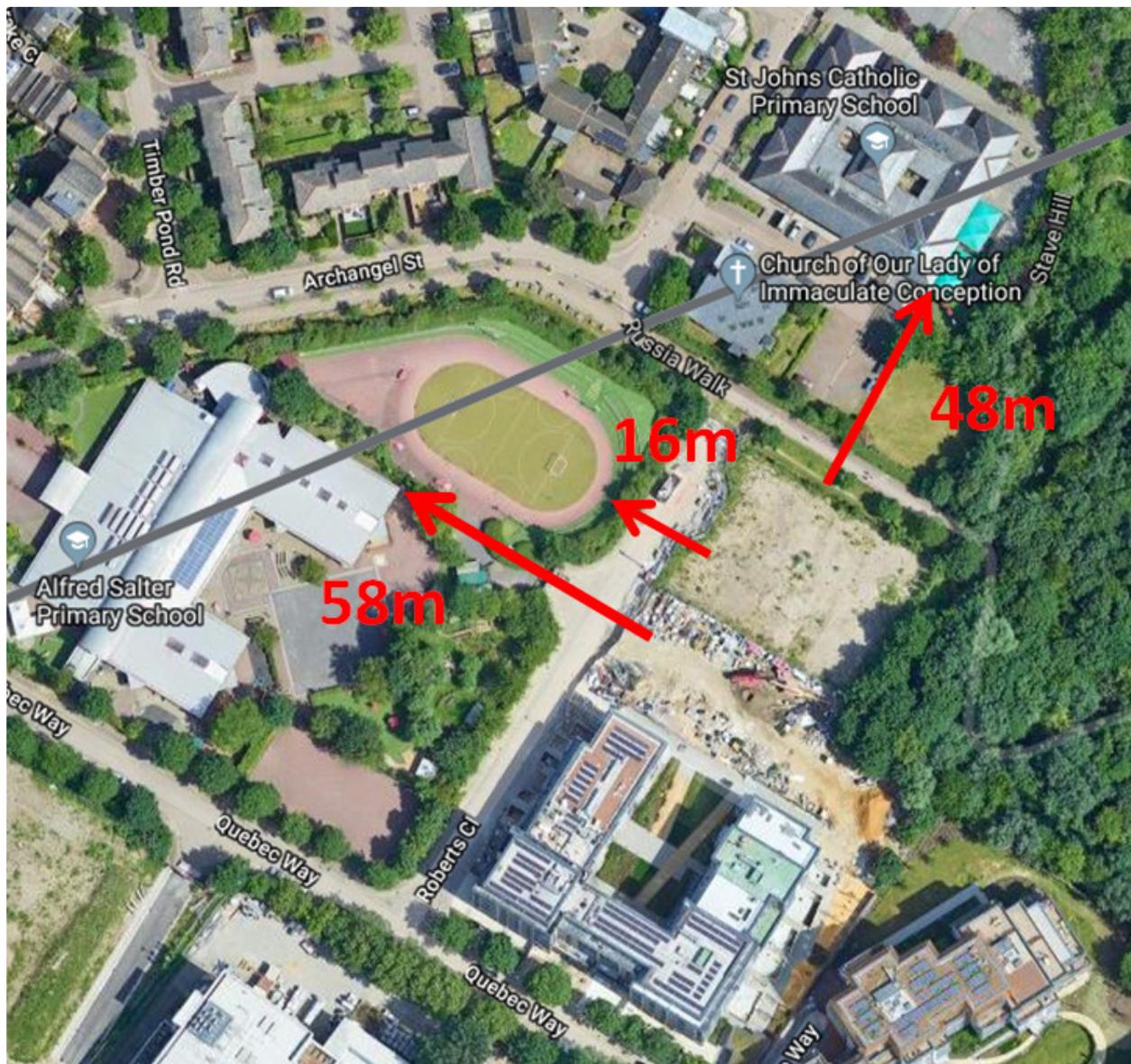
### Monitoring contributions

19. Monitoring contributions are required in relation to affordable housing delivery, construction management, archaeology and ecology. While the inclusion of contributions to address these issues is agreed, the actual financial sums attributed to each are yet to be resolved. They would need to be agreed prior to completion of the s106 agreement.

All financial payments referenced above will be index linked.

### Proximity of neighbours to Plot K1

20. At the previous Planning Committee meeting, the distances between St John's RC Primary School, Alfred Salter Primary School and Plot K1 were discussed. The below map shows the immediate neighbours and the legend indicates the separation of each building from Plot K1.



## REASON FOR URGENCY

21. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at these meetings of the Planning Committee and applicants and objectors have been invited to attend the meetings to make their views known. Deferral would delay the processing of the application and would inconvenience all those who attend the meetings.

## REASON FOR LATENESS

22. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the Committee agenda and first Addendum Report were printed. They all relate to the item on the agenda and members should be aware of the objections and comments made.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

## Appendix 1: Draft Decision Notice

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### RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

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<b>Applicant</b>	BL CW Holdings Ltd	<b>Reg. Number</b>	18/AP/1604
<b>Application Type</b>	Hybrid Planning Application	<b>Case Number</b>	TP/468-G
<b>Recommendation</b>	Grant subject to Legal Agreement and Referral to the GLA		

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### Draft of Decision Notice

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Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of tall buildings (up to 138m AOD) and up to 656,200sqm (GEA) of floorspace comprising the following mix of uses: retail (Use Classes A1-A5), workspace (B1), hotel (C1), residential (C3), assisted living (C2), student accommodation, leisure (including a cinema) (D2), community facilities (including health and education uses) (D1), public toilets, nightclub, flexible events space, an energy centre, an interim and permanent petrol filling station, a primary electricity substation, a secondary entrance for Surrey Quays Rail Station, a Park Pavilion, landscaping including open spaces and public realm, works to the Canada Water Dock, car parking, means of access, associated infrastructure and highways works and demolition or retention with alterations of the Press Hall and Spine Building of the Printworks; and

Detailed planning permission for the following Plots in Phase 1:

- Plot A1 (south of Surrey Quays Road and west of Deal Porters Way) to provide uses comprising retail (A1-A5), workspace (B1) and 186 residential units (C3) in a 6 and 34 storey building (129.4m AOD), plus a basement;
- Plot A2 (east of Lower Road and west of Canada Water Dock) to provide a leisure centre (D2), retail (A1-A5), and workspace (B1) in a 4, 5 and 6 storey building plus a basement.
- Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building.
- Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide an 8-pump petrol filling station with kiosk, canopy and forecourt area.
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Each plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.

The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

**At:** CANADA WATER MASTERPLAN - LAND BOUNDED BY LOWER ROAD (WEST), REDRIFF ROAD (SOUTH), QUEBEC WAY (EAST), SURREY QUAYS ROAD AND CANADA WATER DOCK (NORTH), AND SITE AT ROBERTS CLOSE, LONDON SE16

**In accordance with application received on 11/05/2018**

<b>Existing Plans</b>	
Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07001 Rev P1
Existing Site Plan	CWM-AAM-MP-ZZ-DR-A-07020 Rev P1
Existing Site Levels	CWM-AAM-MP-ZZ-DR-A-07010 Rev P1

<b>The Parameter Plans</b>	
Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P1
Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P1
Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P1
Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P4
Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P1
Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P1
Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P1
Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P1
Proposed Site Levels	CWM-AAM-MP-ZZ-DR-A-07011 Rev P1
Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P2

<b>Detailed Plots</b>	
<b>Plot A1</b>	
Area Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Residential Accommodation Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Plot A1 Boundary	CWM-AAM-A1-RL-DR-A-03000 Rev P1
Existing Site Plan	CWM-AAM-A1-RL-DR-A-03001 Rev P1
Existing North and South Elevations	CWM-AAM-A1-ZZ-DR-A-03003 Rev P2
Existing East and West Elevations	CWM-AAM-A1-ZZ-DR-A-03004 Rev P2
Context Plan – Existing Sections	CWM-AAM-A1-ZZ-DR-A-03005 Rev P2
<b>Proposed Layout Plans</b>	
Proposed Site Plan	CWM-AAM-A1-RL-DR-A-03002 Rev P2
Level Basement – Proposed Floor Plan	CWM-AAM-A1-B1-DR-A-07099 Rev P3
Level 00 – Proposed Floor Plan	CWM-AAM-A1-GF-DR-A-07100 Rev P3
Mezzanine – Proposed Floor Plan	WM-AAM-A1-MZ-DR-A-07100M Rev P2
Level 01 – Proposed Floor Plan	CWM-AAM-A1-01-DR-A-07101 Rev P3
Level 02 – Proposed Floor Plan	CWM-AAM-A1-02-DR-A-07102 Rev P3

