

APPENDIX 1

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

RECOMMENDATION (DRAFT DECISION NOTICE)

LBS Reg. No.: 23/AP/1862

Date of Issue of Decision: N/A

Applicant Regal Barkwest Limited

Planning permission is GRANTED WITH LEGAL AGREEMENT for the following development:

Phased mixed-use redevelopment of the site, comprising:

- Demolition of all existing buildings/structures, site clearance and excavation;
- Construction of buildings to provide residential dwellings (Class C3) and flexible commercial, business and service space (Class E);
- Construction of buildings to provide purpose built student accommodation including associated amenity and ancillary space, flexible commercial, business, service and community spaces within Classes E/F2(b) (Sui Generis); and
- Provision of associated car and cycle parking, open space and landscaping, means of access and highway alterations, installation of plant and utilities and all other associated ancillary works incidental to the development.

At: 747-759 & 765-775 Old Kent Road and Land at Devonshire Grove, London, SE15 1NZ

In accordance with the valid application received on 03 July 2023 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

Conditions

Permission is subject to the following Approved Plans Condition:

1. **APPROVED PLANS**

The development shall be carried out in accordance with plans and documents submitted with the planning application.

Permission is subject to the following Time Limit and Scope of Works Condition:

2. TIME LIMIT, SCOPE OF WORKS AND PHASING

Permission is hereby granted for four separate buildings, Building A of 33 storeys plus additional rooftop plant (approximately 113.45 metres above ground level), Building B of 19 storeys plus additional rooftop plant (approximately 69.28 metres above ground level), Building C of 15 storeys plus additional rooftop plant (approximately 54.52 metres above ground level), Building D of 20 storeys plus additional rooftop plant (approximately 70.52 metres above ground level), with Buildings A and D each containing a single storey basement, all of which in totality would contain:

- 941 Purpose-built Student Accommodation units with associated amenity and ancillary facilities (Sui Generis);
- 200 affordable conventional residential dwellings (Class C3);
- 813 square metres GIA of flexible commercial/employment floorspace (Class E);
- 95.4 square metres GIA of community floorspace (Class F2[b]);
- children's playspace and public realm improvements; and
- other associated works incidental to the development.

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

The development shall be carried out in accordance with indicative phasing plan ref. MP_RF_DR_A_1105 Rev P1 (01878) or any alternative phasing plan submitted to and approved by the Local Planning Authority. Any alternative approved Phasing Plan should define the physical extent of each phase and the sequence of construction of the phases.

REASON:

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

Permission is subject to the following Pre-Commencement Conditions:

3. TREE PROTECTION MEASURES

Prior to commencement of the development hereby approved (with the exception of Phase 1), all of the following shall have been completed:

- a) A pre-commencement meeting shall be undertaken, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting.
- b) A detailed Arboricultural Method Statement shall be submitted to and

approved in writing by the Local Planning Authority. The detailed Arboricultural Method Statement shall include:

- 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;
- details of facilitative pruning specifications; and
- a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be submitted to and approved in writing by the Local Planning Authority showing 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 Arboricultural Method Statement. Before any above grade work hereby consented begins (with the exception of Phase 1), all tree protection measures shall be installed, carried out and retained throughout the period of the relevant 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', 'BS3998: (2010) Tree work – recommendations', 'BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf)', 'EAS 01:2021 (EN) - Tree Pruning Standard', 'EAS 02:2022 (EN) - Tree Cabling/Bracing Standard' and 'EAS 03:2022 (EN) - Tree Planting Standard'.

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: Chapters 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policies G5 (Urban greening) and G7 (Trees and woodland) of the London Plan (2021); Policy P13 (Design of Places), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

4. **ARBORICULTURAL FOUNDATION DESIGN**

Prior to the commencement of any development hereby consented (with the exception of Phase 1 and Phase 2), a detailed scheme showing the complete

scope and arrangement of the foundation design and all ground works 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. All foundation depths should, as a minimum, accord with NHBC 4.2.13, or be as engineer designed.

REASON:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of arboricultural mitigation works as outlined in the Arboricultural Impact Assessment and Method Statement, as well as to avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: Chapters 8 (Promoting Healthy and Safe Communities), 11 (Making Effective Use of Land), 12 (Achieving Well-designed Places), 15 (Conserving and Enhancing the Natural Environment) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P15 (Residential Design), P20 (Conservation Areas), P21 (Conservation of the Historic Environment and Natural Heritage), P56 (Protection of Amenity), P57 (Open Space), P58 (Open Water Space), P59 (Green Infrastructure), P60 (Biodiversity), P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

5. **TREE PLANTING STRATEGY AND MANAGEMENT PLAN**

Prior to the commencement of the above grade works relating to Phase 3 and Phase 4, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority, to include:

- all proposed planting of trees;
- tree pit cross sections;
- planting and maintenance specifications;
- use of guards or other protective measures if required; and
- confirmation of location, species, sizes, nursery stock type, supplier and defect period.

