

Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	BL CW Holdings Ltd	Reg. Number	22/AP/2439
Application Type	Approval of Reserved Matters		
Recommendation	APPROVE reserved matters	Case Number	468-G

Draft of Decision Notice

Reserved matters is **APPROVED** for the following development:

Details of all Reserved Matters pursuant to 18/AP/1604 in respect of Zone G of the CW Masterplan comprising mixed-use redevelopment including residential accommodation in 5 buildings (Class C3) above a retail superstore (Class A1) and town centre car park and ancillary retail floorspace (Class A1-A5), together with car parking, cycle parking, landscaping, public realm, plant and associated works.

This application is pursuant to 18/AP/1604, which was accompanied by an Environmental Statement. The application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. This ES Statement of Conformity should be read in conjunction with the CW Masterplan ES which can be viewed in full on the Council's website.

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

In accordance with application received on 7 July 2022 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL3801P03 BAY STUDY BUILDING A02 received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL3802 P03 BAY STUDY BUILDING A03 received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL3803 P03 BAY STUDY BUILDING A 04 received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5010 PO2 SR 1B2P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5020 P02 2B4P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5021 P02 2B4P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5030 P02 3B5P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5031 P02 3B5P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL5032 P02 3B5P TYPE C received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL3810 P03 BAY STUDY BUILDING B 01 received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL3811 BUILDING B 02 BAY STUDY received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5010 UNIT LAYOUT SO 1B2P received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5020 P02 UNIT LAYOUT SO 2B4P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5021 P01 UNIT LAYOUT SO 2B4P TYPE E received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5030 P02 UNIT LAYOUT SO 3B5P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5031 P02 UNIT LAYOUT 3B5P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5120 P02 SO 2B4P WAC TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5130 P02 SO 3B5P WAC TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL3820 P03 BAY STUDY BUILDING C01 received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL3821 P03 BAY STUDY BUILDING C 02 received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL3822 P03 BAY STUDY BUILDING C 03 received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL3823 P03 BAY STUDY BUILDING C 04 received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5000 P02 PRIVATE 0B1P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5010 P02 PRIVATE 1B2P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5011 P02 1B2P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5020 P02 PRIVATE 2B4P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5021 P01 PRIVATE 2B4P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5030 P02 PRIVATE 3B5P TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5031 P01 3B5P TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5110 P02 PRIVATE 1B2P WAC TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5111 P01 PRIVATE 1B2P WAC TYPE B received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5112 P01 PRIVATE 1B2P WAC TYPE C received 25/05/2023

Plans - Proposed CWG10-MLA-BCZ-XX-DR-AR-PL5120 P02 2B3P WAC TYPE A received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL3830 P03 BAY STUDY BUILDING D 01 received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL3831 P03 BAY STUDY BUILDING
D 02 received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL3832 P03 BAY STUDY BUILDING
D 03 received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5000 P01 PRIVATE 0B1P TYPE
B received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5010 P02 PRIVATE 1B2P TYPE
C received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5011 P02 PRIVATE 1B2P TYPE
D received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5020 P02 PRIVATE 2B4P TYPE
C received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5021 P02 PRIVATE 2B4P TYPE
D received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5022 P02 PRIVATE 2B4P TYPE
E received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5030 P02 PRIVATE 3B5P TYPE
C received 25/05/2023

Plans - Proposed CWG10-MLA-BDZ-XX-DR-AR-PL5031 P02 PRIVATE 3B5P TYPE
D received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL3840 P03 BAY STUDY BUILDING
E 01 received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL3841 P03 BAY STUDY BUILDING
E 02 received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL3842 P03 BAY STUDY
BUILDING E 03 received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL3843 P03 BAY STUDY BUILDING
E 04 received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5010 P02 SR 1B2P TYPE B
received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5020 P02 SR 2B4P TYPE D
received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5030 P02 SR 3B5P TYPE E
received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5031 P02 SR 3B5P TYPE F
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-02-DR-AR-PL1102 P02 LEVEL 2 TENURE PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-00-DR-AR-PL1090 P02 GROUND FLOOR
TENURE received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-00-DR-AR-PL1190 P02 GROUND FLOOR GA
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-00-DR-AR-PL4100 P02 WASTE STRATEGY
GROUND FLOOR received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-02-DR-AR-PL1202 P02 LEVEL 2 GA PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-03-DR-AR-PL1103 P02 LEVEL 3 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-03-DR-AR-PL1203 P02 LEVEL 03 GA PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-04-DR-AR-PL1104 P02 LEVEL 4 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-04-DR-AR-PL1204 P02 LEVEL 04 GA PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-05-DR-AR-PL1105 P02 LEVEL 05 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-05-DR-AR-PL1205 P02 LEVEL 5 GA PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-06-DR-AR-PL1106 P02 LEVEL 06 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-06-DR-AR-PL1206 P02 LEVEL 06 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-06-DR-AR-PL1206 P02 LEVEL 07-14 TENURE
PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-07-DR-AR-PL1207 P02 LEVELS 07-14 GA
PLAN received 25/05/2025

Plans - Proposed CWG10-MLA-ZZZ-17-DR-AR-PL1217 P01 17-20 GA PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-15-DR-AR-PL1115 P02 LEVELS 15 - 16
TENURE PLAN received 25/05/2025

Plans - Proposed CWG10-MLA-ZZZ-15-DR-AR-PL1215 P02 LEVEL 15 - 16 GA
PLAN received 25/05/2025