Level 03 – Proposed Floor Plan	CWM-AAM-A1-03-DR-A-07103 Rev P3
Level 04 – Proposed Floor Plan	CWM-AAM-A1-04-DR-A-07104 Rev P3
Level 05 – Proposed Floor Plan	CWM-AAM-A1-05-DR-A-07105 Rev P3
Level 06 – Proposed Floor Plan	CWM-AAM-A1-06-DR-A-07106 Rev P3
Level 07 to 16 – Proposed Floor Plan	CWM-AAM-A1-07-DR-A-07107 Rev P3
Level 17 to 22 – Proposed Floor Plan	CWM-AAM-A1-17-DR-A-07117 Rev P3
Level 23 to 25 – Proposed Floor Plan	CWM -AAM-A1-23-DR-A-07123 Rev P3
Level 26 to 28 – Proposed Floor Plan	CWM-AAM-A1-26-DR-A-07126 Rev P3
Level 29 – Proposed Floor Plan	CWM-AAM-A1-29-DR-A-07129 Rev P3
Level 30 to 31 – Proposed Floor Plan	CWM-AAM-A1-30-DR-A-07130 Rev P3
Level 32 – Proposed Floor Plan	CWM-AAM-A1-32-DR-A-07132 Rev P3
Level 33 – Proposed Floor Plan	CWM-AAM-A1-33-DR-A-07133 Rev P3
Level 34 – Proposed Floor Plan	CWM-AAM-A1-34-DR-A-07134 Rev P2
Level 35 – Proposed Floor Plan	CWM-AAM-A1-35-DR-A-07135 Rev P2
<b>Proposed Elevations</b>	
West Elevation	CWM-AAM-A1-ZZ-DR-A-07200 Rev P3:
North Elevation	CWM-AAM-A1-ZZ-DR-A-07201 Rev P3:
East Elevation	CWM-AAM-A1-ZZ-DR-A-07202 Rev P2:
South Elevation	CWM-AAM-A1-ZZ-DR-A-07203 Rev P3:
<b>Proposed Sections</b>	
Section AA	CWM-AAM-A1-ZZ-DR-A-07300 Rev P3:
Section BB	CWM-AAM-A1-ZZ-DR-A-07301 Rev P3:
Section CC	CWM-AAM-A1-ZZ-DR-A-07302 Rev P3:
Section DD	CWM-AAM-A1-ZZ-DR-A-07303 Rev P3:
Section EE	CWM-AAM-A1-ZZ-DR-A-07304 Rev P2:
<b>Bay Studies</b>	
Bay Study Tower A Elevation East	CWM-AAM-A1-ZZ-DR-A-07500 Rev P1
Bay Study Tower B Elevation West	CWM-AAM-A1-ZZ-DR-A-07501 Rev P1
Bay Study Tower C Elevation North	CWM-AAM-A1-ZZ-DR-A-07502 Rev P1
Bay Study Office A Elevation East	CWM-AAM-A1-ZZ-DR-A-07503 Rev P1
Bay Study Office B Elevation South	CWM-AAM-A1-ZZ-DR-A-07504 Rev P3
Bay Study Office C Elevation West	CWM-AAM-A1-ZZ-DR-A-07505 Rev P2
Bay Study Office Core Elevation	CWM-AAM-A1-ZZ-DR-A-07506 Rev P3
<b>Plot A2</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-GT-A2-XX-AS-Q-00001 Rev P03
Plot A2 Boundary	CWM-AAM-A2-ZZ-DR-A-07001 Rev P2:
Existing Site Plan	CWM-AAM-A2-ZZ-DR-A-07002 Rev P2:
Existing Site Sections	CWM-AAM-A2-XX-DR-A-07010 Rev P2:
<b>Proposed Plans</b>	
Demolition Plan	CWM-AAM-A2-ZZ-DR-A-07003 Rev P2:
Proposed Site Plan	CWM-AAM-A2-ZZ-DR-A-07004 Rev P4:
Level B2 Plan	CWM-AAM-A2-B2-DR-A-07098 Rev P3:
Level B1 Plan	CWM-AAM-A2-B1-DR-A-07099 Rev P3:
Ground Floor Plan	CWM-AAM-A2-GF-DR-A-07100 Rev P3:
Level 01 Plan	CWM-AAM-A2-01-DR-A-07101 Rev P3:

Level 02 Plan	CWM-AAM-A2-02-DR-A-07102 Rev P3:
Level 03 Plan	CWM-AAM-A2-03-DR-A-07103 Rev P3:
Level 04 Plan	CWM-AAM-A2-04-DR-A-07104 Rev P3:
Level 05 Plan	CWM-AAM-A2-05-DR-A-07105 Rev P3:
Roof Plan	CWM-AAM-A2-RL-DR-A-07106 Rev P3:
<b>Proposed Elevations</b>	
Elevations 01	CWM-AAM-A2-XX-DR-A-07200 Rev P3
Elevations 02	CWM-AAM-A2-XX-DR-A-07201 Rev P3
<b>Proposed Sections</b>	
Section AA	CWM-AAM-A2-XX-DR-A-07300 Rev P3
Sections BB & CC	CWM-AAM-A2-XX-DR-A-07301 Rev P3
<b>Bay Studies</b>	
Bay Study 01 North-East Elevation	CWM-AAM-A2-XX-DR-A-07500 Rev P3
Bay Study 02 North-West Elevation 1	CWM-AAM-A2-XX-DR-A-07501 Rev P3
Bay Study 02 North-West Elevation 2	CWM-AAM-A2-XX-DR-A-07502 Rev P3
Bay Study 02 North-West Elevation 3	CWM-AAM-A2-XX-DR-A-07503 Rev P4
Bay Study 05 South-East Elevation	CWM-AAM-A2-XX-DR-A-07504 Rev P4
Bay Study 06 South-West Elevation	CWM-AAM-A2-XX-DR-A-07505 Rev P3
<b>Plot K1</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-ACM-K1-XX-AS-Q-00001 Rev P02
Existing Site Location Plan	CWM-DMA-K1-RL-DR-A-(01)100 Rev P01
Existing Elevations	CWM-DMA-K1-RL-DR-A-(01)102 Rev P01
<b>Proposed Plans</b>	
Proposed Site Location Plan	CWM-DMA-K1-RL-DR-A-(01)101 Rev P02:
Proposed Elevations	CWM-DMA-K1-RL-DR-A-(01)103 Rev P02:
Ground Floor Plan	CWM-DMA-K1-00-DR-A-(01)110 Rev P03:
First Floor Plan	CWM-DMA-K1-01-DR-A-(01)111 Rev P03:
Second Floor Plan	CWM-DMA-K1-02-DR-A-(01)112 Rev P03:
Third Floor Plan	CWM-DMA-K1-03-DR-A-(01)113 Rev P03:
Fourth Floor Plan	CWM-DMA-K1-04-DR-A-(01)114 Rev P03:
Fifth Floor Plan	CWM-DMA-K1-05-DR-A-(01)115 Rev P03:
Roof Plan	CWM-DMA-K1-RL-DR-A-(01)116 Rev P02:
<b>Proposed Elevations</b>	
North West Elevation	CWM-DMA-K1-ZZ-DR-A-(01)210 Rev P02:
South East Elevation	CWM-DMA-K1-ZZ-DR-A-(01)211 Rev P02:
North East Elevation	CWM-DMA-K1-ZZ-DR-A-(01)212 Rev P02:
South West Elevation	CWM-DMA-K1-ZZ-DR-A-(01)213 Rev P02:
Plant Room Elevations	CWM-DMA-K1-ZZ-DR-A-(01)214 Rev P01:
<b>Proposed Sections</b>	
Section AA	CWM-DMA-K1-ZZ-DR-A-(01)310 Rev P02:
Section BB	CWM-DMA-K1-ZZ-DR-A-(01)311 Rev P02:
Section CC	CWM-DMA-K1-ZZ-DR-A-(01)312 Rev P02:
Section DD	CWM-DMA-K1-ZZ-DR-A-(01)313 Rev P02:

<b>Bay Studies</b>	
External Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)101 Rev P02:
Courtyard Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)102 Rev P02:
<b>Interim Petrol Filling Station (IPFS)</b>	
<b>Existing Plans</b>	
Area Schedule	CWM-ACM-C1-XX-AS-Q-00001 Rev P01:
Location Plan	1185-2018-MER-11 Rev P01
Existing Site Plan	1185-2018-MER-01 Rev P02
<b>Proposed plans</b>	
Proposed Plan	1185-2018-MER-20 Rev P03
Proposed Elevations	1185-MER-2017- 22 Rev P03
Tanker Tracking	1185-2018-MER-23 Rev P03
Indicative Proposed Kerb Amendments	1185-2018-MER-27 Rev P03
Pedestrian Routes	1185-2018-MER-25 Rev P03
Contextual Routes to Interim PFS	1185-2018-MER-26 Rev P03
3D Visuals of Proposed Columns	1185-2018-MER-24 Rev P03

## Documents

### Masterplan/Sitewide:

Arboricultural Survey and Impact Assessment	May 2018
Arboricultural Survey and Impact Assessment Addendum	October 2018
Arboricultural Survey and Impact Assessment Addendum	February 2019
Aviation Safeguarding Assessment	May 2018
Cultural Strategy	Graham Devlin Associates, May 2018
Daylight and Sunlight Report	GIA, October 2018
Design and Access Statement Volume 1: Masterplan	Allies & Morrison, May 2018
Design and Access Statement Volume 1: Masterplan Public Realm	Allies & Morrison, May 2018
Design Guidelines: Volume 1 – Masterplan	Allies & Morrison, June 2019
Design Guidelines: Volume 2 – Masterplan Public Realm	Allies & Morrison, October 2018
Development Specification	DP9, February 2019
Energy Strategy	Arup, May 2018
Environmental Statement (ES)	Waterman, May 2018
<i>Volume 1: Main Chapters</i>	
<i>Volume 2: Figures</i>	
<i>Volume 3: Townscape, Built Heritage and Visual Assessment</i>	
<i>Volume 4: Technical Appendices</i>	
ES Addendum Volume 1: Main Chapters	Waterman, October 2018
ES Addendum Volume 2: Figures	Waterman, October 2018
ES Addendum Volume 3: Technical Appendices	Waterman, October 2018

ES Addendum: Non-Technical Summary	October 2018
ES Statement of Conformity	February 2019
ES Addendum Volume 1: Main Chapters	June 2019
ES Addendum Volume 2: Figures	June 2019
ES Addendum Volume 3: Technical Appendices	June 2019
Equalities Statement	May 2018
Framework Construction Management Plan	May 2018
Health Impact Assessment	May 2018
Housing Statement	Quod, May 2018
Housing Statement Executive Summary	Quod, May 2018
Housing Statement Addendum – June 2019	Quod, June 2019
Housing Statement Executive Summary Addendum	Quod, June 2019
Illustrative Phasing Plan	October 2018
Open Space Strategy	October 2018
Planning Statement	DP9, May 2018
Radio and Television Interference Assessment	May 2018
Retail and Leisure Statement	May 2018
Social Regeneration Charter	May 2018
Statement of Community Involvement	May 2018
Sustainability Strategy	May 2018
Transport Assessment	Arup, May 2018
Transport Assessment Addendum	Arup, October 2018
Transport Assessment Addendum	Arup, February 2019
Transport Assessment Addendum	Arup, June 2019
Utilities and Services Infrastructure Strategy	May 2018

