

Draft Recommendation

2. Time limit condition

The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

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

3. Pre-commencement condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) An additional site investigation scheme, based on the GIR, to provide further information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination (eg, from four unspecified tanks and volatile compounds).

4. Pre-commencement condition

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 and policies P60 - Biodiversity and P61 - Trees of the Southwark Plan 2022.

5. **Pre-commencement condition**

"Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

6. **Pre-commencement condition**

DRAINAGE STRATEGY

No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment Addendum prepared by Icen Projects (dated August 2021). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017), Policy SI 13 of the London Plan (2021) and policy P68 - Flood Risk of the Southwark Plan 2022.

7. **Pre-commencement condition**

FULL FIBRE CONNECTIVITY

Prior to commencement of the development hereby approved, detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

Reason:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness in accordance with Policy S16 of the London Plan (2021)

8. Pre-commencement condition

ACCESSIBLE AND WHEELCHAIR DWELLINGS

Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the following standards in the Approved Document M of the Building Regulations (2015) would be met for the units / habitable rooms as set out below. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

5 affordable units (3 x 2-bed social rented units and 2 x 2-bed Intermediate units), and 5 private units (1-beds) shall be constructed and fitted out to meet Building Regulations standard M4(3)(2)(b). The remaining units shall be constructed to meet M4 (2) standard.

Reason:

To ensure the development complies with: Chapters 5 (Delivering a sufficient supply of homes) and 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D7 (Accessible housing) of the London Plan (2021), and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan (2022).

9. Pre-commencement condition

CONTAMINATION STUDY

Prior to the commencement of development:

a) A phase 2 intrusive site investigation and associated risk assessment to fully characterise the nature and extent of any contamination of soils (including soil gases) and ground water on the site shall be submitted to and approved in writing by the Local Planning Authority.

b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider environment, including the adjoining Site of Interest for Nature Conservation (Burgess Park) a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, controlled waters and the wider environment including the adjoining Site of Interest for Nature Conservation (Burgess Park). The approved remediation/mitigation strategy shall be implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses, controlled waters and in respect of the wider environment.

d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (if not already covered following paragraph b) above) shall be submitted to the Local Planning Authority for approval in writing, in accordance with b-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy P64 'Contaminated land and hazardous substances' of the Southwark Plan 2022 and the National Planning Policy Framework 2021."

10. **Pre-commencement condition**

ASBESTOS SURVEY

Prior to the commencement of any demolition of the existing building or external structures on the site, an Asbestos Survey including an intrusive

survey in accordance with HSG264, supported by an appropriate mitigation scheme to control risks to future occupiers must be submitted to and approved in writing by the Local Planning Authority. The mitigation scheme must identify potential sources of asbestos contamination and detail removal or mitigation appropriate to the proposed end use. The development must be carried out in accordance with the details thereby approved.

Reason:

To ensure that risks from potential asbestos are appropriately managed, in accordance with policy P64 'Contaminated land and hazardous substances' of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

11. **Pre-commencement condition**

Construction Management Plan

No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

- Details to minimise impacts upon the adjoining Site of Interest for Nature Conservation (Burgess Park) by way of noise, dust, light pollution and surface-run-off;
- Measures to maximise the use of sustainable modes of transport for deliveries and collections;
- Measures to protect pedestrians and cyclists in line with the Mayor of London's Vision Zero;
- A commitment that all Non-Road Mobile Machinery equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London;
- Compliance with the Non-Road Mobile Machinery Low Emission Zone for London;
- Monitoring of the number of heavy goods construction vehicles travelling to and from the site. In the event that there are more than 25 such vehicles per day on average during a one month period, a local air quality assessment including any necessary mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and the development carried out in accordance with the details thereby approved;
- To follow current best construction practice, including the following:-
 Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/construction>
 Section 61 of Control of Pollution Act 1974,
 The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
 The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise',
 BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration'
 BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
 BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Policy P56 'Protection of amenity' of the Southwark Plan (2022), and the National Planning Policy Framework (2021).

12. **Pre-commencement condition**

No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

13. **Above grade condition**

HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: The National Planning Policy Framework 2021; and policies P57 - Open Space, P59 - Green Infrastructure and P61 - Trees of the Southwark Plan 2022.

14. **Above grade condition**

ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

15. **Above grade condition**

DETAILED DRAWINGS

Prior to the commencement of any above grade works scale 1:5 or 1:10 section detail drawings of the following, complete with references back to the overall design shall be submitted to and approved in writing by the Local Planning Authority

- _ the facades;
- _ heads, cills and jambs of openings;
- _ parapets;
- _ roof edges

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with Chapter 12 (Achieving well designed places) of the National Planning Policy Framework (2021) and policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan 2022.