Plans - Proposed CWG10-MLA-ZZZ-17-DR-AR-PL1117 P01 17-20 TENURE PLAN
received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-21-DR-AR-PL1121 P02 LEVELS 21-27
TENURE PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-21-DR-AR-PL1221 P02 LEVELS 21-27 GA PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-28-DR-AR-PL1228 P02 LEVEL 28 GA PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-B1-DR-AR-PL1089 P02 BASEMENT TENURE PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-B1-DR-AR-PL1189 P02 BASEMENT GA PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-M0-DR-AR-PL1091 P02 LEVEL M0 TENURE PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-M0-DR-AR-PL1191 P02 LEVEL M0 GA PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-M1-DR-AR-PL1092 P02 LEVEL M1 TENURE PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-M1-DR-AR-PL1192 P02 LEVEL M1 GA PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL1000 P02 PROPOSED SITE PLAN received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL1030 P02 PROPOSED ELEVATION NE NEW BRUNSWICK STREET received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL1030 P02 PROPOSED SIDE ELEVATION NEW NEW BRUNSWICK STREET received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL1031 P02 PROPOSED SIDE ELEVATION NW PARK WALK received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2100 P03 COURTYARD SECTION 01 SHOWING A, B AND C received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2100P02 PROPOSED ELEVATION SE REDRIFT ROAD received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2101 P03 COURTYARD SECTION NW 02 SHOWING BUILDINGS A,B,C received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2102 P01 COURTYARD SECTION SE 01 SHOWING BUILDINGS D AND E received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2103 P03 COURTYARD SECTION NW 03 BUILDINGS D AND E received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2104 P03 COURTYARD SECTION SW 01 SHOWING A AND D received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2105 P03 COURTYARD SECTION SW 02 SHOWING A AND D received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2106 P03 COURTYARD
SECTION SW 03 received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3100 P04 ELEVATION NE NEW
BRUNSWICK STREET received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3101 P04 ELEVATION NW PARK
WALK received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3102 P04 ELEVATION SW
SURREY QUAYS ROAD received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3103 P04 ELEVATION SE
REDRIFT ROAD received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3850 P03 BAY STUDY RESI
LOADING BAY received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3851 P03 BAY STUDY TESCO
SERVICE YARD received 25/05/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3851 P03 BAY STUDY CAR
PARK ENTRANCE received 25/05/2023

Plans - Proposed WG10-MLA-ZZZ-XX-DR-AR-PL1032 P02 SITE ELEVATION SW
SURREY QUAYS ROAD received 25/05/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5010 SR 1b2p received
11/07/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5120 WCA SO 2b4p received
11/07/2023

Plans - Proposed CWG10-MLA-BBZ-XX-DR-AR-PL5130 WCA SO 3b5p received
11/07/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5120 2b4p received 11/07/2023

Plans - Proposed CWG10-MLA-BEZ-XX-DR-AR-PL5130 WCA SR 3b5p received
11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-01-DR-AR-PL1101 Level 01 Tenure Plan
received 11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-01-DR-AR-PL1201 LEVEL 01 GA Plan received
11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-01-DR-AR-PL4101 Waste Strategy Level 01
received 11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-01-DR-AR-PL4121 Cycle Strategy Level 01
received 11/07/2023

Plans - Proposed 235588-G-SK-068-C CAR PARK SWEPT PATH received
09/08/2023

Plans - Proposed CWG10-MLA-ZZZ-00-DR-AR-PL4110 Cycle Strategy Ground Floor received 09/08/2023

Plans - Proposed CWG10-MLA-ZZZ-B1-DR-AR-PL4109 Cycle Strategy Basement received 09/08/2023

Plans - Proposed CWG10-MLA-ZZZ-M0-DR-AR-PL4111 Cycle Strategy Level M0 received 09/08/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2107 P04 COURTYARD SECTION NE 01 received 11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL2108 P04 COURTYARD SECTION NE 02 received 11/07/2023

Plans - Proposed CWG10-MLA-ZZZ-XX-DR-AR-PL3100 P05 ELEVATION NE NEW BRUNSWICK STREET received 11/07/2023

Plans - Proposed WG10-MLA-BEZ-XX-DR-AR-PL5110 P05 WHEELCHAIR SR 1B2P received 11/07/2023

Plans - Proposed WG10-MLA-ZZZ-XX-DR-AR-PL1030 P03 PROPOSED NE ELEVATION NEW BRUNSWICK STREET received 11/07/2023

Plans - Proposed CWG10-MLA-BAZ-XX-DR-AR-PL3800 P03 BAY STUDY BUILDING A 01 received 25/05/2023

Plans - Proposed CWG10-SHD-ZZZ-01-DR-LS-000101Rev 04 - Podium General Arrangement received 23/05/2023

Plans - Proposed CWG10-SHD-ZZZ-01-DR-LS-000102 Rev 04 Podium Roof Level received 23/05/2023

Plans - Proposed CWG10-SHD-ZZZ-01-DR-LS-000103 Rev 04 General arrangement UGF received 23/05/2023

Plans - Proposed CWG10-TWN-PUB-XX-DR-LS-301001_P1 SURFACE FINISHES PLAN received 13/07/2022

Plans - Proposed CWG10-TWN-PUB-XX-DR-LS-305001_P1 TREE PLANTING PLAN received 13/07/2022

Plans - Proposed CWG10-TWN-PUB-XX-DR-LS-306001_P1 GROUND FLOOR UGF received 13/07/2022

Other Documents

Design and access statement ADDENDUM received 25/05/2023

Document DSMP ADDENDUM received 25/05/2023

Document Housing Delivery Addendum V2 received 25/05/2023

Document GLA Carbon Emission Reporting Spreadsheet 2021 received 09/08/2023

Document CWG10-MLA-XXX-XX-SH-AR-000010_P03 Accommodation Schedule received 11/07/2023

Document GLA Carbon Emission Reporting Spreadsheet 2013 received 09/08/2023

Document CWM Development Zone G Landscape & Public Realm Strategy CWG10-SHD-XXX-01-RP-LS-230317 received 25/05/2023

Document WIE12886-358.R.1.4.1-ZONE G RMA ES STATEMENT OF CONFORMITY received 25/05/2023

Document CWG10-ARP-XXX-XX-RP-SU-000014 P04 SUSTAINABILITY ADDENDUM received 25/05/2023

Fire Statement CWG10-OFR-XXX-XX-RP-FI-000007 Revision: P03 received 25/05/2023

Document Sustainability Addendum CWG10-ARP-XXX-XX-RP-SU-000014 received 25/05/2023

Daylight/Sunlight assessment Addendum by GIA received 23/05/2023

Document Zone G View point Study received 23/05/2023

Document Planning Compliance Report Addendum received 23/05/2023

Planning statement Addendum received 23/05/2023

Energy statement CWG10-ARP-XXX-XX-RP-BS-000008 received 23/05/2023

Travel plan : CWG00-ARP-XXX-XX-RP-TR-00002 Addendum received 23/05/2023

Arboricultural statement Arbs Method Statement received 23/05/2023

Daylight/Sunlight assessment 2022-07-31_PLOTG_DSO_IS78_8816_REVA received 16/08/2022