**Plot Specific:**Plot A1

Construction Management Plan: Plot A1	May 2018
Design and Access Statement Volume 3: Plot A1	May 2018
Design and Access Statement Volume 3 Addendum: Plot A1	October 2018
Internal Daylight and Sunlight Assessment: Plot A1	May 2018
Sustainability and Energy Statement: Plot A1	May 2018
Transport Statement: Plot A1	May 2018
Transport Statement Addendum: Plot A1	October 2018
Design and Access Statement Volume 5: Zone A Public Realm	May 2018

Plot A2

Construction Management Plan: Plot A2	May 2018
Design and Access Statement Volume 4: Plot A2	May 2018

Design and Access Statement Volume 4 Addendum: Plot A2	October 2018
Design and Access Statement Volume 4 Addendum: Plot A2	February 2019
Energy Statement: Plot A2	May 2018
Sustainability Statement: Plot A2	May 2018
Transport Statement: Plot A2	May 2018
Transport Statement Addendum: Plot A2	October 2018

Plot K1

Construction Management Plan: Plot K1	May 2018
Design and Access Statement Volume 6: Plot K1	May 2018
Design and Access Statement Volume 6 Addendum: Plot K1	October 2018
Internal Daylight and Sunlight Assessment: Plot K1	October 2018
Sustainability and Energy Statement: Plot K1	May 2018
Transport Statement: Plot K1	May 2018
Transport Statement Addendum: Plot K1	October 2018

Interim PFS

Arboricultural Impact Assessment Statement of Conformity: Interim Petrol Filling Station	October 2018
Design and Access Statement Volume 7: Interim Petrol Filling Station	February 2019
Transport Statement: Interim Petrol Filling Station	October 2018

**Definitions:**

"Above-Grade" means any Construction Works above ground level.

"Building" means a building or part thereof within a Development Plot.

"Construction Works" - TBC

"Development" means the Development permitted by the Planning Permission.

"Development Phase" means a phase of the Development as shown on the Phasing Plan approved pursuant to Condition 8, which phases may comprise any component part of the Development and may either individually or collectively comprise Excluded Works, Construction Works, a Development Plot (or Development Plots), a Building (or Buildings), landscaping and infrastructure or, in any case, part thereof and each and every such phase described on the approved phasing strategy shall constitute a separate phase of the development authorised by this planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

"Development Plot" means an area of land in respect of which is a particular Building or group of Buildings is to be constructed to be defined by the relevant RMA;

"Development Zone" means each of the Development Zones shown on the Proposed Development Zones and Public Realm Plan listed below;

"Excluded Works" - TBC

"Occupation" means the use or occupation of the Development or any part thereof for the purposes permitted and does not include occupation by personnel engaged in construction, fitting out or decoration, commissioning or occupation for marketing or display or operations in relation to security operations and the phrases "Occupy" and "Occupied" and cognate expressions shall be construed accordingly;

"Phase 1 Development" – means Plot A1, Plot A2, Plot K1 and the IPFS and their associated Public Realm.

"Public Realm" means the network of spaces between the Buildings within the Development that can be freely accessed by the public, including parks, squares, roads, pedestrian areas, cycle routes and open space, including the dockside.

"Reserved Matters" means details of the:

- a) Scale;
- b) Appearance;
- c) Layout;
- d) Access; and
- e) Landscaping

"Reserved Matters Approval" means any approval of Reserved Matters in respect of the Development and the term "RMA" shall be construed accordingly;

"Reserved Matters Compliance Report" means the information set out in the Annex to this planning permission and which shall be included with each relevant application for the approval of reserved matters pursuant to condition 7.

**Subject to the following conditions:****1. Approved Plans**

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

<b>The Parameter Plans</b>	
Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P1
Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P1
Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P1
Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P4
Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P1
Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P1
Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P1
Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P1
Proposed Site Levels	CWM-AAM-MP-ZZ-DR-A-07011 Rev P1
Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P2

<b>Detailed Plots</b>	
<b>Plot A1</b>	
Area Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Residential Accommodation Schedule	CWM-ACM-A1-XX-AS-Q-00001 Rev 5
Plot A1 Boundary	CWM-AAM-A1-RL-DR-A-03000 Rev P1
Proposed Site Plan	CWM-AAM-A1-RL-DR-A-03002 Rev P2
Level Basement – Proposed Floor Plan	CWM-AAM-A1-B1-DR-A-07099 Rev P3
Level 00 – Proposed Floor Plan	CWM-AAM-A1-GF-DR-A-07100 Rev P3
Mezzanine – Proposed Floor Plan	WM-AAM-A1-MZ-DR-A-07100M Rev P2
Level 01 – Proposed Floor Plan	CWM-AAM-A1-01-DR-A-07101 Rev P3
Level 02 – Proposed Floor Plan	CWM-AAM-A1-02-DR-A-07102 Rev P3
Level 03 – Proposed Floor Plan	CWM-AAM-A1-03-DR-A-07103 Rev P3
Level 04 – Proposed Floor Plan	CWM-AAM-A1-04-DR-A-07104 Rev P3
Level 05 – Proposed Floor Plan	CWM-AAM-A1-05-DR-A-07105 Rev P3
Level 06 – Proposed Floor Plan	CWM-AAM-A1-06-DR-A-07106 Rev P3
Level 07 to 16 – Proposed Floor Plan	CWM-AAM-A1-07-DR-A-07107 Rev P3
Level 17 to 22 – Proposed Floor Plan	CWM-AAM-A1-17-DR-A-07117 Rev P3
Level 23 to 25 – Proposed Floor Plan	CWM -AAM-A1-23-DR-A-07123 Rev P3
Level 26 to 28 – Proposed Floor Plan	CWM-AAM-A1-26-DR-A-07126 Rev P3
Level 29 – Proposed Floor Plan	CWM-AAM-A1-29-DR-A-07129 Rev P3
Level 30 to 31 – Proposed Floor	CWM-AAM-A1-30-DR-A-07130 Rev P3

Plan	
Level 32 – Proposed Floor Plan	CWM-AAM-A1-32-DR-A-07132 Rev P3
Level 33 – Proposed Floor Plan	CWM-AAM-A1-33-DR-A-07133 Rev P3
Level 34 – Proposed Floor Plan	CWM-AAM-A1-34-DR-A-07134 Rev P2
Level 35 – Proposed Floor Plan	CWM-AAM-A1-35-DR-A-07135 Rev P2
West Elevation	CWM-AAM-A1-ZZ-DR-A-07200 Rev P3:
North Elevation	CWM-AAM-A1-ZZ-DR-A-07201 Rev P3:
East Elevation	CWM-AAM-A1-ZZ-DR-A-07202 Rev P2:
South Elevation	CWM-AAM-A1-ZZ-DR-A-07203 Rev P3:
Section AA	CWM-AAM-A1-ZZ-DR-A-07300 Rev P3:
Section BB	CWM-AAM-A1-ZZ-DR-A-07301 Rev P3:
Section CC	CWM-AAM-A1-ZZ-DR-A-07302 Rev P3:
Section DD	CWM-AAM-A1-ZZ-DR-A-07303 Rev P3:
Section EE	CWM-AAM-A1-ZZ-DR-A-07304 Rev P2:
Bay Study Tower A Elevation East	CWM-AAM-A1-ZZ-DR-A-07500 Rev P1
Bay Study Tower B Elevation West	CWM-AAM-A1-ZZ-DR-A-07501 Rev P1
Bay Study Tower C Elevation North	CWM-AAM-A1-ZZ-DR-A-07502 Rev P1
Bay Study Office A Elevation East	CWM-AAM-A1-ZZ-DR-A-07503 Rev P1
Bay Study Office B Elevation South	CWM-AAM-A1-ZZ-DR-A-07504 Rev P3
Bay Study Office C Elevation West	CWM-AAM-A1-ZZ-DR-A-07505 Rev P2
Bay Study Office Core Elevation	CWM-AAM-A1-ZZ-DR-A-07506 Rev P3
<b>Plot A2</b>	
Area Schedule	CWM-GT-A2-XX-AS-Q-00001 Rev P03
Plot A2 Boundary	CWM-AAM-A2-ZZ-DR-A-07001 Rev P2:
Demolition Plan	CWM-AAM-A2-ZZ-DR-A-07003 Rev P2:
Proposed Site Plan	CWM-AAM-A2-ZZ-DR-A-07004 Rev P4:
Level B2 Plan	CWM-AAM-A2-B2-DR-A-07098 Rev P3:
Level B1 Plan	CWM-AAM-A2-B1-DR-A-07099 Rev P3:
Ground Floor Plan	CWM-AAM-A2-GF-DR-A-07100 Rev P3:
Level 01 Plan	CWM-AAM-A2-01-DR-A-07101 Rev P3:
Level 02 Plan	CWM-AAM-A2-02-DR-A-07102 Rev P3:
Level 03 Plan	CWM-AAM-A2-03-DR-A-07103 Rev P3:
Level 04 Plan	CWM-AAM-A2-04-DR-A-07104 Rev P3:
Level 05 Plan	CWM-AAM-A2-05-DR-A-07105 Rev P3:
Roof Plan	CWM-AAM-A2-RL-DR-A-07106 Rev P3:
Elevations 01	CWM-AAM-A2-XX-DR-A-07200 Rev P3
Elevations 02	CWM-AAM-A2-XX-DR-A-07201 Rev P3
Section AA	CWM-AAM-A2-XX-DR-A-07300 Rev P3
Sections BB & CC	CWM-AAM-A2-XX-DR-A-07301 Rev P3
Bay Study 01 North-East Elevation	CWM-AAM-A2-XX-DR-A-07500 Rev P3
Bay Study 02 North-West Elevation	CWM-AAM-A2-XX-DR-A-07501 Rev P3
1	