Prior to the commencement of the landscaping works for Phase 3 and 4, a Tree Management Plan for each phase shall be submitted to and approved by the Local Planning Authority, which shall detail responsibilities and maintenance schedules (including an irrigation schedule for all trees) to ensure successful establishment. For stem girths of up to 20cm the schedule shall be a minimum of three years, and for stem girths greater than 20cm the schedule shall be a minimum of five years.

The Tree Planting Strategy and the Tree Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local planning authority. All tree planting shall be carried out in accordance with those details and at those times.

All trees and shrubs will conform to the specification for nursery stock as set out

in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 'Recommendations for Cultivation and Planting of Trees in Advanced Nursery Stock Category' and BS 4428 'Code of Practice for General Landscaping Operations'.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the Local Planning Authority gives its written consent to any variation.

REASON:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff, in accordance with: the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2012; and Policies P13 (Design of places), P14 (Design quality), P56 (Protection of Amenity) and P60 (Biodiversity) of the Southwark Plan 2022.

6. **DEMOLITION ENVIRONMENTAL MANAGEMENT PLAN**

Prior to the commencement of demolition associated with Phase 2 of the development hereby consented, a written Demolition Environmental Management Plan (DEMP) shall be submitted to and approved in writing by the Local Planning Authority. The DEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to demolition site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- a detailed specification of demolition works at each phase of development including consideration of all environmental impacts and the identified remedial measures including boundary limits and respite periods where exceedance of boundary limits is unavoidable;
- site perimeter continuous automated noise, dust and vibration monitoring and arrangements for provision of access to live data feeds to the Local Planning Authority;
- engineering measures to eliminate or mitigate identified environmental impacts (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 (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);

- a commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the higher standard as stipulated by the Mayor of London for Opportunity Areas .

To follow current best 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'; and
- relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended and NRMM London emission standards (<http://nrmm.london/>)

All demolition work shall be undertaken in strict accordance with the approved CDEMP 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: the National Planning Policy Framework 2023; Policies GG3 (Creating a Healthy City), D14 (Noise) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P56 (Protection of Amenity); P62 (Reducing Waste), P65 (improving Air Quality), P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

7. DEMOLITION LOGISTICS PLAN

Prior to the commencement of demolition associated with Phase 2 hereby consented a Demolition Logistics Plan shall be submitted to and approved by the Local Planning Authority.

The Demolition Logistics Plan shall:

- manage all freight and vehicle movements to and from the site;
- identify all efficiency and sustainability measures that will be taken during

the demolition phase of the development;

- make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) to minimise the number of demolition vehicle trips; and
- demonstrate how deliveries to the development through sustainable modes of transport, such as smaller electric vehicles and cargo, will be maximised.

The development shall not be carried out other than in accordance with the approved Construction Logistics Plan or any amendments thereto.

REASON:

To ensure that demolition works do not have an adverse impact on the transport network and to minimise the impact of demolition activities on local air quality, in accordance with: the National Planning Policy Framework 2023; Policies GG3 (Creating a Healthy City), D14 (Noise), T6 (Assessing and Mitigating Transport Impacts) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P65 (Improving Air Quality) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

8. **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

Prior to the commencement of the development hereby consented (with the exception of any works of demolition, soft strip and site clearance), a written Construction Environmental Management Plan (CEMP) shall be 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:

- details of construction works including consideration of environmental impacts and the identified remedial measures including boundary limits and respite periods where exceedance of boundary limits is unavoidable;
- site perimeter continuous automated noise, dust and vibration monitoring and, if requested, arrangements for provision of access to live data feeds to the Local Planning Authority;
- engineering measures to eliminate or mitigate identified environmental impacts (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 construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
- a commitment to adopt and implement the 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);
- a commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the higher standard as stipulated

by the Mayor of London for Opportunity Areas .

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'; and
- relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended and NRMM London emission standards (<http://nrmm.london/>)

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: the National Planning Policy Framework 2023; Policies GG3 (Creating a Healthy City), D14 (Noise) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P56 (Protection of Amenity); P62 (Reducing Waste), P65 (improving Air Quality), P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

9. **CONSTRUCTION LOGISTICS PLAN**

Prior to the commencement of the development hereby consented (excluding any works of demolition, soft strip and site clearance), a Construction Logistics Plan to manage all freight vehicle movements to and from the site shall be submitted to and approved by the Local Planning Authority.

The Construction Logistics Plan shall:

- identify all efficiency and sustainability measures that will be taken during the main construction works phase of the development;
- make firm commitments to smart procurement and collaboration (e.g. sharing suppliers) to minimise the number of construction vehicle trips; and
- demonstrate how deliveries to the development through sustainable modes

of transport, such as smaller electric vehicles and cargo, will be maximised.