Document DSMP received 13/07/2022

Environmental Statement WIE12886-298-R-1.4.2-Development Zone G RMA ES SoC received 13/07/2022

Document STATEMENT OF COMMUNITY INVOLVEMENT received 12/07/2022

Fire Statement LO19112 27/05/22 R00 received 12/07/2022

Fire Statement LO19112 27/05/22 R00 PLANNING GATEWAY ONE received 12/07/2022

Document WHOLE LIFE CARBON ASSESSMENT received 12/07/2022

Document CWG10-ARP-XXX-XX-RP-SU-000012 DETAILED CIRCULAR ECONOMY STATEMENT received 12/07/2022

Document CWG10-ARP-XXX-XX-RP-SU-000013 STAGE 2 WLC ASSESSMENT received 12/07/2022

Document RWDI #2103302 PEDESTRIAN LEVEL WIND ASSESSMENT received 12/07/2022

Permission is subject to the following Pre-Commencements Condition(s)

1. Prior to the commencement of any restaurant or cafe use within the Development, full particulars and details of a scheme for the extraction and ventilation of the associated commercial kitchen shall be submitted to and approved by the Local Planning Authority. The scheme shall include:
 - details of extraction rate and efflux velocity of extracted air;
 - full details of grease, particle and odour abatement plant;
 - the location and orientation of the extraction ductwork and discharge terminal; and
 - a Management and Servicing Plan for maintenance of the extraction system.

Once approved the scheme shall be implemented in full and permanently maintained thereafter.

REASON: In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building, in accordance with: the National Planning Policy Framework 2021; and P56 (Protection of Amenity) of the Southwark Plan 2022.

Permission is subject to the following Pre-Occupation Condition(s)

2. a) Prior to each Building forming part of the Development being Occupied, the Developer shall provide updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the Development or Building forming part of the Development (as relevant), as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' as-built stage reporting webform <https://www.london.gov.uk/what-wedo/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance> . The Developer should also confirm that suitable monitoring services have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen'

energy monitoring guidance document (or any document that may replace it).

b) Upon completion of the first year of Occupation of the Development or a Building forming part of the Development or following the end of the Defects Liability Period (whichever is the later) for the Development or a Building forming part of the Development and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the Development or relevant Building forming part of the Development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform <https://www.london.gov.uk/what-we-do/planning/implementing-londonplan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance> . This condition will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for all Buildings form part of the Development for at least five years.

c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) for the Development or a Building forming part of the Development have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising mitigation measures in relation to the identified underperformance shall be submitted to and approved in writing by the GLA, identifying measures which would be reasonably practicable to implement and a proposed timescale for their implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

Reason: To ensure that the Development responds appropriately to climate change policies by reducing carbon emissions in accordance with London Plan (2021) Policy SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy.

3. (i) The Development shall be undertaken in full accordance with the approved Circular Economy Statement (Reference: CWG10-ARP-XXX-XX-RP-SU-000012 dated 09 June 2022) and Whole Life Carbon Assessment (Stage 2 Whole Life-Cycle Carbon Assessment Reference: CWG10-ARP-

XXX-XX-RP-SU-000013 dated 9 June 2022) hereby approved., or any subsequent updated documents submitted to and approved by the GLA or the local planning authority.

(ii) Prior to Occupation of any Building forming part of the Development, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement in relation to that Building forming part of the Development shall be submitted to the GLA at: CircularEconomyLPG@london.gov.uk along with any supporting evidence as per the GLA's Circular Economy Statement Guidance. A Post Completion Report shall provide versions of Tables 1 and 2 of the Circular Economy Statement for that Building forming part of the Development, the Recycling and Waste Reporting form and Bill of Materials. Confirmation of submission to the GLA shall be submitted to the local planning authority, prior to Occupation of the relevant Building forming part of the Development.

(iii) Prior to Occupation of any Building forming part of the Development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance in relation to that Building forming part of the Development. A post-construction assessment should provide an update of the information submitted at planning submission stage in relation to that Building forming part of the Development, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to the local planning authority, prior to Occupation of the relevant Building forming part of the Development.

Reason: To ensure that the Development responds appropriately to climate change policies by reducing carbon emissions and minimising waste streams in accordance with London Plan (2021) Policy SI7 Reducing waste and supporting the circular economy and SI2 Minimising greenhouse gas emissions and Southwark Plan (2022) Policies P69 Sustainability standards and P70 Energy

4. (i) The Development shall be undertaken in full accordance with the following plans

CWG10-SHD-ZZZ-01-DR-LS-000103 Rev 04 GENERAL ARRANGEMENT UGF.

hereby approved or such other updated documents submitted to the LPA

(ii) Prior to first Occupation of the Development or a Building forming part of the Development hereby approved the applicant shall submit evidence that the Development or such Building forming part of the Development has been constructed in full accordance with the details contained in the UGF Assessment hereby approved.

Reason: In order to ensure that the Development has maximised opportunities for urban greening in accordance with Policy G5 (Urban Greening) of the London Plan 2021 and Policy P60 (Biodiversity) of the Southwark Plan 2022.