Bay Study 02 North-West Elevation 2	CWM-AAM-A2-XX-DR-A-07502 Rev P3
Bay Study 02 North-West Elevation 3	CWM-AAM-A2-XX-DR-A-07503 Rev P4
Bay Study 05 South-East Elevation	CWM-AAM-A2-XX-DR-A-07504 Rev P4
Bay Study 06 South-West Elevation	CWM-AAM-A2-XX-DR-A-07505 Rev P3
<b>Plot K1</b>	
Area Schedule	CWM-ACM-K1-XX-AS-Q-00001 Rev P02
Proposed Site Location Plan	CWM-DMA-K1-RL-DR-A-(01)101 Rev P02:
Proposed Elevations	CWM-DMA-K1-RL-DR-A-(01)103 Rev P02:
Ground Floor Plan	CWM-DMA-K1-00-DR-A-(01)110 Rev P03:
First Floor Plan	CWM-DMA-K1-01-DR-A-(01)111 Rev P03:
Second Floor Plan	CWM-DMA-K1-02-DR-A-(01)112 Rev P03:
Third Floor Plan	CWM-DMA-K1-03-DR-A-(01)113 Rev P03:
Fourth Floor Plan	CWM-DMA-K1-04-DR-A-(01)114 Rev P03:
Fifth Floor Plan	CWM-DMA-K1-05-DR-A-(01)115 Rev P03:
Roof Plan	CWM-DMA-K1-RL-DR-A-(01)116 Rev P02:
North West Elevation	CWM-DMA-K1-ZZ-DR-A-(01)210 Rev P02:
South East Elevation	CWM-DMA-K1-ZZ-DR-A-(01)211 Rev P02:
North East Elevation	CWM-DMA-K1-ZZ-DR-A-(01)212 Rev P02:
South West Elevation	CWM-DMA-K1-ZZ-DR-A-(01)213 Rev P02:
Plant Room Elevations	CWM-DMA-K1-ZZ-DR-A-(01)214 Rev P01:
Section AA	CWM-DMA-K1-ZZ-DR-A-(01)310 Rev P02:
Section BB	CWM-DMA-K1-ZZ-DR-A-(01)311 Rev P02:
Section CC	CWM-DMA-K1-ZZ-DR-A-(01)312 Rev P02:
Section DD	CWM-DMA-K1-ZZ-DR-A-(01)313 Rev P02:
External Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)101 Rev P02:
Courtyard Façade Typical Bay	CWM-DMA-K1-ZZ-DR-A-(21)102 Rev P02:
<b>Interim Petrol Filling Station (IPFS)</b>	
Area Schedule	CWM-ACM-C1-XX-AS-Q-00001 Rev P01:
Proposed Plan	1185-2018-MER-20 Rev P03
Proposed Elevations	1185-MER-2017- 22 Rev P03
Tanker Tracking	1185-2018-MER-23 Rev P03
Indicative Proposed Kerb Amendments	1185-2018-MER-27 Rev P03
Pedestrian Routes	1185-2018-MER-25 Rev P03
Contextual Routes to Interim PFS	1185-2018-MER-26 Rev P03
3D Visuals of Proposed Columns	1185-2018-MER-24 Rev P03

Reason:

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

**2. Time Limit and Reserved Matters**

- a) The Development hereby permitted shall be begun before the end of three years from

the date of this permission.

- b) No part of the Development hereby approved in outline shall be commenced until details of the Reserved Matters in relation to that part of the Development have been submitted to and approved in writing by the Local Planning Authority.
- c) The reserved matters for the first Development Plot or Zone shall be submitted to the Local Planning Authority for approval by not later than the expiration of three years from the date of this permission and the development permitted by this permission shall be begun either before the end of five years from the date of this permission or before the expiration of three years from the date of the final approval of the last Reserved Matters Application for the first Development Plot/Zone, or in the case of approval on different dates, the final approval of the last such matter to be approved for the first Development Plot/Zone.
- d) Applications for the approval of Reserved Matters in respect of the Development shall be submitted to the Local Planning Authority for approval before the expiration of 20 years from the date of this decision notice.

**Reason**

As required by Sections 91 and 92 of the Town and Country Planning Act 1990 as amended.

**3. Control Documents**

The Development (excluding the Phase 1 Development) shall be developed in accordance with the following documents:

:

- The Development Specification (DP9, February 2019)
- The Parameter Plans:

Demolition Plan	CWM-AAM-MP-ZZ-DR-A-07002 Rev P1
Proposed Development Zones and Public Realm	CWM-AAM-MP-ZZ-DR-A-07003 Rev P1
Proposed Building Lines	CWM-AAM-MP-ZZ-DR-A-07004 Rev P1
Proposed Basement Extents	CWM-AAM-MP-ZZ-DR-A-07005 Rev P4
Proposed Vehicular Access from Planning Application Boundary	CWM-AAM-MP-ZZ-DR-A-07006 Rev P1
Proposed Servicing and Access	CWM-AAM-MP-ZZ-DR-A-07007 Rev P1
Proposed Predominant Ground Level Uses	CWM-AAM-MP-ZZ-DR-A-07008 Rev P1
Proposed Predominant Upper Level Uses	CWM-AAM-MP-ZZ-DR-A-07009 Rev P1
Proposed Site Levels	CWM-AAM-MP-ZZ-DR-A-07011 Rev P1
Proposed Maximum Heights	CWM-AAM-MP-ZZ-DR-A-07012 Rev P2

- The Design Guidelines Volumes 1 (June 2019) and Public Realm Design Guidelines (October 2018)

Reason:

To ensure that the development is undertaken in accordance with the approved drawings and documents, including the Environmental Statement, and otherwise conforms to the principles of sustainable development as described in the National Planning Policy Framework 2019

#### 4. Floorspace cap

The total amount of floorspace across the Development (excluding the Phase 1 Development) shall not exceed the 656,200 sqm GEA (excluding parking, plant and public toilets) stated in Table 3 of the approved Development Specification.

Reason:

Reason: To ensure that the Development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the Development.

#### 5. Development Zones and Permitted Uses

The quantum of built floorspace across the Development (excluding Phase 1) shall not exceed the maximum floorspace figures (GEA) for each permitted land use or for each Development Zone specified in Table 3 of the approved Development Specification, as follows:

Development Zone	Use Class	Zone B GEA SQ M	Zone C GEA SQ M	Zone D GEA SQ M	Zone E GEA SQ M	Zone F GEA SQ M	Zone G GEA SQ M	Zone H GEA SQ M	Zone J GEA SQ M	Zone L GEA SQ M	Zone M GEA SQ M	Zone N GEA SQ M	Zone P GEA SQ M	MAXIMUM GEA CAP BY USE (SQ M)
Retail	A1-A5	9,000	2,800	32,700	6,600	3,700	21,700	5,300	3,000	800	400	500	150	86,650
Workspace	B1	41,500	27,600	80,300	19,000	38,500	5,000	67,600	1,500	11,500	-	-	-	282,500
Hotel	C1	-	-	7,500	-	-	-	-	-	-	-	-	-	7,500
Assisted Living	C2	-	-	-	3,700	-	15,500	14,400	20,200	9,700	-	-	-	35,700
Residential	C3	27,300	23,000	34,700	13,600	57,700	44,200	41,200	57,700	27,600	4,500	-	-	331,500
Community Facilities	D1	4,600	-	4,600	2,900	33,500	5,000	-	4,000	4,000	2,500	-	150	45,650
Leisure/ Cultural	D2	-	-	20,000	7,500	7,500	-	25,000	-	-	-	-	-	51,500*
Night Club	Sui Generis	-	-	1,500	-	-	-	1,500	-	-	-	-	-	1,500
Student Accommodation	Sui Generis	27,300	23,000	-	-	31,200	30,000	-	-	-	-	-	-	50,300
Energy Centre	Sui Generis	2,000	2,000	-	-	-	-	-	-	-	-	-	-	2,000
Primary Sub-Station	Sui Generis	-	-	-	3,000	-	-	-	-	3,000	-	-	-	3,000
Multi-Storey Car Park	Sui Generis	-	17,200	-	17,200	-	-	-	-	-	-	-	-	17,200
Petrol Filling Station	Sui Generis	-	3,000	-	3,000	-	-	-	-	-	-	-	-	3,000
Transport Infrastructure (potential second entrance to SQ Station)	Sui Generis	500	-	-	-	-	-	-	-	-	-	500	-	500
Flexible Events Space	Sui Generis	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
Parking and Plant	-	10,200	7,300	30,400	10,500	8,000	31,000**	18,400	13,700	3,400	400	250	200	133,750
Public Toilets	Sui Generis	-	-	-	-	-	-	-	-	-	-	-	-	500***
<b>MAXIMUM GEA CAP PER ZONE (SQ M) (excluding public toilets, parking and plant)</b>	-	<b>76,000</b>	<b>48,900</b>	<b>159,800</b>	<b>36,600</b>	<b>89,900</b>	<b>65,900</b>	<b>82,500</b>	<b>60,700</b>	<b>29,800</b>	<b>5,200</b>	<b>750</b>	<b>150</b>	

Reason:

To ensure that the Development is carried out in accordance with the approved plans and other submitted details and to ensure that the quantum of floorspace remains within the approved parameters as assessed pursuant to the Environmental Impact Assessment of the Development.

#### 6. Floorspace minimums

For the avoidance of doubt, at its completion the development hereby permitted will deliver as a minimum 2,000 residential units (use class C3) and the following amounts of non-residential development within the outline element of the development:

- 45,962sqm retail and leisure floorspace (use classes A1-A5 and D2)

- 45,962sqm workspace (use class B1)
- 500qm community use floorspace (use class D1)

Reason:

To ensure a mixed and balanced Town Centre in accordance with the objectives of the Canada Water Area Action Plan (2015)

#### **7. Reserved Matters Compliance Statement**

Each application for Reserved Matters submitted pursuant to Condition 3 shall contain such information as is set out in the Reserved Matters Compliance Report included at Annex 1 of this Decision Notice.