The development shall not be carried out other than in accordance with the approved Construction Logistics Plan or any amendments thereto.

REASON:

To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with: the National Planning Policy Framework 2023; Policies GG3 (Creating a Healthy City), D14 (Noise), T6 (Assessing and Mitigating Transport Impacts) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policies P45 (Healthy Developments), P50 (Highways Impacts), P65 (Improving Air Quality) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

10. **ARCHAEOLOGICAL EVALUATION**

Prior to the commencement of the development hereby consented (with the exception of demolition to slab level, Devonshire Grove works and site investigation works), a Programme of Archaeological Evaluation Works shall be secured in accordance with a Written Scheme of Investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON:

In order that the necessary archaeological information is supplied, in the interests of ensuring suitable mitigation measures and/or foundation design proposals are presented, in accordance with: the National Planning Policy Framework 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

11. **ARCHAEOLOGICAL FOUNDATION AND BASEMENT DESIGN SCHEME**

Prior to the commencement of either Building A or D hereby consented (with the exception of demolition to slab level, archaeological evaluation and site investigation works), a detailed Archaeological Foundation and Basement Design Scheme for each building shall be submitted to and approved in writing by the Local Planning Authority

The Scheme shall:

- show the complete scope and arrangement of the basement and foundation design;
- show all associated subterranean groundworks, including the construction methods; and
- demonstrate that archaeological remains, if identified, will be protected by a suitable Archaeological Mitigation Strategy.

The development shall only be carried out in accordance with the approval given.

REASON:

In order that details of the basement, foundations and all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ, in accordance with: the National Planning Policy Framework 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

12. **ARCHAEOLOGICAL MITIGATION**

Prior to the commencement of Phase 3 and 4 hereby consented (with the exception of demolition to slab level, archaeological evaluation and site investigation works), the implementation of a Programme of Archaeological Mitigation Works, if required in accordance with the 'ARCHAEOLOGICAL FOUNDATION AND BASEMENT DESIGN SCHEME' condition on this decision notice, shall be secured in accordance with a Written Scheme of Investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON:

In order that the details of the Programme of Archaeological Mitigation Works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site, in accordance with: the National Planning Policy Framework 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

13. **DIGITAL CONNECTIVITY INFRASTRUCTURE STRATEGY**

Prior to the commencement of Phase 3 and 4 a, 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 the approved plans.

REASON:

To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with: the National Planning Policy Framework 2023; Policy SI 6 (Digital Connectivity Infrastructure) of the London Plan 2021; and Policy P44 (Broadband and Digital Infrastructure) of the Southwark Plan 2022.

14. **FINAL GROUND PLANE SPOT LEVELS PLAN**

Prior to the commencement of Phases 3 and 4 hereby consented a detailed Final Ground Plane Spot Levels Plan shall be submitted to and approved in writing by the Local Planning Authority showing:

- the proposed finished floor levels in each of the ground floor rooms within the proposed development, including any stepped or raised areas;
- the gradients and falls of any sloped or ramped parts of the ground floor rooms within the proposed development;

- regular proposed spot levels across all external areas of the site, adjacent footway and adjacent highways; and
- level access thresholds (wherever feasible) from external areas into the interior spaces.

REASON:

To ensure a high quality and accessible public realm is delivered that relates to the internal ground floor environment and adjacent highway/footway network in a safe and rational way, in accordance with: the National Planning Policy Framework 2023; Policies Policy D4 (Delivering Good Design) and D5 (Inclusive Design), D8 (Public Realm) and T2 (Healthy Streets) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P50 (Highways impacts), P51 (Walking), P53 (Cycling) of the Southwark Plan 2022.

15. FINAL SURFACE WATER DRAINAGE STRATEGY

Prior to the commencement of Phases 3 and 4 hereby consented (with the exception of demolition to slab level, archaeological evaluation, site investigation works and site clearance and the Devonshire Grove works), full details of the proposed Final Surface Water Drainage Strategy incorporating SuDS shall be 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 Sustainable Drainage Report prepared by Pell Frischmann (Revision P03, dated 08/09/2023). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The applicant must state who will own the bespoke maintenance tasks for the proposed SuDS features. 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: the National Planning Policy Framework; Policy SI 13 (Sustainable Drainage) of the London Plan 2023; Policy P68 (Reducing Flood Risk) of the Southwark Plan 2022; and Southwark's Strategic Flood Risk Assessment 2017.

16. PILING METHOD STATEMENT

No piling shall take place other than with the Local Planning Authority's written approval of a Piling Method Statement, in consultation with Thames Water.

The Piling Method Statement shall detail 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 water infrastructure, and the programme for the works.

Any piling shall be undertaken in accordance with the terms of the approved

Piling Method Statement.