5. Residential - Vertical sound transmission between potentially loud commercial and residential properties on refurbishment - pre approval

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve the following minimum weighted standardized level differences:

- o 50dB DnTw+Ctr (for B1/office to residential adjacencies)
- o 55dB DnTw+Ctr (for class E / A1-A3 to residential adjacencies)
- o 60dB DnTw+Ctr (for A4/sui generis bar/drinking establishment to residential adjacencies)

Testing of the separating partitions shall be undertaken for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014 prior to the Occupation of the relevant adjoining Building forming part of the Development which is the later to be Occupied. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the Occupation of the relevant adjoining Building forming part of the Development which is the later to be Occupied, and once approved the partition shall be permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the Development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

6. Prior to first use of any commercial use unit as an A4/sui generis drinking establishment, a scheme of sound insulation shall be submitted to and approved by the Local Planning Authority to ensure that the LF_{max} sound from amplified and non-amplified music and speech shall not exceed the lowest L_{90,-5min} \pm 1m from the facade of any nearby residential premises at all third octave bands between 63Hz and 8kHz. Once approved the scheme(s) shall be installed in full and 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 associated with non-residential premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

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

Bedrooms - 35dB LA_{eq} T_†, 30 dB L_{Aeq} T^{*}, 45dB LAF_{max} T^{*}

Living and Dining rooms- 35dB LA_{eq} T_†

* - Night-time - 8 hours between 23:00-07:00

† - Daytime - 16 hours between 07:00-23:00

Following completion of the Development or of a Building forming part of the Development containing dwellings and prior to Occupation of the Development or such Building forming part of the Development containing dwellings, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing. The approved scheme(s) shall be 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 in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

8. The Development must be designed to ensure that habitable rooms are not

exposed to entertainment noise in excess of 27dB LAeq (5 minute). A written report shall be submitted to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standard is met. Following completion of the Development or of a Building forming part of the Development containing habitable rooms and prior to the Occupation of the Development or such Building forming part of the Development, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme(s) shall be 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 the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

Permission is subject to the following Compliance Condition(s)

9. The Development shall be undertaken in full accordance with the Fire Strategy Documents hereby approved. Namely;

Planning Gateway One LO19112 27/05/22 R00

London Plan LO19112 27/05/22 R00

Planning Gateway One CWG10-OFR-XXX-XX-RP-FI-000007 Revision: P03

London Plan 24/03/23 CWG10-OFR-XXX-XX-RP-FI-000007 Revision: P03

prepared by OFR consultants hereby approved.

Reason: To ensure that the Development incorporates all necessary measures to prevent the spread of fire as we all providing adequate means of escape for future occupiers and to comply with London Plan (2021) Policy D2 Fire safety.

10. Any tables, chairs and/or other outdoor furniture used within Park Walk in connection with any of the flexible commercial use units hereby consented shall be:
- vacated no later than 22:00hrs each day;
 - occupied no earlier than 07:00hrs on Mondays to Saturdays;

- occupied no earlier than 09:00hrs on Sundays.

REASON:

In order to protect the amenities of nearby residential occupiers from noise or disturbance from any activities associated with the use or mis-use of this furniture during the late evening and night-time in accordance with: the National Planning Policy Framework 2019; Policy D14 (Noise) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2021.

11. The permitted hours of use for the commercial use units (excluding the retail superstore unit) comprised in the Development shall be between 6am and 12am unless otherwise agreed in writing with the Local Planning Authority.

REASON: To safeguard the amenity of neighbouring residential properties, in accordance with: the National Planning Policy Framework 2021; Policy D14 (Noise) of the London Plan 2021; and Policy P56 (Protection of Amenity) of the Southwark Plan 2022.

12. Any servicing deliveries or collections to the commercial units (excluding the retail superstore unit) comprised in the Development shall only be between the following hours:

07:00 to 21:00 on Mondays to Saturdays (with an exclusion between the hours of 08:00 - 09:00 and 17:00 - 18:00 to avoid peak travel periods) and

09:00 to 18:00hrs on Sundays & Bank Holidays

Reason: To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2021 and Southwark Plan Policy P56 Protection of amenity (2022).

13. The habitable rooms sharing a party wall/floor with any commercial use hereby permitted shall be designed and constructed to provide reasonable

resistance to the transmission of sound and operational noise limits set and maintained to ensure that noise from the non-residential activities does not exceed NR20 Leq, 5min within habitable rooms. Noise Rating curves should be expressed as a 5 minute linear Leq at the octave band centre frequencies 63Hz to 8kHz.

Reason: To ensure that the occupiers and users of the Development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

Informatives

Relevant planning policies

National Planning Policy Framework

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.

Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
Chapter 7 Ensuring the vitality of town centres
Chapter 8 Promoting healthy and safe communities
Chapter 9 Promoting sustainable transport
Chapter 11 Making effective use of land
Chapter 12 Achieving well-designed places
Chapter 14 Meeting the challenge of climate change, flooding and coastal change
Chapter 15 Conserving and enhancing the natural environment
Chapter 16 Conserving and enhancing the historic environment

London Plan 2021 Policies

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering the homes Londoners need
GG5 Growing a good economy
GG6 Increasing efficiency and resilience
Policy SD1 Opportunity Areas
Policy SD6 Town centres and high streets
Policy SD7 Town centres: development principles and Development Plan Documents
Policy SD10 Strategic and local regeneration
Policy D1 London's form, character and capacity for growth
Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public realm

Policy D9 Tall buildings
 Policy D10 Basement development
 Policy D11 Safety, security and resilience to emergency
 Policy D12 Fire safety
 Policy D13 Agent of Change
 Policy D14 Noise
 Policy H1 Increasing housing supply
 Policy H4 Delivering affordable housing
 Policy H5 Threshold approach to applications
 Policy H6 Affordable housing tenure
 Policy H7 Monitoring of affordable housing
 Policy H10 Housing size mix
 Policy S1 Developing London's social infrastructure
 Policy E3 Affordable workspace
 Policy E9 Retail, markets and hot food takeaways
 Policy E11 Skills and opportunities for all
 Policy HC3 Strategic and Local Views
 Policy HC4 London View Management Framework
 Policy HC5 Supporting London's culture and creative industries
 Policy HC6 Supporting the night-time economy
 Policy G1 Green infrastructure
 Policy G5 Urban greening
 Policy G6 Biodiversity and access to nature
 Policy G7 Trees and woodlands
 Policy G8 Food growing
 Policy SI 1 Improving air quality
 Policy SI 2 Minimising greenhouse gas emissions
 Policy SI 3 Energy infrastructure
 Policy SI 4 Managing heat risk
 Policy SI 5 Water infrastructure
 Policy SI 6 Digital connectivity infrastructure
 Policy SI 7 Reducing waste and supporting the circular economy
 Policy SI 8 Waste capacity and net waste self-sufficiency
 Policy SI 12 Flood risk management
 Policy SI 13 Sustainable drainage
 Policy T1 Strategic approach to transport
 Policy T2 Healthy Streets
 Policy T3 Transport capacity, connectivity and safeguarding
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling
 Policy T6 Car parking
 Policy T6.1 Residential parking
 Policy T6.3 Retail parking
 Policy T6.5 Non-residential disabled persons parking
 Policy T7 Deliveries, servicing and construction
 Policy T9 Funding transport infrastructure through planning