Reason:

To ensure that the development is undertaken in accordance with the plans and documents approved herein

#### **8. Phasing**

No part of the Development (excluding the Phase 1 Development) shall be carried out unless and until a phasing strategy showing the location of each Development Phase and including details of the order in which the Development Phases will be commenced, has been submitted to and approved by the Local Planning Authority.

The Development shall only be carried out in accordance with the approved phasing strategy, subject to such amendments to such phasing strategy as may be approved by the Local Planning Authority from time to time.

**Reason:**

In order to provide a coordinated approach to the delivery of the Development Plots and their associated infrastructure and public realm and in the interests of proper planning

#### **9. Retail Controls**

At its completion, the Development will provide:

- A minimum of 50% of its retail floorspace as Use Class A1;
- A minimum of 10% of its retail floorspace as small shops;
- No hot-food takeaways (Use Class A5) within 400m of a secondary school boundary and no more than 5% A5 premises within any single shopping frontage ; and
- Only 1 petrol station operational at any point in time

Reason:

In order to deliver a diverse retail environment as described in the Canada Water Area Action (2015)

#### **Phase 1 Conditions (Plots A1, A2, K1 and the IPFS)**

These conditions in relation to Development Plots A1, A2, K1 and IPFS, collectively described as the "Phase 1 Development", shall be required to be discharged for each Development Plot individually but this shall not preclude the discharge of the conditions for Development Plots collectively where appropriate:

**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.

**Advanced infrastructure and enabling works**

10. No development shall take place within a Development Zone or Development Plot until such time as details of any necessary advanced infrastructure and enabling works have been submitted to the Local Planning Authority and approved in writing.

Details may include, but are not limited to, initial enabling and site set-up works, the establishment of temporary welfare or site accommodation, installation of construction plant, temporary drainage, power and/or water supplies or the diversion of existing services, and the construction of site access/egress points pertinent to the construction of any Development Plot or Zone. The submitted details shall include plans demonstrating the extent of works required.

Reason:

In order to ensure that all necessary enabling works required to facilitate the approved development for any Zone and/or Plot are undertaken to the satisfaction of the local planning authority in a timely manner and avoiding adverse impacts on local amenity insofar as possible in accordance with Saved Policy 3.2 of the Southwark Plan (2007)

11. **Contamination – Site Investigations**

Prior to the commencement of any development, a Phase 2 site investigation and risk assessment shall be conducted in accordance with the approved Phase 1 desk-based assessment detailed in the approved Environmental Statement. The results of the Phase 2 investigation shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of any remediation that might be required.

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 offsite 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 2019.

12. **Contamination – Remediation**

In the event that contamination is present on any part of the site, a detailed remediation strategy to bring the relevant parts of 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 detailed remediation strategy shall ensure that the site would 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 that 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.

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 offsite 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 2019.

13. **Contamination – Verification**

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

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 offsite 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 2019.

#### **14. Piling and foundation design**

Prior to the commencement of development (excluding demolition), details of the proposed piling method and foundation design shall be submitted to the local planning authority for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with Strategic Policy SP13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

#### **15. Tunnel protection measures**

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development affecting London Underground assets for demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- provide details on the use of tall plant/scaffolding;
- accommodate the location of the existing London Underground structures and tunnels;
- accommodate ground movement arising from the construction thereof;
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

#### **16. Basement impact/groundwater flooding – Plots A1 and A2**

Prior to the commencement of any works below grade, a detailed basement impact assessment (BIA)(prepared following guidance in Southwark's Strategic Flood Risk Assessment 2017 or any replacement thereof) shall be submitted to the local planning authority for approval in writing identifying existing groundwater levels, flows and fluctuations, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding. The development shall proceed in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark's SFRA, saved policy 3.9 'Water' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Policy 5.12 'Flood Risk Management' of the London Plan 2016 and the National Planning Policy Framework 2019.

**17. Sustainable drainage**

Prior to the commencement of development (excluding demolition), a detailed surface water drainage strategy shall be submitted to the local planning authority for approval in writing (in consultation with Thames Water and the Environmental Agency) setting out the range of sustainable drainage measures to be implemented across this part of the site to deliver a reduction in surface water runoff to greenfield rates for storm events up to a 1% annual exceedance probability plus climate change allowance, unless it can be demonstrated that discharge to a local waterbody justifies a higher runoff rate. The development shall proceed in accordance with any approval granted.

Reason:

To minimise the potential of the site to contribute to surface water flooding in accordance with Saved Policy 3.9 'Water' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Policy 5.12 'Flood Risk Management' of the London Plan 2016 and the National Planning Policy Framework 2019.

**18. Archaeology**

- a) Before any work hereby authorised begins on Development Plots A1, A2, K1 or the IPFS, the applicant shall secure the implementation of a programme of archaeological and geoarchaeological investigation work for that Plot in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority.
- b) Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to an acceptable standard, that legitimate archaeological interest in the site is satisfied and that any programme of works is appropriate and responds to the extent and nature of any archaeological remains on site 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 2019.

**19. Tree Protection Measures**

Prior to works commencing, including any demolition, an Arboricultural Method Statement 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 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 Saved Policies 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity Saved Policies of The Southwark Plan 2007, Strategic Policies SP11 'Open spaces and nature conservation', SP12 'Design and conservation' 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

**20. Cycle parking – Plots A1 & A2**

Prior to first occupation of the Phase 1 building(s) hereby granted, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and ancillary facilities for storage and/or maintenance shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, all staircases serving basement cycle stores will be sized and configured to facilitate the convenient manoeuvring of cycles, including gullies being fitted in all cases.

Thereafter the cycle parking facilities provided 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**

In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users 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 Part 9 of the National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan 2007.

**21. Erection of Cranes**

No cranes or scaffolding shall be erected for each phase unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority (in consultation with London City Airport). The development shall proceed in accordance with any approval given.

**Reason:**

In the interests of aircraft safety

**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.

**22. Radar Mitigation Strategy – Plot A1**

No works above grade shall be undertaken on Development Plot A1 until a Radar Mitigation Scheme (RMS) has been approved in writing with the Local Planning Authority (in consultation with NATS). The approved RMS shall be implemented in full and no later than the construction progressing above 80m AOD.

Reason:

In the interests of aircraft safety and the operations of NATS En-route PLC.

**23. Samples panel and mock-ups**

Prior to commencement of works above grade, sample panels of all external facing materials to be used in the construction of the building(s) within an individual Plot shall be presented on site (or an alternative location agreed with the local planning authority) and a detailed schedule of such materials submitted to the local planning authority for approval in writing.

For Development Plots A2 and K1, this shall include 1m x 1m sample panels of all cladding materials including bond, coursing and jointing finishes and details

For Development Plot A1, a full-scale mock-up of the principal elements of the facades shall be constructed and presented on-site. A detailed plan of the mock-up should be agreed with the local planning authority prior to the construction of the mock-up.

The development shall not proceed other than in accordance with any such approval given.

Reason:

In order that the local planning authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).

**24. Detailed section drawings**

Prior to the commencement of works above grade (excluding cores), typical section drawings at a scale of 1:5/1:10 through the following building elements shall be submitted to the local planning authority for approval in writing:

- The facades
- Shopfronts
- Parapets and roof edges
- Balconies
- Entrances to internal servicing yards
- Heads, cills and jambs of all openings

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 that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high quality architecture presented in the application material in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).

**25. Top of the tower – Plot A1**

No development above grade (excluding cores) shall commence until detailed plans, sections and elevations at a scale of 1:20/1:50 of the top three storeys of each of the tower elements of Plot A1 have been submitted to the Local Planning Authority for approval in writing.

Reason:

To ensure the detailed design of the tower elements demonstrate the special architectural quality required given the impact of these buildings on the London skyline in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework 2019.

**26. Ghost sign – Plot K1**

Prior to Construction Works Above Grade being carried out for Development Plot K1, detailed drawings to show the location, size, appearance and material(s) of any "ghost sign" to be applied to the façade shall be submitted to the Local Planning Authority for approval 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 can be satisfied that the consented development will be delivered to a high quality, in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011) and Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016), and the National Planning Policy Framework (2019).

**27. Hard and soft landscaping**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme for all areas of the site not covered by buildings and, specifically:

- Development Plot A1 roof gardens
- Development Plot A2 planted terraces
- Dock Office Courtyard
- Dock Office Walk
- Development Plot K1 courtyard

Shall be submitted to the local planning authority for approval in writing. Details will include cross sections and plans, detailed planting specifications, surfacing materials of any parking, access or pathways layouts, materials, design of play space and equipment, details of sustainable drainage or other water features and details of the treatment of any edges/boundaries or other means of enclosure. Details shall be provided of the intended maintenance regime for all areas of landscaping.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained and maintained 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 2019 Chapters 8, 12, 15 & 16 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

**28. Brown roofs – Plot K1**

Before any works above grade in relation to Plot K1, detailed plans, sections and specifications for the brown roofs to be installed on the principal K1 building and associated plant room shall

be submitted the local planning authority for approval in writing. Details shall include :

- The depth of substrate (to be a minimum of 100mm);
- The incorporation of measures to maximise the habitat value of the roof;
- That an appropriate management and maintenance regime is in place.

These roofs will not be used as recreational spaces and access will be limited to essential maintenance or escape in the 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 Saved Policy 3.28 of the Southwark Plan (2007), Strategic Policy 11 'Open Space and Nature Conservation' of the Core strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan 2016.

## 29. Biodiversity, habitat and ecology

Prior to the commencement of works above grade, details shall be submitted to demonstrate the integration of the following habitat features within the specified Development Plots:

### Development Plot A1

20x swift bricks on the eastern elevation

### Development Plot A2

9x swift bricks (to be located under the eaves on the eastern elevation)

6x sparrow terraces (to be located under the eaves on the rear section of the building)

12x bat tubes (facing Canada Water on the north-east elevation)

### Development Plot K1

12x swift bricks (on the end of each flank of the courtyard, facing the Woodland)

10x sparrow terraces (to be located beneath the eaves on the woodland facing elevation)

12x bat tubes (three on each elevation)

The measures shall be installed prior to occupation and retained and maintained thereafter.