16. Above grade condition

SAMPLE MATERIALS/PANELS/BOARDS

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021) and policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan 2022.

17. Above grade condition

SECURED BY DESIGN

a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development in accordance with the principles and objectives of Secured by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of above grade works and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to the occupation of the development a Secured by Design Certificate shall be submitted to and approved in writing by the Local Planning Authority.

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 Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policy D11 (Safety, security and resilience to emergency) of the London Plan (2021) and P16 'Designing out crime' of the Southwark Plan (2022).

18. **Above grade condition**

PLAYSPACE AND ACCESS TO AMENITY SPACE

Prior to the commencement of above grade works, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

To ensure that there would be adequate play facilities to serve the development, in accordance with policy P15 'Residential design' of the Southwark Plan (2022).

19. **Above grade condition**

CLASS E FIT OUT

Before any work above grade hereby authorised begins, full particulars shall be submitted to and approved in writing by the Local Planning Authority of a scheme showing that the parts employment floorspace shall be fitted-out to an appropriate level for light industrial use. This shall include details of the mechanical and electrical fit-out of the units, heating and cooling provision, sprinklers, and the provision of kitchen and toilet facilities. The facilities shall be provided in accordance with the approved details.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with policy P30 'Office and businesses development' of the Southwark Plan (2022) and the National Planning Policy Framework 2021.

20. **Above grade condition**

Prior to the commencement of above grade works, details of bird bricks and bat tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development hereby approved.

No less than 10 swift bricks and 6 bat tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks / tubes shall be installed within the development prior to the first occupation of the building of which they form part. They shall be installed strictly in accordance with the details so approved, and shall be maintained as such thereafter.

A post completion assessment will be required to confirm that these features have been installed to the agreed in accordance with the approved details.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); and Policy P60 (Biodiversity) of the Southwark Plan (2022).

21. **Above grade condition**

1) Before any above grade work hereby authorised begins, detailed drawings and a method statement (including arboricultural assessment) for improvements and any other required work to the boundary wall between the site and Burgess Park shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be capable of being planted as a green wall on the Burgess Park side and shall be planted as a green wall prior to the occupation of the development and maintained as such thereafter, in accordance with a maintenance schedule which shall also be submitted for approval in writing prior to the occupation of the development.

2) Boundary treatment for all other boundaries shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works and maintained as such thereafter.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity and to avoid damage to the existing trees which represent an important visual amenity in the area in

accordance with The National Planning Policy Framework 2021, and policies P13 'Design of places', P56 'Residential amenity' and P60 'Biodiversity' of the Southwark Plan 2022.

22. Pre-Occupation condition

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

23. Pre-Occupation condition

SERVICING MANAGEMENT PLAN

Prior to the occupation of the development hereby permitted, a Servicing Management Plan detailing how all elements of the site are to be serviced including details for maximising the use of bicycles and other sustainable methods for deliveries and measures to protect pedestrians and cyclists in line with the Mayor of London's Vision Zero shall be submitted to and approved in writing by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Servicing hours for the employment space shall be limited to 8am to 8pm Monday to Saturday.

Reason:

To ensure compliance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T7 (Deliveries,

servicing and construction) of the London Plan (2021), and Policy P50 'Highway impacts' of the Southwark Plan 2022.

24. **Pre-Occupation condition**

INTERNAL NOISE LEVELS RESTRICTION

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

Bedrooms - 35dB LAeq T_{1/2}, 30 dB L Aeq T*, 45dB LAFmax T *
Living and Dining rooms- 35dB LAeq T_{1/2}
* - Night-time - 8 hours between 23:00-07:00
T_{1/2} - Daytime - 16 hours between 07:00-23:00

This shall be achieved by following the recommendations for glazing presented in the submitted Noise Impact Assessment report by Mach Residential, reference PH3539-MAL-XX-ZZ-RP-J-9000 - P05 November 2021. Additional trickle vents must have acoustic insulation to ensure that the above requirements are achieved.

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises that face Parkhouse Street. The results shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be implemented and permanently maintained 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 Chapter 8 (Promoting healthy and safe communities) and Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021) and policies P15 'Residential design' and P56 'Protection of amenity' of the Southwark Plan 2022.

25. **Pre-Occupation condition**

The habitable rooms within the development sharing a party ceiling/floor/wall element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period.