REASON:

In the interests of protecting key water supply assets having regard to the close proximity of the proposed development to, and thus its potential impact on, underground water utility infrastructure, in accordance with: the National Planning Policy Framework 2023; and Policy SI5 (Water Infrastructure) of the London Plan 2021.

Permission is subject to the following Above Grade Works Conditions:

17. HARD AND SOFT LANDSCAPING

Before any above grade work related to Phases 3 and 4 hereby consented begins (with the exception of demolition and the Devonshire Grove works), 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 access, pavements and edgings and details of any planters and greening of plant enclosures) shall be submitted to and approved in writing by the Local Planning Authority.

The planting shall be carried out in the first planting season following completion of building works. Any trees or significant shrub that are 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.

Works 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:

To ensure that the details of the landscaping scheme are satisfactory, and to ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity, in accordance with: Chapters 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing Heat Risk), SI 13 (Sustainable Drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P59 (Green Infrastructure), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

18. ECOLOGICAL MANAGEMENT PLAN

Before any above grade work related to Phases 3 and 4 hereby consented begins (with the exception of demolition and the Devonshire Grove works), an Ecological Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. The Ecological Management Plan shall include details for the roofs, rain gardens, soft landscaping, trees and ecological features.

Thereafter, and for the lifetime of the development, the landscaped areas shall be retained, managed and maintained as set out within the approved Ecological Management Plan.

REASON:

To ensure the protection of wildlife and habitats, and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

19. BIODIVERSITY ROOFS

Before any above grade work related to the relevant building hereby consented begins (with the exception of demolition and the Devonshire Grove works), details of the biodiversity roof(s) for each building shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity roof(s) shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON:

To ensure the development provides the maximum possible provision towards greening, in turn helping to create and foster habitats and valuable areas for biodiversity, in accordance with: the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policy P60 (Biodiversity) of the Southwark Plan 2022.

20. **INVERTEBRATE HABITATS**

Before any above grade work related to the relevant building hereby consented begins (with the exception of demolition and the Devonshire Grove works), details of no fewer than 6 bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority for each building. The details shall include the exact location, specification and design of the habitats.

Prior to the first occupation of the building to which they form part, the habitat features shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the habitats shall be maintained in accordance with the approved details.

The approved habitat features shall from first installation and for the lifetime of the development be maintained 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: the National Planning Policy Framework 2023; Policy G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

21. **BAT ROOSTING FEATURES**

Before any above grade work related to the relevant buildings hereby consented begins (with the exception of demolition and the Devonshire Grove works), details of no fewer than three bat tubes per building (i.e. twelve bat tubes in total) shall be submitted to and approved in writing by the Local Planning Authority for each building. The details shall include the exact location, specification and design of the habitats.

Prior to the first occupation of the building to which they form part, the tubes shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the tubes shall be maintained 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: the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

22. **SWIFT NESTING FEATURES**

Before any above grade work related to the relevant building hereby consented

begins (with the exception of demolition and the Devonshire Grove works), details of no fewer than six Swift nesting bricks per building (i.e. no fewer than 24 Swift nesting bricks in total) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the exact location, specification and design of the nesting bricks for each building.

Prior to the first occupation of the building, the nesting bricks shall be installed strictly in accordance with the approved details. Once completed and for the lifetime of the development, all the nesting bricks shall be maintained 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: the National Planning Policy Framework 2023; Policy G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P60 (Biodiversity) and P69 (Sustainable Standards) of the Southwark Plan 2022.

23. **SECTION DETAIL-DRAWINGS**

Before any above grade work related to the relevant building hereby consented begins (with the exception of demolition and the Devonshire Grove works), section detail-drawings for each building at a scale of 1:5 together with 1:50 scale context drawings:

- i. Facades (reveals, soffits etc.) including:
 - The various bricks and paneled treatments;
 - Canopies/awnings;
 - Junctions of exposed structural elements (columns, beams and floors);
 - Head, cills and jambs of openings;
 - Parapets and roof edges;
 - Rooftop balustrades and crowns;
- ii. Entrances (including any access sashes, security gates, entrance portals and awnings);
- iii. Typical windows;
- iv. Plant screening/ enclosure;
- v. Shopfront of the Class E units and the Large-scale Purpose-built Student Accommodation foyers;
- vi. Signage zones; and
- vii. Gates and fencing to all external spaces;

of the proposal to be constructed in the carrying out of this permission, shall be submitted to and approved in writing by the Local Planning Authority.

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

REASON:

In order to satisfy the Local Planning Authority that the construction details will achieve a high quality of design and detailing, are suitable in context and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2023; 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.

24. **MATERIALS SCHEDULE AND ON-SITE PRESENTATION OF MOCK-UP PANELS**

Before any above grade work related to the relevant building hereby consented begins (with the exception of demolition and the Devonshire Grove works):

a) the specification of each facing materials to be used for each building hereby approved shall be submitted as part of a Material Schedule to, and approved in writing by, the Local Planning Authority; and

b) unless otherwise agreed in writing by the Local Planning Authority, full-scale mock-ups of the facades shall be presented on site (or near to the site) for each building and approved in writing by the Local Planning Authority (the detailed scope of mock up requirements to have been agreed with the Local Planning Authority in advance of them being constructed and presented on site).