Reason:

To ensure the proposal protects and enhances biodiversity in accordance with Saved Policy 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policy SP11 'Open Spaces and wildlife' of the Core Strategy (2011) and Policy 7.19 ' Biodiversity and access to nature' of the London Plan (2016).

## 30. Security measures

Before any above grade work hereby authorised begins, details of security measures, including any CCTV, shall be submitted to the Local Planning Authority for approval in writing. Any such security measures shall be implemented/installed prior to the occupation of the buildings hereby consented 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 2018, Strategic Policy 12 'Design and conservation' of The Core Strategy 2011 and Saved Policy 3.14 'Designing out crime' of the Southwark plan 2007.

## 31. Shopfront design

Prior to the carrying out works above grade for any Development in Plots A1 or A2, details of the design code for the proposed retail frontages facing streets, routes and public spaces (including shopfront design(s), advertisement zones, ventilation grilles, awnings and spill out zones) shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.

Reason:

To ensure that the quality of the design and details are in accordance with Saved Policies 'Quality in design' and 'Urban design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).

### **32. Cycle parking – Plot K1**

Prior to works above grade in relation to Development Plot K1, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking and associated facilities shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include measures to enhance the security of the external courtyard cycle store. Thereafter the cycle parking facilities provided 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

In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users 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 Part 9 of the National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan 2007.

### **33. BREEAM**

- a) Prior to commencement of fit out works to Development Plots A1/A2 of the development, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM 'Excellent' rating for the workspace and retail elements of the buildings and BREEAM "Very Good" for the leisure centre shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given;
- b) Before the first occupation of these Development Plots, 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 is completed to the highest possible standards of environmental sustainability in accordance Section 14 of The National Planning Policy Framework 2018, Policy 5.3 'Sustainable design and construction' of the London Plan 2016, 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.

### **34. Tower obstruction lighting scheme – Plot A1**

Prior to commencement of works above grade for Plot A1, a scheme of obstruction lighting for the A1 tower building shall be submitted to the Local Planning Authority (in consultation with London City Airport) . The development shall be carried out in accordance with any approval given and the lighting retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that tall building are appropriately illuminated to aid visibility for aircraft without contributing to glare in accordance with guidance issued by the Civil Aviation Authority, London Plan Policy 7.7 and the National Planning Policy Framework 2019.

**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.

**35. External/artificial lighting – public realm**

Prior to occupation of any Development Plot, details of any external lighting (including design, specification, power) to be installed in any adjoining public realm shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

Reason:

In order that the council may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies SP10 'Open Spaces and wildlife, SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019

**External artificial lighting – buildings**

- 36.** Prior to occupation of the building within a Development Plot, details of any external lighting (including design, specification, power) to be affixed to the building(s) shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

Reason:

In order that the council may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies SP10 'Open Spaces and wildlife, SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019

**37. Information board and Sculpture**

Prior to Construction Works Above Grade in Development Zone A, details of any works to relocate and re-install the heritage information plaque on the dock railings, and the statue of deal porters within the dock shall be submitted to the local planning authority for approval in writing. The heritage information plaque and statue shall be re-installed in accordance with any such approval given.

Reason:

To ensure these local heritage features are incorporated suitably within the development, in accordance with Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).

**38. Noise from Plant – Plots A1 and A2**

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

Prior to the occupation of each Development Plot, a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate

compliance with the above standard.

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).

### 39. Noise from Plant – K1

The combined noise level from the Development Plot K1 energy centre shall not exceed a Rating level of 40dB during the hours of 07.00-23.00 and 30dB during the hours of 23.00-07.00 when measured externally at any sensitive receptor. The rating level shall be calculated in accordance with the methodology of BS4142:2014.

Prior to occupation of the dwellings in Development Plot K1, a validation assessment shall be submitted to and approved by the local planning authority to demonstrate compliance with the above standard.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity due by reason of excess noise due to plant and machinery 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 2019.

### 40. Internal noise levels for new homes

The dwellings hereby permitted in Development Plots A1 and K1 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

Prior to occupation of any Development Plots A1 and K1 (respectively), a report shall be submitted to the local planning authority for approval in writing demonstrating that the above standards have been achieved having carried out a validation test on a relevant sample of properties (minimum 10%). The building(s) shall not be occupied until such time as the submitted details are approved and any measures required, implemented or installed in order to achieve the above standards shall be maintained permanently thereafter.

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 Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

### 41. Noise transfer between commercial and residential elements – Plot A1

The habitable rooms within Development Plot A1 sharing a party ceiling/floor with workspace (use class B1) or retail (use classes A1-A5) uses hereby permitted shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial activities does not exceed NR20.

Prior to occupation of the residential or commercial elements of Plot A1, a validation test shall be undertaken and the results submitted to the Local Planning Authority for approval in writing to demonstrate that this standard has been achieved.

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 Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

**42. Ventilation/Extraction from Leisure Centre – Plot A2**

The Leisure Centre use hereby permitted in Plot A2 shall not be begun until full particulars and details of a scheme of extraction ventilation for the pool and pool plant have been submitted to the local planning authority for approval in writing. The scheme shall include details of discharge height and location and the technical specification of the extraction system and shall demonstrate that there shall be no impact on residential amenity from extracted air or odours. The development shall be carried out in accordance with the approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity 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.

**43. Kitchen extract systems – Plots A1 and A2**

Prior to the commencement of the use of any Class A3 ('restaurants and cafes') or Class A5 ("Hot food takeaways") units, details of kitchen extract systems including the routing of any ducting shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of odour & grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**44. Communal satellite system**

No Building shall be occupied until details of any communal satellite (or other equivalent) system to be placed on the top of the Building has been 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.

Reason

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations and roof profile remain free from unsightly satellite dishes and associated telecommunications infrastructure in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design of the Southwark Plan 2007.

**45. Waste Management**

Before the first occupation of each of the Development Plot details of the arrangements for the storage, compaction and collection of refuse and recycling for all consented uses shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the commercial premises and the facilities 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 and located to facilitate

convenient collection 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 2018, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' 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).

**46. Contamination – Unexpected Contaminants**

In the event that 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.

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 offsite 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 2019.

**47. Archaeological reporting**

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record 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 2019.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times in relation to each Development Plot.

**48. Accessible housing**

A minimum of 10% of the dwellings hereby consented shall be delivered as M4(3) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard

Reason:

In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with Strategic Policy SP5 'Providing New Homes' of the Core Strategy (2011) and Policy 3.8 'Housing Choice' of the London Plan 2016

**49. Use of communal amenity spaces and facilities**

All residents within an individual Building shall be permitted equal access to any communal amenity spaces proposed to serve residents of that Building

Reason:

To ensure all residents have adequate and equitable access to high quality communal amenity space in accordance with Saved policy 4.2 'Quality of Accommodation' of the Southwark Plan (2007) and the 2015 Technical Update to the Residential Design Standards SPD 2011.

**50. Use of external terraces – Plot A2**

The private roof terrace at 6th floor level of Development Plot A2 shall not be used, other than for maintenance/repair purposes or means of escape between the hours of 22:00-08:00.

The terraces on the stepped-elevation of Development Plot A2 on the boundary with Hothfield Place shall not be used as recreational spaces by occupiers of the A2 building at any time other than for maintenance/repair purposes or means of escape.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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 2018.

**51. Wind mitigation measures – A1 terraces**

The wind mitigation measures cited in the Design and Access Statement – Volume III Addendum Plot A1 (October 2018) and Pedestrian Level Wind Microclimate Assessment in the Environmental Statement Addendum (October 2018), including targeted planting, balustrades and pergolas, shall be incorporated into the detailed design of the roof terraces for Development Plot A1 and such features shall be retained and maintained in perpetuity unless otherwise agreed in writing with the local planning authority.

**52. Disabled car parking**

Prior to first occupation of the Development Plot A2, 2x disabled parking spaces shall be delivered and made available for commercial occupants as shown on approved plan A-099/Rev1; and

Prior to first occupation of Development Plot K1, 4x disabled parking spaces shall be delivered and made available for residential occupiers as shown on approved plan A-(01)110/RevP1

This parking provision shall be retained for the purposes of car parking for the disabled for as long as the development is occupied.

**Reason**

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2018, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.7 'Parking standards for disabled people and the mobility impaired' of the Southwark Plan 2007.

**53. Protection from Vibration**

The development must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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 2019.

**54. Emergency Plant Noise Test Limits**

Routine testing of emergency plant shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive façade.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

**55. Potable Water**

All residential units shall be designed and constructed to achieve a potable water use target of 105L per person per day

Reason:

To conserve water in accordance with Saved Policy 3.9 'Water' of the Southwark Plan (2007), Strategic Policy SP13 'High Environmental Standards' of the Core Strategy (2011) and the council's Sustainable Design and Construction SPD (2009)

**56. Hours of use for retail units – Development Plots A1 and A2**

The permitted hours of use for the retail uses (Use class A1-A5) in Plots A1 and A2 shall operate between 6am and 12am unless otherwise agreed in writing with the Local Planning Authority

Reason:

In order that the ambition to broaden the vitality of the Town Centre at Canada Water does not conflict with the need to protect residential amenity in accordance with Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

**57. No roof top structures beyond that shown on plans**

No roof plant, equipment or other structures other than as approved pursuant to a condition of this permission shall be placed on a roof or be permitted to project above the roofline of any part of the building(s) or shall be permitted to extend outside of any roof plant enclosure(s) of any building(s) without the prior written consent of the Local Planning Authority.

Reason:

In order to ensure that roof top plant does not detract from the appearance of the buildings hereby consented, does not detract from the visual amenity of the area and does not infringe or harm protected viewing corridors passing over the application site in accordance with Saved Policies 3.2 'Protection of Amenity', 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and conservation' of the Core Strategy (2011).