Southwark Plan

The Southwark Plan was adopted on 23 February 2022. The Plan sets out the vision, strategic objectives and policies for development in Southwark for the period 2019 to 2036. It forms the statutory development plan for the borough, along with the London Plan. The relevant policies are:

ST1 Southwark's Development targets
 ST2 Southwark's Places
 SP1 Homes for all
 SP2 Southwark Together
 SP3 Great start in life
 SP4 Green and inclusive economy
 SP5 Thriving neighbourhoods and tackling health inequalities
 SP6 Climate Change
 AV.15 Rotherhithe Area Vision
 P1 Social rented and intermediate housing
 P2 New family homes
 P4 Private rented homes
 P8 Wheelchair accessible and adaptable housing
 P13 Design of places
 P14 Design quality
 P15 Residential design
 P16 Designing out crime
 P17 Tall buildings
 P18 Efficient use of land
 P21 Conservation of the historic environment and natural heritage
 P22 Borough views
 P23 Archaeology
 P28 Access to employment and training
 P31 Affordable workspace
 P35 Town and local centres
 P44 Broadband and digital infrastructure
 P45 Healthy developments
 P49 Public transport
 P50 Highways impacts
 P51 Walking
 P53 Cycling
 P54 Car Parking
 P55 Parking standards for disabled people and the mobility impaired
 P56 Protection of amenity
 P59 Green infrastructure
 P60 Biodiversity
 P61 Trees
 P62 Reducing waste
 P64 Contaminated land and hazardous substances
 P65 Improving air quality
 P66 Reducing noise pollution and enhancing soundscapes
 P67 Reducing water use
 P68 Reducing flood risk
 P69 Sustainability standards
 P70 Energy
 NSP781 Harmsworth Quays, Surrey Quays Leisure Park, Surrey Quays Shopping Centre and Robert's Close

Mayors SPD/SPGs

Affordable Housing & Viability

Sustainable transport, walking and cycling SPG
Housing SPG
Housing Design Standards LPG (draft)
Optimizing Site Capacity: A Design-led Approach LPG (draft)
Social Infrastructure
Accessible London SPG
The control of dust and emissions during construction and demolition SPG
Character and Context SPG
Air quality positive LPG
Air quality neutral LPG
Be seen energy monitoring LPG
Circular economy statements LPG
Energy Planning Guidance
Whole life carbon LPG
Urban greening factor LPG
Play and Informal Recreation
London World Heritage Sites SPG
London View Management Framework SPG
Planning for Equality and Diversity SPG
Fire Safety LPG (draft)
Public London Charter LPG
Characterization and Growth Strategy LPG (draft)

Southwark SPDs/SPGs

Affordable Housing (2008)
Draft Affordable Housing (2011)
Design and Access Statements (2007)
Development Viability (2016)
Residential Design Standards (2011 with 2015 update)
S106 and CIL (2015)
S106 and CIL Addendum (2017)

Planning history of the site and nearby sites

Reference and Proposal	Status
<p>18/AP/1604</p> <p>Hybrid application seeking detailed planning permission for Phase 1 and outline planning permission for future phases, comprising:</p> <p>Outline planning permission (all matters reserved) for demolition of all existing structures and redevelopment to include a number of tall buildings 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 Canada Water Dock, car parking, means of access, associated infrastructure and highways works, demolition or retention with alterations to the Press Hall and/or Spine Building of the Printworks; and</p> <p>Detailed planning permission for the following Development Plots in Phase 1:</p> <p>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, plus basement;</p> <p>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 basement; Plot K1 (east of Roberts Close) to provide 79 residential units (C3) in a 5 and 6 storey building;</p> <p>Interim Petrol Filling Station (north of Redriff Road and east of Lower Road) to provide a petrol filling station with kiosk, canopy and forecourt area. Each Development Plot with associated car parking, cycle parking, landscaping, public realm, plant and other relevant works.</p>	<p>GRANTED - Major Application 29/05/2020</p>

20/AP/2495

Reserved Matters application (access, appearance, landscaping, layout and scale) in relation to Zone L of the Canada Water Masterplan (hybrid planning permission 18/AP/1604) comprising of the construction of a sub-terranean Primary Sub-Station with a single storey access building, ventilation shaft and associated landscaping, servicing and car parking

GRANT -
Reserved
Matters
07/07/2021

21/AP/3338

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for Development Plots H1 and H2 (Development Zone H of the Masterplan), comprising the partial demolition, vertical and horizontal extension and refurbishment of the former Harmsworth Quays Printworks building to provide 45,504 sqm (GEA) of commercial floorspace comprising workspace (Use Class B1) and flexible workspace/retail (A1-A4/B1) with disabled car parking, cycle parking, landscaping, public realm, plant and associated works.

GRANT -
Reserved
Matters
12/07/2022

This is as an application for subsequent consent accompanied by an environmental statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Councils website (18/AP/1604).

21/AP/3469

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for the construction of a single carriageway along Printworks Street to serve the Canada Water Masterplan and neighbouring developments and associated public realm and landscape improvements.

GRANT -
Reserved
Matters
16/06/2022

21/AP/3775

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone L of the Canada Water Masterplan, comprising the construction of three residential buildings with flexible retail/workspace/community uses (Classes A1-A4, B1 and D1) at ground floor level alongside car parking, cycle parking, landscaping, public realm, plant and associated works.

GRANT -
Reserved
Matters
28/07/2022

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604).

21/AP/3793

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020 for comprehensive mixed use development of the Canada Water Masterplan site. Reserved Matters approval sought for the construction of an internal servicing street to serve Zones H and L of the Canada Water Masterplan, including associated public realm, car parking, service-bay and landscaping.

GRANT -
Reserved
Matters
24/01/2023

21/AP/3794

Application for the approval of reserved matters (Access, Appearance, Landscaping, Layout and Scale) in relation to Canada Dock and land adjacent to zone D pursuant to hybrid planning permission ref. 18/AP/1604 dated 29th May 2020, relating to the re-development of Canada Dock, including the re-grading and re-planting of the SINC, construction of a new boardwalk, construction of steps and accessible slopes along the southern edge and associated public realm, informal play space and landscape improvements.