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

REASON:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in material terms, will achieve a high quality of design and detailing, and are consistent with the consented scheme, in accordance with: the National Planning Policy Framework 2023; 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.

25. **SECURED BY DESIGN**

a) Before any above grade work hereby consented begins for the relevant part of Phase 3 and 4 (with the exception of demolition and the Devonshire Grove works), details of security measures (which target the 'Secured by Design' accreditation award from the Metropolitan Police) shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first occupation of the relevant part of Phase 3 and 4 hereby approved, confirmation that Secure by Design certification has been achieved 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: the National Planning Policy Framework 2023; Policy D11 (Safety, Security and Resilience to Emergency) of the London Plan

26. **SPRINKLER SYSTEM**

Before any above grade work hereby consented begins for Building C or D (with the exception of demolition and the Devonshire Grove works), full particulars of the sprinkler system to be used within the commercial units shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with any approval given.

REASON:

To ensure that there is an adequate level of fire safety within this mixed use development, in accordance with: the National Planning Policy Framework 2023; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

27. **CAR PARKING DESIGN AND MANAGEMENT PLAN**

Before any above grade work hereby authorised begins for the relevant building (with the exception of demolition and the Devonshire Grove works), a Car Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority for each building.

The Car Parking Design and Management Plan shall set out a strategy explaining:

- how the wheelchair accessible parking spaces are to be allocated on the basis of need (reflecting the fact that not every owner and/or occupier of a wheelchair dwelling may own a vehicle and not every disabled driver will require a wheelchair dwelling); and
- how, in the event that there is demand from the residential occupiers of the development, additional wheelchair accessible parking spaces to serve the wheelchair accessible residential units could be provided (including timeframe commitments for delivery such additional spaces).

All wheelchair accessible parking spaces on-site shall be safeguarded for future use by occupiers of the wheelchair accessible units.

REASON:

To ensure that there would be adequate provision for wheelchair accessible parking spaces, and that a strategy is in place to deliver more parking spaces in the event that there is occupier demand, in accordance with: the National Planning Policy Framework 2023; Policy T6.1 (Residential parking) of the London Plan 2021; and Policy P55 (Parking standards for disabled people and the physically impaired) of the Southwark Plan 2022.

Permission is subject to the following Pre-Occupation Conditions:

28. **PUBLIC ART STRATEGY**

Before the first occupation of any part of Building C hereby consented, a Public Art Strategy setting out the vision for the 'public art wall' on the northwest elevation of Building C and the 'public art wall' on the northeast elevation of Building D shall be submitted to and approved by the Local Planning Authority.

The Public Art Strategy shall for each of the walls:

- provide the dimensions to be displayed; and
- demonstrate that reasonable endeavours have been made to respond to the principles set out in part 4.4.3 of the Mayor's London Public Charter and the Council's Public Art Policy 2022 (in particular the sections entitled 'Vision for Public Art in Southwark's Public Spaces', 'Environmental Impact of Public Art' and 'Recommended Measures for Commissioning Processes').

REASON:

To ensure the public art applied to the two walls makes a high quality contribution to the public realm that accords with the Council's aspirations for art in the public sphere, in accordance with: the National Planning Policy Framework 2023; Policy D8 (Public Realm) of the London Plan 2021; and P13 (Design of places), P14 (Design quality) P17 (Tall buildings) and P46 (Leisure, arts and culture) of the Southwark Plan 2022; and the Council's Public Art Policy 2022,

29. **FINAL EXTERNAL LIGHTING STRATEGY**

Before the first occupation of any part of the relevant building hereby consented, a Final External Lighting Strategy providing details of all external lighting (including design, power and position of luminaries, and any dim-down and turn-off times) for each building shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall demonstrate compliance with the Institute of Lighting Professionals Guidance Note 01/20 'Guidance notes for the reduction of obtrusive light'.

REASON:

In order that the Local Planning Authority may be satisfied as to the details of the development in the interest of the visual amenity of the area, protection of biodiversity, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with: the National Planning Policy Framework 2023; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm), D9 (Tall Buildings), D14 (Designing Out Crime), D11 (Safety, Security and Resilience to Emergency), G1 (Green Infrastructure) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies P13 (Design of Places), P16 (Designing Out Crime), P56 (Protection of Amenity), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

30. **LANDSCAPE MANAGEMENT PLAN**

Before the first occupation of any part of the relevant phase hereby consented, a Landscape Management Plan shall be submitted to and approved by the Local Planning Authority for each relevant phase, which shall provide full details of:

- long term design objectives;
- management responsibilities and maintenance schedules for all landscape areas (other than small, privately owned, domestic gardens); and
- an irrigation schedule for all trees to ensure successful establishment.