**58. Removal of office PD rights**

Notwithstanding the provisions of Schedule 2 Part 7 Class F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended or re-enactment thereof), no extension nor alteration of an office building shall be carried out.

Reason:

To safeguard the character and the amenities of the premises and adjoining properties in accordance with 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 3.12 'Quality in design' of the Southwark Plan (2007) and the National Planning Policy Framework (2019).

The Development (excluding the Phase 1 Development)

The following conditions shall be discharged for each individual Development Zone and/or Plot that is the subject of its own Reserved Matters Application.

**Pre-commencement conditions** - 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.

**59. Contamination – Site Investigations**

Prior to the commencement of any Development Phase, a Phase 2 site investigation and risk assessment shall be conducted in accordance with the approved Phase 1 desk-based assessment detailed in the approved Environmental Statement. The results of the Phase 2 investigation shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of any remediation that might be required.

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 offsite 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 2019.

**60. Contamination – Remediation**

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 would 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 that 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.

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 offsite 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 2019.

**61. Contamination – Verification**

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

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 offsite 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 2019.

**62. Piling and foundation design**

Prior to the commencement of any Development Plot (excluding demolition), details of the proposed piling method and foundation design shall be submitted to the local planning authority

for approval in writing (in consultation with the Environment Agency) to demonstrate that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

Piling can create pathways for contaminants and this presents a risk to underlying controlled waters unless appropriate methodologies and mitigation are utilised in accordance with Strategic Policy SP13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

### **63. Tunnel protection measures**

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for each stage of the development affecting London Underground assets for demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures;
- provide details on the use of tall plant/scaffolding;
- accommodate the location of the existing London Underground structures and tunnels;
- accommodate ground movement arising from the construction thereof;
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2016 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

### **64. Basement impact/groundwater flooding**

Prior to the commencement of any works below grade in relation to a Development Plot containing a basement, a detailed basement impact assessment (BIA)(prepared following guidance in Southwark's Strategic Flood Risk Assessment 2017 or any replacement thereof) shall be submitted to the local planning authority for approval in writing identifying existing groundwater levels, flows and fluctuations and, if appropriate, demonstrating that appropriate mitigation measures are integrated into the basement design to prevent groundwater flooding. The development shall proceed in accordance with any approval given and any mitigation measures shall be retained and maintained in perpetuity.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with Southwark's SFRA, saved policy 3.9 'Water' of the Southwark Plan (2007), Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Policy 5.12 'Flood Risk Management' of the London Plan 2016 and the National Planning Policy Framework 2019.

### **65. Sustainable Drainage**

Prior to the commencement of any Development Plot (excluding demolition), a detailed surface water drainage strategy shall be submitted to the local planning authority for approval in writing (in consultation with Thames Water and the Environmental Agency) setting out the range of sustainable drainage measures to be implemented across this part of the site to deliver a reduction in surface water runoff to greenfield rates for storm events up to a 1% annual exceedance probability, unless it can be demonstrated that discharge to a local waterbody justifies a higher runoff rate. The development shall proceed in accordance with any approval

granted.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with Policy 5.12 'Flood risk management' of the London Plan 2016, Strategic policy 13 'High environmental standards' of the Core Strategy 2011, saved policies 3.1 'Environmental effects' and 3.9 'Water' of the Southwark Plan and guidance in the Sustainable Design and Construction SPD 2009.

**66. Archaeology Evaluation**

Before any work hereby authorised begins (excluding demolition) in Development Zones B, C, F, G, J, M, N or P, the applicant shall secure the implementation of a programme of archaeological and geoarchaeological investigation works in accordance with a written scheme of investigation shall 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 2019.

**67. Archaeology Mitigation**

Before any work hereby authorised begins (excluding demolition) in Development Zones B, C, F, G, J, M, N or P,, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site 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 2019.

**68. Archaeological Watching Brief**

Before any work hereby authorised begins in Zones D, E, H or L, the applicant shall secure the implementation of a programme of archaeological mitigation works, a watching brief (with the capacity to extend to full excavation if required), in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site 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 2019.

**69. Tree Protection Measures**

Prior to works commencing in any Development Phase, including any demolition, an Arboricultural Method Statement 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 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 Saved Policies 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity Saved Policies of The Southwark Plan 2007, Strategic Policies SP11 'Open spaces and nature conservation', SP12 'Design and conservation' 13 'High Environmental Standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

#### **70. Impact studies of water supply infrastructure**

No development in connection within a Plot shall not commence (save for any advance Infrastructure and enabling works or demolition) until impact studies of the existing water supply infrastructure for that Plot have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water).

The studies shall determine the magnitude of any new additional capacity required in the Flow Management Zone and a suitable connection point. The development shall be carried out in accordance with the approved details.

Reason

To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with Policy 5.14 Water quality and wastewater infrastructure and Policy 5.13 Sustainable drainage of the London Plan 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan (2007).

#### **71. Extract/ventilation from basement car parks**

Prior to the commencement of works above grade for any Development Plot containing a basement car parking and/or servicing area, details of a scheme of mechanical ventilation for the basement, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing.

The scheme of ventilation shall be installed prior to the first occupation of any Building within the above Development Zones and retained and maintained for the duration of the consented use.

Reason:

To ensure that basement ventilation systems do not adversely impact the amenity of adjoining

uses and/or the quality of the public realm by way of noise and/or odour 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 2019.

**Above Grade conditions** - 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.

## 72. Sample Materials and Mock-ups

Prior to commencement of works above grade, sample panels of all external facing materials to be used in the construction of the building(s) within an individual Plot shall be presented on site (or an alternative location agreed with the local planning authority) and a detailed schedule of such materials submitted to the local planning authority for approval in writing.

For all Buildings within a Development Plot or Zones for which a Reserved Matters Application is submitted, 1m x 1m samples panels of all cladding materials including bond, coursing and jointing finishes and details.

For Development Plots comprising buildings rising to a height in excess of 50m AOD, a full-scale mock-up of the principal elements of the facades shall be constructed and presented on-site. A detailed plan of the mock-up should be agreed with the local planning authority prior to the construction of the mock-up.

The development shall not proceed other than in accordance with any such approval given.

Reason:

In order that the local planning authority can be satisfied that the consented development will be delivered to a high quality and makes an appropriate contextual response to the site in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).

## 73. Detailed section drawings

Prior to the commencement of works above grade (excluding cores), typical section drawings at a scale of 1:5/1:10 through the following building elements shall be submitted to the local planning authority for approval in writing:

- The facades
- Shop fronts
- Servicing yard entrances
- Parapets and Roof edges
- Balconies and projecting features
- Heads, cills and jambs of all openings

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 that the consented buildings will be constructed with the necessary level of technical expertise to achieve the high quality architecture presented in the application material in accordance with Saved Policy 3.12 'Quality in design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policies 7.4 'Local character' and 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework (2019).

## 74. Tops of towers

No development above grade (excluding cores) shall commence for any detailed Development Plot containing a tower element of over 100m until detailed plans, sections and elevations at a

scale of 1:20/1:50 of the top three storeys of each of the tower elements have been submitted to the Local Planning Authority and approved in writing. The development shall proceed strictly in accordance with any such approval given.

Reason:

To ensure the detailed design of the tower elements demonstrate the special architectural quality required given the impact of these buildings on the London skyline in accordance with Saved Policies 3.12 'Quality in design' and 3.13 'Urban design' of the Southwark Plan (2007), Strategic Policy SP12 'Design and Conservation' of the Core Strategy (2011), Policy 7.6 'Architecture' of the London Plan (2016) and the National Planning Policy Framework 2019.

**75. Shopfront design**

Prior to the carrying out works above grade for any Development Phase containing Retail Uses (Use Class A1-A5), details of the design code for the proposed frontage of the retail units facing streets and routes (including shopfront design(s), advertisement zones, ventilation grilles, awnings and spill out zones) shall be submitted to the Local Planning Authority for approval in writing. The development shall be implemented in accordance with the approved details.

Reason:

To ensure that the quality of the design and details are in accordance with Saved Policies 'Quality in design' and 'Urban design' of the Southwark Plan (2007), Strategic Policy 12 'Design and conservation' of the Core Strategy (2011) and the National Planning Policy Framework (2019).

**76. External/artificial lighting – public realm**

Prior to occupation of any Development Plot or Zone, details of any external lighting (including design, specification, power) to be installed in any adjoining public realm shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

Reason:

In order that the council may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies SP10 'Open Spaces and wildlife, SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019

**77. External artificial lighting – buildings**

Prior to occupation of the building within a Development Plot, details of any external lighting (including design, specification, power) to be affixed to the building(s) shall be submitted to the local planning authority for approval in writing. Submitted details shall include lighting contours to demonstrate lighting intensity levels at any nearby sensitive residential or ecological receptors, having regard to guidance published by the Institute of Lighting Professionals (ILE), where relevant.

Reason:

In order that the council may be satisfied that external lighting is appropriate designed and located to balance the safe illumination of the public realm with the amenity of existing/future residential occupiers and important ecological receptors, including pathways for migrating bats, in accordance with Saved Policies 3.2 'Protection of amenity', 3.14 'Designing out crime' and 3.28 'Biodiversity' of the Southwark Plan (2007), Strategic Policies SP10 'Open Spaces and wildlife, SP12 'Design and conservation' and SP13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019

**78. Security measures**

Before any above grade work hereby authorised begins, details of security measures, including

any CCTV, shall be submitted to the Local Planning Authority for approval in writing. Any such security measures shall be implemented/installed prior to the occupation of the buildings hereby consented 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 2018, Strategic Policy 12 'Design and conservation' of The Core Strategy 2011 and Saved Policy 3.14 'Designing out crime' of the Southwark plan 2007.

**79. Hard and soft landscaping**

Before any above grade work hereby authorised begins for any Development Zone and/or Plot, detailed drawings of a hard and soft landscaping scheme for all areas of the site not covered by buildings shall be submitted to the local planning authority for approval in writing.