A report shall be submitted in writing to and approved by the Local Planning Authority prior to the occupation of the development detailing acoustic predictions and mitigation measures to ensure that the above standard is met. The development shall be carried out in accordance with the approval given and the approved scheme shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with policies P15 'Residential Design' and P56 'Protection of amenity' of the Southwark Plan 2022.

26. Pre-Occupation condition

WHOLE LIFE CARBON

Within 12 months of first occupation of the development, an updated Whole Life-Cycle (WLC) Carbon Assessment demonstrating compliance with Part F of Policy SI 2 - Minimising greenhouse gas emissions of the London Plan 2021, shall be submitted and approved in writing by the Local Planning Authority. This assessment should calculate updated whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment based on actual emissions. The updated assessment should evidence what actions have been taken in implementing the development to reduce whole life-cycle carbon emissions, including assessment and evidencing of recommendations set out in the approved WLC assessment (authored by Hoare Lee, Rev 01, dated 15 April 2021).

Reason

To maximise the reduction in greenhouse gas emissions and to minimise peak and annual energy demand in compliance with Policy SI2 of the London Plan 2021.

27. Pre-Occupation condition

DRAINAGE VERIFICATION REPORT

No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where

relevant) as detailed in the Flood Risk Assessment prepared by Patrick Parsons (ref: L19019, dated April 2021) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

28. Pre-Occupation condition

DETAILS OF THE SHOWERING FACILITIES

Before the first occupation of the employment space, details of showering facilities to be provided for the commercial units shall be submitted to and approved in writing by the Local Planning Authority and thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021) and policy P53 'Cycling' of the Southwark Plan 2022.

29. Pre-Occupation condition

Prior to the occupation of the development a wildlife sensitive lighting strategy which takes into account lighting from within the development and shows that no lighting will be provided on balconies facing Burgess Park shall be submitted to and approved in writing by the Local Planning Authority. The recommended lighting specification using LEDs (at 3 lux) is because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer. The lighting shall also comply with Guidance Note 1 for the reduction of obtrusive light (2021) from the Institute of Lighting Professionals and Bat Conservation Trust Guidance note 8 'Bats and Artificial lighting'.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), and to ensure that there would be no

amenity issues arising from the lighting, in accordance with policies P 56 'Protection of amenity' and P60 'Biodiversity' of the Southwark Plan 2022.

30. **Pre-Occupation condition**

PROVISION OF CYCLE STORAGE

Before the first occupation of the development, the cycle storage facilities as shown on the drawings hereby approved for

- (i) Residential
- (ii) Commercial

Shall be provided and made available to the users of the development. Thereafter, such facilities 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:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: Chapter 9 (Promoting Sustainable Transport) of the National Planning Policy Framework (2021); Policy T5 (Cycling) of the London Plan (2021), and policy P53 'Cycling' of the Southwark Plan 2022.

31. **Pre-Occupation condition**

GATE ACROSS VEHICULAR ACCESS

Prior to the occupation of the development, details of the operation of the gate across the vehicular entrance into the development (which shall be inward opening) including details of how servicing and residents' vehicles would operate the gate shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

In the interests of highway safety, in accordance with policy P50 'Highway impacts' of the Southwark Plan 2022.

32. **Pre-Occupation condition**

PROVISION OF REFUSE STORAGE AND STRATEGY

a) The refuse stores shall be provided in accordance with the approved plans prior to the occupation of the development and retained as such thereafter.

b) Prior to the occupation of the development a detailed refuse management strategy including details of a refuse holding area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021), and policy P62 'Reducing waste' of the Southwark Plan 2022.

33. **Pre-Occupation condition**

WATER NETWORK UPGRADES

No residential units shall be occupied until documentary evidence has been submitted to and approved in writing by the Local Planning Authority that Thames Water has provided confirmation that either: all water network upgrades required to accommodate the additional flows to serve the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason:

The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

34. **Pre-Occupation condition**

FIT OUT OF ENTRANCE LOBBIES

Prior to the occupation of the development, details of the internal fit out and finishes to the residential entrance lobbies demonstrating that this aspect of the development would be tenure blind shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the development thereby approved and maintained as such thereafter.

Reason:

To ensure that both residential entrance lobbies would be of a high standard of design, in accordance with policy P14 'Design quality' of the Southwark Plan 2022.

35. Pre-Occupation condition

Prior to any occupation, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

36. Compliance condition

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

37. Compliance condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

38. Compliance condition

Residential units and building heights

The development hereby permitted is limited to 85 residential units, 1,306sqm (GIA) of employment floorspace (Class E(g) B2 and B8) and a maximum height of up to 27.225m.

Reason:

This is in accordance with the application details and the approved plans.