GRANT -
Reserved
Matters
20/01/2022

This is an application for subsequent consent accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Councils website (18/AP/1604).

21/AP/4616

Reserved Matters approval is sought for the construction of a part single, part two-way carriageway along New Brunswick Street to serve the Canada Water Masterplan, public realm and landscaping to New Brunswick Street and Printworks Place and enabling works associated with the basement below Development Zone G (details of which will come forward as a separate Reserved Matters application).

GRANT -
Reserved
Matters
23/03/2023

21/AP/4712

Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) relating to Development Zone F of the Canada Water Masterplan, comprising a residential-led (Class C3) building and a combined office (Class B1) and residential (Class C3) building, both of which would include flexible retail/workspace (Classes A1-A4 and B1) at ground floor level alongside disabled car parking, cycle parking, servicing provision, landscaping, public realm, plant, a single-storey basement and associated works.

GRANT -
Reserved
Matters
28/07/2022

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. Consequently the application is accompanied by a Statement of Conformity submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) regulations 2017. This ES Statement of Conformity should be read in conjunction with the Canada Water Masterplan ES which can be viewed in full on the Council's website (18/AP/1604). Members of the public and consultees may wish to review 21/AP/4712 in conjunction with a separate Reserved Matters Application, the reference number for which is 21/AP/4616, relating to Printworks Place and New Brunswick Street, which is simultaneously pending the Local Planning Authority's determination.

22/AP/2580

Approval of Reserved Matters (Scale, Layout, Appearance, Access and Landscaping) pursuant to outline planning permission 18/AP/1604. The approval for Reserved Matters is sought for the following: Public realm and landscaping works to Park Walk and Park Walk Place.

GRANT -
Reserved
Matters
07/02/2023

This application is pursuant to hybrid planning permission for the Canada Water Masterplan ref. 18/AP/1604 dated 29th May 2020, which was accompanied by an Environmental Statement. The ES can be viewed in full on the Council's website (18/AP/1604).

Consultation undertaken

Site notice date: 10/08/2022

Press notice date: 01/06/2023

Case officer site visit date: n/a

Neighbour consultation letters sent: 30/05/2023

Internal services consulted

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Local Economy

Ecology

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

formal consultation and response to Pol

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Ecology

Local Economy

Statutory and non-statutory organisations

Environment Agency

Historic England

London Fire & Emergency Planning Authori

London Underground

Natural England - London & South East Re

Metropolitan Police Service (Designing O

Transport for London

Thames Water

Environment Agency

London Underground

Metropolitan Police Service (Designing O

Transport for London

Thames Water

London Fire & Emergency Planning Authori

Natural England - London & South East Re

Historic England

Neighbour and local groups consulted:

123 Redriff Road London Southwark

45C Surrey Quays Shopping Centre
Redriff Road London

53 Surrey Quays Shopping Centre
Redriff Road London

2A Brunswick Quay London Southwark

15 Brunswick Quay London Southwark

1 Canada House Redriff Road London

23 Lock Keepers Heights 117 Brunswick
Quay London

53 Brunswick Quay London Southwark

First Floor 59 Surrey Quays Shopping
Centre Redriff Road

18 Surrey Quays Shopping Centre
Redriff Road London

35 Brunswick Quay London Southwark	150 Brunswick Quay London Southwark
11 Brunswick Quay London Southwark	42 Brunswick Quay London Southwark
121 Redriff Road London Southwark	124 Brunswick Quay London Southwark
Security Lodge Santander Atm Surrey Quays Leisure Park Surrey Quays Road	226 Brunswick Quay London Southwark
Uci Cinema The Mast Leisure Park Surrey Quays Road	188 Brunswick Quay London Southwark
17 Surrey Quays Shopping Centre Redriff Road London	158 Brunswick Quay London Southwark
15 Lock Keepers Heights 117 Brunswick Quay London	196 Brunswick Quay London Southwark
40 Brunswick Quay London Southwark	190 Brunswick Quay London Southwark
69 Brunswick Quay London Southwark	182 Brunswick Quay London Southwark
61 Brunswick Quay London Southwark	176 Brunswick Quay London Southwark
5 Brunswick Quay London Southwark	164 Brunswick Quay London Southwark
47 Brunswick Quay London Southwark	156 Brunswick Quay London Southwark
31 Brunswick Quay London Southwark	144 Brunswick Quay London Southwark
1 Brunswick Quay London Southwark	106 Brunswick Quay London Southwark
Flat 2 1 Teredo Street London	100 Brunswick Quay London Southwark
The Mast Leisure Park Surrey Quays Road	60 Brunswick Quay London Southwark
First Floor 61 Surrey Quays Shopping Centre Redriff Road	56 Brunswick Quay London Southwark
198 Brunswick Quay London Southwark	50 Brunswick Quay London Southwark
112 Brunswick Quay London Southwark	5 Brunswick House Redriff Road London
98 Brunswick Quay London Southwark	2 Brunswick House Redriff Road London
128 Brunswick Quay London Southwark	228 Brunswick Quay London Southwark
46 Brunswick Quay London Southwark	222 Brunswick Quay London Southwark
220 Brunswick Quay London Southwark	208 Brunswick Quay London Southwark
192 Brunswick Quay London Southwark	94 Brunswick Quay London Southwark
162 Brunswick Quay London Southwark	88 Brunswick Quay London Southwark
216 Brunswick Quay London Southwark	202 Brunswick Quay London Southwark
170 Brunswick Quay London Southwark	140 Brunswick Quay London Southwark
6 Brunswick House Redriff Road London	132 Brunswick Quay London Southwark
	126 Brunswick Quay London Southwark
	120 Brunswick Quay London Southwark
	4 Brunswick House Redriff Road London
	3 Brunswick House Redriff Road London