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:

To ensure the details of the landscaping scheme are satisfactory, in accordance with: Chapters 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing Heat Risk), SI 13 (Sustainable Drainage), G1 (Green Infrastructure), G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

31. **FINAL SECURITY SURVEILLANCE EQUIPMENT STRATEGY**

Before the first occupation of any part of the relevant building hereby consented, a Final Security Surveillance Equipment Strategy shall be submitted to and approved in writing by the Local Planning Authority for each building. The Strategy shall provide details of the security surveillance equipment to be installed on the building and within all external areas at all levels of the building.

REASON:

In order that the Local Planning Authority may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with: the National Planning Policy Framework 2023; Policies D3 (Optimising Site Capacity Through the Design-led Approach), D4 (Delivering Good Design), D8 (Public Realm), D9 (Tall Buildings), D14 (Designing Out Crime) and D11 (Safety, Security and Resilience to Emergency) of the London Plan 2021; and Policies P13 (Design of Places), P56 (Protection of Amenity) and P16 (Designing Out Crime) of the Southwark Plan 2022.

32. **BIODIVERSITY MITIGATION AND ENHANCEMENT MONITORING SCHEME**

a) Before the first occupation of any part of the relevant phase hereby consented, a 'Biodiversity Mitigation and Enhancement Monitoring Scheme' shall be submitted to and approved by the Local Planning Authority for each phase. The Scheme shall include (but not necessarily be limited to):

- annual protected species surveys of created, retained or receptor habitats;

- botanical/bird/invertebrate surveys of created or retained habitats; and
- use of bird or bat boxes.

b) Following approval of the Scheme referred to in part a) of this condition, and following first occupation of the development, the monitoring shall be carried out and reported to the Local Planning Authority in accordance with the agreed Scheme for a period of 30 years. Surveys shall be undertaken in years 1, 3, 5, 7, 10, 15, 20, 25 and 30, and the evidence submitted to the Council for discharge in those nine stages.

Species results will be submitted to the London Biological Records Centre, Greenspace Information for Greater London (GIGL).

REASON:

In order to: comply with the Biodiversity Net Gain requirements of the Environment Act 2021, measure the effectiveness of biodiversity mitigation and/or enhancement measures, ascertain whether the measures achieve the expected biodiversity benefits, and assist with biodiversity monitoring in the interests of helping to inform and refine the design of net gain/mitigation schemes to ensure effective measures are delivered in future developments, all in accordance with: the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening) and G6 (Biodiversity and Access to Nature) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

33. TRAVEL PLAN AND TRANSPORT METHODS SURVEY

a) Before the first occupation of any part of the relevant phase or building hereby consented, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Final Travel Plan shall set out the measures to be taken to encourage the use of modes of transport other than the car by all users of the building, and shall give particular focus to active travel measures. The Final Travel Plan shall be based on the principles set out in the Draft Travel Plan, which comprises the following document(s):

- Framework Travel Plan - Dated June 2023 - Produced by Caneparo

b) At the start of the second year of operation of the approved Final Travel Plan, a detailed Transport Methods Survey showing:

- the methods of transport used by all those users of the development to and from the site;
- how those results compares with the methods envisaged in the Final Travel Plan; 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 other in accordance with any such approval given.

REASON:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2023; Policies GG3 (Creating a Healthy City), T4 (Assessing and Mitigating Transport Impacts) of the London Plan 2021, and; Policies P45 (Healthy Developments), P50 (Highways Impacts), P51 (Walking) and P53 (Cycling) of the Southwark Plan 2022.

34. **ELECTRIC VEHICLE CHARGING POINTS**

Before the first occupation of the relevant phase hereby consented, details of the installation (including location, type and commissioning certificate) of the electric vehicle charger points to serve the wheelchair parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

The approved electric vehicle charger points shall be installed prior to occupation of any part of the development.

REASON:

To encourage more sustainable travel and minimise the effect of the development on local air quality within the designated Air Quality Management Area, as well as to encourage the uptake of electric and hybrid vehicles, in accordance with: the National Planning Policy Framework 2023; Policy T6 (Car Parking) of the London Plan 2021; and Policies P54 (Car Parking) and P70 (Energy) of the Southwark Plan 2022.

35. **URBAN GREENING CERTIFICATION**

a) Before the first occupation of any part of the development hereby consented, an interim report/letter (together with any supporting evidence) from a suitably qualified landscape specialist shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed UGF score of 0.43.

b) Within six months of first occupation of the final building hereby permitted, a post construction certificate prepared by a suitably qualified landscape specialist (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 UGF score of 0.43 has been met.