39. Compliance condition

RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan

(2021) and policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan 2022.

40. **Compliance condition**

PLANT NOISE

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 plant Specific 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 in full accordance with the methodology of BS4142:2014 +A1:2019

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery, in accordance with: Chapter 8 (Promoting healthy and safe communities) of the National Planning Policy Framework (2021); Policies D13 (Agent of change) and D14 (Noise) of the London Plan (2021) and policy P56 'Protection of amenity' of the Southwark Plan 2022.

41. **Compliance condition**

URBAN GREENING FACTOR

The measures set out in the urban greening factor calculation prepared by Ryder Architecture to achieve a score of at least 0.40022 shall be implemented in full.

Reason:

In order to meet the requirements of policy G5 'Urban greening' of the London Plan (2021).

42. **Compliance condition**

RESTRICTION ON THE INSTALLATION OF ROOF PLANT

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

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021) and policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan 2022.

43. **Compliance condition**

DISABLED PARKING

Prior to occupation of the development hereby permitted the three accessible parking spaces shall be made available and retained for the purposes of car parking for disabled residents for as long as the development is occupied. Each of the spaces shall be fitted with an electric vehicle charging point which shall be maintained in good working order thereafter.

Reason:

To ensure that the parking spaces for disabled people are provided and retained in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T6 (Car parking) of the London Plan (2021) and policy P55 'Parking standards for disabled people and the physically impaired' of the Southwark Plan 2022.

44. **Compliance condition**

RESTRICTION ON THE INSTALLATION OF APPURTENANCES ON THE ELEVATIONS

No meter boxes, flues or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation of the building. Details of additional vents

(should they be required) shall be submitted to and approved in writing by the Council prior to the commencement of above grade works.

Reason:

To ensure such works do not detract from the appearance of the building (s) in accordance with Chapter 12 (Achieving well-designed places) the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021) and policies P13 'Design of places' and P14 'Design quality' of the Southwark Plan 2022.

45. **Compliance condition**

Potable water

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, and policy P67 'Reducing water use' of the Southwark Plan 2022.

46. **Compliance condition**

RESTRICTION ON USE CLASS

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the employment floorspace hereby approved shall be used for B2, B8 or Use Class E(g) purposes only unless otherwise agreed by way of a formal application for planning permission.

Reason:

In order to ensure that the site continues to provide commercial floorspace which can accommodate light industrial uses in accordance with the designated industrial use of the site and to comply with London Plan Policies GG5, E2, E4 and E7 (2021) and policy P30 'Office and business development' and site allocation NSP 25 of the Southwark Plan 2022.

47. **Compliance condition**

FIRE SAFETY STRATEGY

The development hereby permitted shall be carried out in accordance with the Fire Strategy Statement & Form by Jensen Hughes dated 8th October 2021.

Reason:

In order to ensure that the fire safety of the proposed development has been duly considered, as required by policy D12 'Fire safety' of the London Plan (2021).

48. **Special condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

49. **Special condition**

BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in

each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'outstanding' rating including at least 'excellent' rating under the WAT 01 category shall be 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;

(b) Before the first occupation of the commercial premises hereby permitted, 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 complies with Chapter 14 (Meeting the challenge of climate change, flooding and coastal change) of the National Planning Policy Framework (2021); Policy SI 2 (Minimising greenhouse gas emissions) of the London Plan (2021) and policy P69 'Sustainability standards' of the Southwark Plan 2022.

50. Special condition

SURFACE WATER DRAINAGE

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason:

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with the National Planning Policy Framework (NPPF) (Paragraph 170). Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

51. Special condition

PILING

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that the development does not harm groundwater resources in line with the National Planning Policy Framework (NPPF) (Paragraph 170). The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. The Environment Agency (EA) recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The EA will not permit piling activities on parts of a site where an unacceptable risk is posed to controlled waters.

52. Special condition

TRAVEL PLAN

- a) The measures set out in the Framework Travel Plan by Icenl dated October 2021 shall be implemented in full.
- b) At the start of the second year of operation of the approved Travel Plan, a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: Chapter 9 (Promoting sustainable transport) of the National Planning Policy Framework (2021); Policy T2 (Healthy streets) of the London Plan (2021) and policy P50 'Highway impacts' of the Southwark Plan 2022.

53. Special condition

Site Supervision

The completed schedule of site supervision and monitoring of the arboricultural protection measures as approved in Tree Protection condition shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by the retained or pre-appointed tree specialist.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 and policy P61 - Trees of the Southwark Plan 2022.

Informative notes to the applicant relating to the proposed development