1 Brunswick House Redriff Road London	178 Brunswick Quay London Southwark
142 Brunswick Quay London Southwark	174 Brunswick Quay London Southwark
138 Brunswick Quay London Southwark	172 Brunswick Quay London Southwark
136 Brunswick Quay London Southwark	168 Brunswick Quay London Southwark
134 Brunswick Quay London Southwark	166 Brunswick Quay London Southwark
130 Brunswick Quay London Southwark	160 Brunswick Quay London Southwark
122 Brunswick Quay London Southwark	154 Brunswick Quay London Southwark
118 Brunswick Quay London Southwark	152 Brunswick Quay London Southwark
116 Brunswick Quay London Southwark	148 Brunswick Quay London Southwark
114 Brunswick Quay London Southwark	146 Brunswick Quay London Southwark
110 Brunswick Quay London Southwark	96 Brunswick Quay London Southwark
108 Brunswick Quay London Southwark	92 Brunswick Quay London Southwark
104 Brunswick Quay London Southwark	90 Brunswick Quay London Southwark
102 Brunswick Quay London Southwark	86 Brunswick Quay London Southwark
62 Brunswick Quay London Southwark	Best Fast Food Ltd Surrey Quays Shopping Centre Redriff Road
58 Brunswick Quay London Southwark	68 Brunswick Quay London Southwark
54 Brunswick Quay London Southwark	3 Surrey Quays Shopping Centre Redriff Road London
52 Brunswick Quay London Southwark	74 Brunswick Quay London Southwark
48 Brunswick Quay London Southwark	Sushi Momoda Surrey Quays Shopping Centre Redriff Road
44 Brunswick Quay London Southwark	Management Suite Surrey Quays Shopping Centre Redriff Road
224 Brunswick Quay London Southwark	1A Brunswick Quay London Southwark
218 Brunswick Quay London Southwark	27 Surrey Quays Shopping Centre Redriff Road London
214 Brunswick Quay London Southwark	The Mast Leisure Park Teredo Street London
212 Brunswick Quay London Southwark	Pizza 1889 Outside Surrey Quays Shopping Centre Redriff Road
210 Brunswick Quay London Southwark	26 Lock Keepers Heights 117 Brunswick Quay London
206 Brunswick Quay London Southwark	2-4 Surrey Quays Shopping Centre Redriff Road London
204 Brunswick Quay London Southwark	
200 Brunswick Quay London Southwark	
194 Brunswick Quay London Southwark	
186 Brunswick Quay London Southwark	
184 Brunswick Quay London Southwark	
180 Brunswick Quay London Southwark	

Flat 1 1 Teredo Street London	82 Brunswick Quay London Southwark
87 Brunswick Quay London Southwark	78 Brunswick Quay London Southwark
22 Surrey Quays Shopping Centre Redriff Road London	26 Brunswick Quay London Southwark
First Floor 63 Surrey Quays Shopping Centre Redriff Road	10 Brunswick Quay London Southwark
Thrive Business Hub Surrey Quays Leisure Park Teredo Street London	7 Brunswick Quay London Southwark
19 Surrey Quays Shopping Centre Redriff Road London	Hollywood Bowl The Mast Leisure Park Surrey Quays Road
99 Brunswick Quay London Southwark	35 Surrey Quays Shopping Centre Redriff Road London
17 Lock Keepers Heights 117 Brunswick Quay London	71 Brunswick Quay London Southwark
67 Brunswick Quay London Southwark	36 Brunswick Quay London Southwark
59 Brunswick Quay London Southwark	Security Lodge Surrey Quays Leisure Park Surrey Quays Road
1 Teredo Street London Southwark	42 Surrey Quays Shopping Centre Redriff Road London
43 Surrey Quays Shopping Centre Redriff Road London	111 Brunswick Quay London Southwark
21-23 Surrey Quays Shopping Centre Redriff Road London	105 Brunswick Quay London Southwark
27 Lock Keepers Heights 117 Brunswick Quay London	127 Redriff Road London Southwark
16 Brunswick Quay London Southwark	Security Lodge Abbey National Atm Surrey Quays Leisure Park Surrey Quays Road
91 Brunswick Quay London Southwark	17 Brunswick Quay London Southwark
85 Brunswick Quay London Southwark	8 Brunswick Quay London Southwark
115 Brunswick Quay London Southwark	2 Brunswick Quay London Southwark
33 Surrey Quays Shopping Centre Redriff Road London	107 Brunswick Quay London Southwark
8 Surrey Quays Shopping Centre Redriff Road London	16 Lock Keepers Heights 117 Brunswick Quay London
25 Lock Keepers Heights 117 Brunswick Quay London	14 Lock Keepers Heights 117 Brunswick Quay London
12 Lock Keepers Heights 117 Brunswick Quay London	49-51 Surrey Quays Shopping Centre Redriff Road London
5 Lock Keepers Heights 117 Brunswick Quay London	20 Lock Keepers Heights 117 Brunswick Quay London
	18 Lock Keepers Heights 117 Brunswick Quay London