Details will include cross sections and plans, detailed planting specifications, surfacing materials of any parking, access or pathways layouts, materials, design of play space and equipment, details of sustainable drainage or other water features and details of the treatment of any edges/boundaries or other means of enclosure.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained and maintained 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 2018 Chapters 8, 12, 15 & 16 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

**80. Green roofs and walls**

Before any works above grade, detailed specifications for any green/brown/biodiverse roofs and/or walls shall be submitted to the local planning authority for approval in writing. Details shall demonstrate:

- The depth of substrate (to be between 100 and 200mm for biodiverse roofs)
- An appropriate planting mix that prioritises native species;
- No more than 25% sedum coverage for any green roof;
- An appropriate irrigation system for any green walls;
- That an appropriate management and maintenance regime is in place

Green roofs shall be planted in the first planting season following practical completion of building works. Green roofs will not be used as recreational spaces and access will be limited to essential maintenance or escape in the 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 Saved Policy 3.28 of the

Southwark Plan (2007), Strategic Policy 11 'Open Space and Nature Conservation' of the Core strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan 2016 and the National Planning Policy Framework (2019).

#### **81. Biodiversity, habitat and ecology**

Prior to the commencement of works above grade (excluding cores) for any Development Phase, an environmental action plan shall be submitted to the local planning authority for approval in writing, setting out the measures that will be implemented/integrated within the relevant Development Zone or Plot to maximise its habitat value. Details shall include, but not be limited to:

- Provision of bat bricks/boxes;
- Provision of bird boxes;
- Provision of bespoke insect habitat;
- Appropriate native planting;
- Rain gardens and/or other sustainable drainage features offering biodiversity value;
- Zone/Plot specific responses that relate to the submitted PERA and/or other Ecological findings set out in the relevant chapter of the ES;
- Establishing appropriate links to or otherwise enhancing valuable habitats in the vicinity of the Zone and/or Plot, particularly within any designated Sites of Importance for Nature Conservation (SINC)

These measures shall seek to maximise the biodiversity of the development, having regard to the Urban Greening Factor described in the London Plan. Any such measures shall be installed/implemented, retained and maintained thereafter.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Saved Policy 3.28 of the Southwark Plan (2007), Strategic Policy 11 'Open Space and Nature Conservation' of the Core strategy (2011) and Policies 5.10 'Urban Greening' and 5.11 'Green roofs and development site environs' of the London Plan 2016 and the National Planning Policy Framework (2019)

#### **82. Wind mitigation measures**

Prior to the commencement of above ground works (excluding cores), full details of wind mitigation measures designed to ensure a comfortable environment for standing at building entrances, street level, in the new ground level public realm and for a combination of standing and sitting in the roof gardens shall be submitted to the local planning authority for approval in writing. Individual mitigation measures shall be implemented at the earliest opportunity in the construction programme depending on whether they are delivered in Phase 1 or Phase 2 with all measures being in place prior to first occupation of Phase 2.

Reason

To ensure that the development does not lead to adverse wind and microclimate impacts that would detract from the quality of the development or the amenity of the local area in accordance with Part 12 of the National Planning Policy Framework 2018, 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 3.12 'Quality in design' of the Southwark Plan (2007).

#### **83. BREEAM**

- a) Prior to commencement of fit out works of any building with a non-residential element in excess of 500sqm, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) demonstrating that all reasonable steps have been undertaken to achieve a minimum accreditation of BREEAM 'Excellent' rating for any workspace (use class B1) or retail (use classes A1-A5) elements of the buildings or BREEAM "Very Good" for any buildings in community use (use class D1) shall be submitted to the Local Planning Authority for approval in writing and the development shall not be carried out otherwise than in accordance with any such approval given;
- b) Before the first occupation of these Plots, 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 is completed to the highest possible standards of environmental sustainability in accordance Section 14 of The National Planning Policy Framework 2018, Policy 5.3 'Sustainable design and construction' of the London Plan 2016, 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.

**84. No cranes**

No cranes or scaffolding shall be erected for each phase unless and until construction methodology and diagrams clearly presenting the location, maximum operating height, radius and start/finish dates for the use of cranes during the Development has been submitted to and approved by the Local Planning Authority, the Local Planning Authority having consulted London City Airport.

Reason:

In the interests of aircraft safety

**85. Radar Mitigation Strategy**

No works above grade shall be undertaken until a Radar Mitigation Scheme (RMS) has been approved in writing with the Local Planning Authority (in consultation with NATS). The approved RMS shall be implemented in full and no later than the construction progressing above 80m AOD.

Reason:

In the interests of aircraft safety and the operations of NATS En-route PLC.

**86. Tower obstruction lighting scheme**

Prior to commencement of works above grade for any Zone or Plot containing tall buildings, a scheme of obstruction lighting shall be submitted to the Local Planning Authority (in consultation with London City Airport) . The development shall proceed in accordance with any approval given and the lighting retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that tall building are appropriately illuminated to aid visibility for aircraft without contributing to glare in accordance with guidance issued by the Civil Aviation Authority, London Plan Policy 7.7 and the National Planning Policy Framework 2019.

**87. Mechanical ventilation for residential development in Zones C, E and G**

Prior to the commencement of works above grade for any Building containing residential dwellings in Development Zones C, E and/or G, details of a scheme of mechanical ventilation for the residential units, including plant inlets, filters and outlets shall be submitted to the Local Planning Authority for approval in writing. The scheme of ventilation shall be installed prior to the first occupation of any Building within the above Development Zones and retained and maintained for the duration of the residential use.

Reason:

To ensure future residential occupiers of these plots do not suffer adverse impacts on a reasonable standard of residential amenity due to the prevailing noise and/or air quality environment in accordance with Saved Policies 3.2 'Protection of amenity' and 4.2 'Quality of accommodation'.

**88. Protection of Zone B from Vibration and Re-radiated Noise**

Following piling but prior to commencement of above-ground construction on any building containing residential dwellings in Development Zone B, further assessment of vibration and re-radiated noise shall be conducted which shall include measurement of vibration on in-situ piles.

A report shall be submitted to the Local Planning Authority alongside a scheme of mitigation as necessary to ensure that residential occupants shall not be exposed to vibration in excess of 0.13 m/s VDV during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

**Pre-Occupation conditions** - 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.

**89. Noise from Plant**

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location.

For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. In areas of low existing background sound levels variations to this standard may be agreed in writing. Following completion of the development but prior to the plant being commissioned, a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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).

**90. Cycle parking – long stay and short stay**

Prior to first occupation of any building in a Development Plot or Zone, detailed 1:50 drawings of the secure, convenient and weatherproof long and short stay cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

Details shall demonstrate that the opportunity to maximise the provision of accessible stands, such as Sheffield stands, has been pursued and that other storage systems have been selected having considered their ease of use for users of varying abilities. All cycle storage areas shall make provision for areas that allow for the convenient maintenance of cycles and all long-stay cycle storage servicing workspace shall include provision for changing facilities and showers.

For the avoidance of doubt, all staircases serving basement cycle stores will be sized and configured to facilitate the convenient manoeuvring of cycles, including gullies being fitted in all cases.

Thereafter the cycle parking facilities provided 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

In order to ensure that satisfactory safe and secure cycle parking and changing facilities are provided and can be easily accessed by users 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 Part 9 of the National Planning Policy Framework 2019, Strategic Policy 2 'Sustainable Transport' of The Core Strategy 2011 and Saved Policy 5.3 'Walking and Cycling' of the Southwark Plan 2007.

**91. Waste management**

Before the first occupation of each of the buildings hereby permitted details of the arrangements for the storage, compaction and collection of refuse and recycling shall be submitted to the Local Planning Authority for approval in writing and the facilities approved shall be provided and made available for use by the occupiers of the commercial premises and the facilities 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 and located to facilitate convenient collection 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 2019, Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011 and Saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of The Southwark Plan 2007

**92. Kitchen extract**

Prior to the commencement of any Class A3 ('restaurants and cafes') or Class A5 ("Hot food takeaways"), details of kitchen extract systems including the routing of any ducting shall be provided and shall demonstrate that high level discharge is achieved and away from any intake locations. Details of odour & grease filtration systems required to supplement high level discharges shall be provided to reduce odour to acceptable levels.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance to nearby sensitive receptors or at street level and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity 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).

**93. Contamination – Unexpected Contaminants**

In the event that 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.

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 offsite 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 2019.

**94. Archaeological reporting**

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that

the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record 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 2019.

**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.

**95. Accessible housing**

A minimum of 10% of the dwellings hereby consented shall be delivered as M4(3) 'wheelchair user dwellings' as defined in Approved Document M of the Building Regulations and the remaining units shall all be designed to achieve the M4(2) 'accessible and adaptable' accessibility standard

Reason:

In order to ensure that new housing can be easily adapted to meet the changing needs of occupiers and that a suitable proportion of units conform to the specific needs of wheelchair users in accordance with Strategic Policy SP5 'Providing New Homes' of the Core Strategy (2011) and Policy 3.8 'Housing Choice' of the London Plan 2016

**96. Vibration**

All Buildings must be designed to ensure that habitable rooms in the residential element of the development are not exposed to vibration dose values in excess of 0.13 m/s during the night-time period of 23.00 – 07.00hrs or re-radiated noise in excess of 35dB LASmax.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess vibration from transportation sources 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 2019.

**97. Emergency Plant Noise Test Limits**

Routine testing of emergency plant shall only take place during the hours of 09.00 to 17.00 Monday to Friday and not on any public holiday. The combined noise level from emergency plant shall not exceed 60dB(A) at any sensitive façade.

Reason:

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise in accordance with Saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), Strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

**98. Precautionary Bat Survey**

If more than 12 months pass between the most recent bat survey for the site and the commencement of demolition, an updated bat survey must be undertaken immediately prior to demolition by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of demolition.

Reason:

In order to ensure that protected bat habitats are not subject to unnecessary harm as a result of the proposed development in accordance with Saved Policy 3.28 of the Southwark Plan (2007).