REASON:

To ensure the proposal complies delivers the agreed UGF score, in accordance with: the National Planning Policy Framework 2023; Policy G5 (Urban Greening) of the London Plan 2021; and Policies SP6 (Climate Emergency), P13 (Design of Places), P59 (Green Infrastructure), P60 (Biodiversity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

36. **BREEAM CERTIFICATION**

a) Before the first occupation of the non-residential uses hereby consented, an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor shall be submitted to and approved in writing by the Local Planning Authority. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the commercial and PBSA elements of the development hereby approved will, once completed, achieve the agreed 'Excellent' BREEAM Standards.

b) Within six months of first occupation of the non-residential uses 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 'Excellent' BREEAM standards have been met.

REASON:

To ensure the proposal achieves high environmental standards and plays its role in reducing the extent of man-made climate change, in accordance with: the National Planning Policy Framework 2023; Policy SI2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policies SP6 (Climate Emergency) and P69 (Sustainability Standards) of the Southwark Plan 2022.

37. FLOOD WARNING AND EVACUATION PLAN

Before the first occupation of any part of the ground floor units hereby consented, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The Flood Warning and Evacuation Plan shall:

- state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services;
- state how occupants will be made aware of the plan itself;
- provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood;
- state the measures that will be implemented to provide appropriate refuge, as well as safe and efficient evacuation for occupiers, in a flood event; and
- provide details of any flood mitigation and resilience measures designed into the scheme post-permission additional to those secured at planning application approval stage.

The approved Flood Warning and Evacuation Plan shall be implemented on first occupation of the ground floor premises hereby approved and carried out in accordance with the approved details for the lifetime of the development.

REASON:

To ensure that a strategy is in place that will reduce the risk to occupiers in the event of a flood, given that part of the site is at risk of surface water flooding, in

accordance with: the National Planning Policy Framework 2023; Policy SI12 (Flood Risk Management) of the London Plan 2021; P68 (Reducing Flood Risk) of the Southwark Plan 2022; and Southwark's Strategic Flood Risk Assessment 2017.

38. **FINAL SURFACE WATER DRAINAGE VERIFICATION REPORT**

Before the first occupation of the relevant building hereby consented, a Final Surface Water Drainage Verification Report prepared by a suitably qualified engineer shall be submitted to and approved in writing by the Local Planning Authority for each building. The Verification 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 Sustainable Drainage Report prepared by Pell Frischmann (Revision P03, dated 08/09/2023);
- 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; and
- include details of the responsible management company.

REASON:

To ensure the surface water drainage complies with the approved Final Surface Water Drainage Strategy, in accordance with: the National Planning Policy Framework 2023; Policy SI 13 (Sustainable Drainage) of the London Plan 2021; Policy P68 (Reducing Flood Risk) of the Southwark Plan 2022; and Southwark's Strategic Flood Risk Assessment 2017.

39. **OFF-SITE POTABLE WATER INFRASTRUCTURE NETWORK CAPACITY UPGRADES**

Before the occupation of the 101st residential property, evidence to confirm that either:

- a) all water network upgrades, if required, to accommodate the additional potable water flows to serve the development have been completed; or
 - b) a Development and Infrastructure Phasing Plan has been agreed with Thames Water to enable the development to be occupied;
- shall be submitted to and approved in writing by the Local Planning Authority (in liaison with Thames Water).

Where a Development and Infrastructure Phasing Plan is required, occupation of the development shall not take place other than in accordance with the agreed Development and Infrastructure Phasing Plan.

REASON:

Additional demand will arise from the development hereby consented, which may result in low or no water pressures, and as such the provision of reinforcement works are anticipated to ensure there is sufficient capacity within the off-site water infrastructure network, in accordance with: the National Planning Policy Framework 2023; Policy SI5 (Water Infrastructure) of the

London Plan 2021; and Policy P67 (Reducing Water Use) of the Southwark Plan 2022.

40. **EXTRACTION AND VENTILATION SCHEME FOR COMMERCIAL KITCHEN USES**

Before commencement of any non-residential use involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of any commercial kitchen use shall be submitted to and approved by the Local Planning Authority for each non-residential unit, demonstrating that fumes and odours from the kitchen would not affect public health or residential amenity.

The Extraction and Ventilation Scheme for Commercial Kitchen Uses 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 that any installed ventilation, ducting and/or ancillary equipment 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 2023; Policies D4 (Delivering Good Design), D13 (Agent of Change) and SI 1 (Improving Air Quality) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality), P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

41. **SIGNAGE STRATEGY**

Prior to occupation of the relevant building, a Signage Strategy detailing the design code(s) for the proposed frontages of the non-residential units at the base of Buildings B, C and D and the Community Hub unit at the base of Building A shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all installed signage (including any new/replacement signage) shall be implemented in accordance with the approved Signage Strategy.