10 Lock Keepers Heights 117 Brunswick Quay London

109 Redriff Road London Southwark

107 Redriff Road London Southwark

72 Brunswick Quay London Southwark

30 Brunswick Quay London Southwark

18 Brunswick Quay London Southwark

103 Brunswick Quay London Southwark

39 Brunswick Quay London Southwark

37 Brunswick Quay London Southwark

21 Brunswick Quay London Southwark

First Floor 57 Surrey Quays Shopping Centre Redriff Road

38-40 Surrey Quays Shopping Centre Redriff Road London

93 Brunswick Quay London Southwark

84 Brunswick Quay London Southwark

65 Brunswick Quay London Southwark

14 Brunswick Quay London Southwark

113 Brunswick Quay London Southwark

20 Surrey Quays Shopping Centre Redriff Road London

97 Redriff Road London Southwark

21 Lock Keepers Heights 117 Brunswick Quay London

9 Lock Keepers Heights 117 Brunswick Quay London

Gala Bingo The Mast Leisure Park Surrey Quays Road

6 Surrey Quays Shopping Centre Redriff Road London

30-34 Surrey Quays Shopping Centre Redriff Road London

16 Surrey Quays Shopping Centre Redriff Road London

1 Atlanta House Redriff Road London

79 Brunswick Quay London Southwark

73 Brunswick Quay London Southwark

101 Brunswick Quay London Southwark

115 Redriff Road London Southwark

11 Lock Keepers Heights 117 Brunswick Quay London

46 - 50 Surrey Quays Shopping Centre Redriff Road London

National Halal Centre Surrey Quays Shopping Centre Redriff Road

31 Surrey Quays Shopping Centre Redriff Road London

103 Redriff Road London Southwark

70 Brunswick Quay London Southwark

6 Brunswick Quay London Southwark

28 Brunswick Quay London Southwark

95 Brunswick Quay London Southwark

19 Brunswick Quay London Southwark

13 Brunswick Quay London Southwark

125 Redriff Road London Southwark

37 Surrey Quays Shopping Centre Redriff Road London

99 Redriff Road London Southwark

23 Brunswick Quay London Southwark

117 Redriff Road London Southwark

38 Brunswick Quay London Southwark

32 Brunswick Quay London Southwark

44 Surrey Quays Shopping Centre Redriff Road London

53-55 Surrey Quays Shopping Centre Redriff Road London

2 Canada House Redriff Road London

25 Brunswick Quay London Southwark

6 Lock Keepers Heights 117 Brunswick Quay London

4 Lock Keepers Heights 117 Brunswick Quay London

The Mast Leisure Park Surrey Quays Road London

39-41 Surrey Quays Shopping Centre Redriff Road London

8 Lock Keepers Heights 117 Brunswick Quay London

2 Lock Keepers Heights 117 Brunswick Quay London

7-9 Surrey Quays Shopping Centre Redriff Road London

76 Brunswick Quay London Southwark

64 Brunswick Quay London Southwark

4 Brunswick Quay London Southwark

12 Brunswick Quay London Southwark

83 Brunswick Quay London Southwark

57 Brunswick Quay London Southwark

29 Brunswick Quay London Southwark

27 Brunswick Quay London Southwark

119 Redriff Road London Southwark

111 Redriff Road London Southwark

36 Surrey Quays Shopping Centre Redriff Road London

41 Brunswick Quay London Southwark

14 Surrey Quays Shopping Centre Redriff Road London

9 Brunswick Quay London Southwark

33 Brunswick Quay London Southwark

66 Brunswick Quay London Southwark

45 Surrey Quays Shopping Centre Redriff Road London

24 Brunswick Quay London Southwark

11-13 Surrey Quays Shopping Centre Redriff Road London

97 Brunswick Quay London Southwark

43 Brunswick Quay London Southwark

3 Brunswick Quay London Southwark

24-26 Surrey Quays Shopping Centre Redriff Road London

15 Surrey Quays Shopping Centre Redriff Road London

3 Teredo Street London Southwark

22 Lock Keepers Heights 117 Brunswick Quay London

13 Lock Keepers Heights 117 Brunswick Quay London

25 Surrey Quays Shopping Centre Redriff Road London

29 Surrey Quays Shopping Centre Redriff Road London

101 Redriff Road London Southwark

89 Brunswick Quay London Southwark

75 Brunswick Quay London Southwark

51 Brunswick Quay London Southwark

113 Redriff Road London Southwark

Outside Surrey Quays Shopping Centre Redriff Road

Outside Red Shipping Container Surrey Quays Shopping Centre Redriff Road

5 Surrey Quays Shopping Centre Redriff Road London

10-12 Surrey Quays Shopping Centre Redriff Road London

3 Lock Keepers Heights 117 Brunswick Quay London

20 Brunswick Quay London Southwark

28 Surrey Quays Shopping Centre Redriff Road London

24 Lock Keepers Heights 117 Brunswick Quay London

55 Brunswick Quay London Southwark

1 Surrey Quays Shopping Centre Redriff Road London

Unit D1 Surrey Quays Shopping Centre Redriff Road

49 Brunswick Quay London Southwark

80 Brunswick Quay London Southwark

105 Redriff Road London Southwark

19 Lock Keepers Heights 117 Brunswick Quay London

1 Lock Keepers Heights 117 Brunswick Quay London

Surrey Quays Leisure Park Surrey Quays Road London

28 Lock Keepers Heights 117 Brunswick Quay London

Car Wash At Car Park Surrey Quays Shopping Centre Redriff Road

Fattie Arbuckles The Mast Leisure Park Surrey Quays Road

Pizza Hut The Mast Leisure Park Surrey Quays Road

47 Surrey Quays Shopping Centre Redriff Road London

2 Atlanta House Redriff Road London

7 Lock Keepers Heights 117 Brunswick Quay London

34 Brunswick Quay London Southwark

22 Brunswick Quay London Southwark

81 Brunswick Quay London Southwark

77 Brunswick Quay London Southwark

63 Brunswick Quay London Southwark

109 Brunswick Quay London Southwark

45 Brunswick Quay London Southwark

Re-consultation:

Consultation responses received

Internal services

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Ecology

Environmental Protection

Highways Development and Management

Transport Policy

Urban Forester

formal consultation and response to Pol

Archaeology

Community Infrastructure Levy Team

Design and Conservation Team [Formal]

Environmental Protection

Highways Development and Management

Flood Risk Management & Urban Drainage

Transport Policy

Urban Forester

Waste Management

Ecology

Local Economy

Statutory and non-statutory organisations

Environment Agency

Historic England

London Underground

Natural England - London & South East Re

Metropolitan Police Service (Designing O

Transport for London

Thames Water
Environment Agency
London Underground
Metropolitan Police Service (Designing O
Transport for London
Natural England - London & South East Re

Neighbour and local groups consulted:

87 Ann Moss Way London SE16 2TJ	19 Finland Street London SE16 7TP
56 Columbia Point Canada Estate London	56 Myddleton Avenue London N4 2FG
11 Renforth Street Rotherhithe SE16 7JJ	113 Redriff Road Surrey Quays London
52 Brunswick Quay London Southwark	119 Redriff Road London SE16 7PS
121 Redriff Road London SE16 7PS	10 BRAY CRESCENT ROTHERHITHE LONDON
17 howlandway london SE16 6HN	31 KINBURN STREET LONDON se16 6dw
84 Brunswick Quay London Southwark	Flat 20 Walker House 11 Odessa Street
3 osier house 14 quebec way London	
31 kinburn st London Se16 6dw	
42 Elephant Lane London SE16 4JD	