The Signage Strategy design code(s) shall include details of:

- dimensions and locations of the advertisement zones;
- materials;
- awnings (if any);
- mode and level of any illumination; and
- any ways in which the proposed signage designs differ from those in the planning application stage drawings.

REASON:

To ensure that high quality, consistent and coordinated signage is installed across all non-residential frontages within the development hereby approved, in accordance with: the National Planning Policy Framework 2023; Policies D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings) of the London Plan 2021; and Policies P14 (Design Quality) and P43 (Outdoor Advertisements and Signage) of the Southwark Plan 2022.

42. DRINKING WATER FOUNTAINS

Prior to the first use of any part of the public realm in Phase 4, at least one accessible drinking water fountain vessel shall be provided, equipped with a constant supply of potable water and in a fully operational state.

24 hours a day 365 days a year and for the lifetime of the development, the drinking water fountains shall be:

- available free-of-charge to the general public continuously; and
- kept in a clean, safe, and well-maintained state.

In the interests of creating healthy, sustainable, inclusive and comfortable public realm in this town centre location, in accordance with the National Planning Policy Framework 2023; Policies D4 (Delivering Good Design), D8 (Public Realm) and D9 (Tall Buildings) of the London Plan 2021; and Policies P14 (Design Quality) and P35 (Town and local centres) of the Southwark Plan 2022.

Permission is subject to the following Compliance Conditions:

43. CIL PHASING

This planning permission is a phased planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

In order to be eligible for phased CIL payments, the development hereby permitted shall be commenced in a phased manner, in accordance with a CIL Phasing Plan to be submitted to and approved by the Local Planning Authority prior to commencement of the development.

REASON:

To assist with the identification of each chargeable development and the calculation of the amount of CIL payable in respect of each chargeable development, in accordance with: the Community Infrastructure Levy Regulations 2010 (as amended); and Policy IP3 'Community Infrastructure Levy (CIL) and Section 106 Planning Obligations' of the Southwark Plan 2022.

44. INTERNAL NOISE LEVEL REQUIREMENTS FOR THE RESIDENTIAL

UNITS

The residential units (Purpose-Built Student Accommodation Units and conventional Class C3 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#, 30 dB LAeq T*, 45dB LAFmax T *
- Living rooms: 35dB LAeq T #
- Dining room: 35 dB LAeq T #

[* refers to night time - 8 hours between 23:00-07:00; # refers to day time - 16 hours between 07:00-23:00]

When assessing mitigation measures to ensure the above standards are met, the tenth highest individual LAMax event measured shall be used not a time-averaged LAMax.

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 National Planning Policy Framework 2023; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

45. RESISTANCE TO VERTICAL SOUND TRANSMISSION BETWEEN COMMERCIAL AND RESIDENTIAL USES

Party walls, floors and ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. Prior to first occupation of any part of the development, the following shall be submitted to and approved in writing by the Local Planning Authority:

- results of testing of the separating partition for airborne sound insulation in accordance with the methodology of ISO 16283-1:2014; and
- details of the specification of the partition together with full results of the sound transmission testing.

Once approved the partition(s) 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 in accordance with: the National Planning Policy Framework 2023; and Policies P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

46. CYCLE STORAGE COMPLIANCE

The development hereby approved shall not be carried out other than in accordance with the cycle parking facilities (spaces, stand types, layout and

access arrangements) as shown on the drawings hereby approved.

Thereafter, such facilities shall be retained and maintained in perpetuity unless otherwise approved by the Local Planning Authority.

REASON:

To ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2023; Policy T5 (Cycling) of the London Plan 2021; and P53 (Cycling) of the Southwark Plan 2022.

47. **REFUSE STORAGE COMPLIANCE**

The development hereby approved shall not be carried out other than in accordance with the refuse storage facilities (individual bin stores, routes to bin stores, bin collection locations, levels and gradients to and from the store, bulky waste storage) as shown on the drawings hereby approved.

Thereafter, such facilities shall be retained and maintained unless otherwise approved by the Local Planning Authority.

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) and that it can be collected efficiently by collection service providers, in accordance with: the National Planning Policy Framework 2023; Policies SI7 (Reducing Waste and Supporting the Circular Economy) and T7 (Deliveries, Servicing and Construction) of the London Plan 2021; Policies P45 (Healthy Developments), P50 (Highways Impacts), P56 (Protection of Amenity) and P62 (Reducing Waste) of the Southwark Plan 2022; and the Council's Waste Management Strategy Extension 2022-2025.

48. **CAR FREE MARKETING**

The materials/details used to market all of the for sale and rental properties hereby consented shall clearly identify the development as car free (excluding the permitted designated blue badge spaces).

REASON:

To encourage more sustainable travel and minimise the effect of the development on local air quality within the designated Air Quality Management Area, in accordance with: the National Planning Policy Framework 2023; Policy T6 (Car Parking) of the London Plan 2021; and Policy P54 (Car Parking) of the Southwark Plan 2022.

49. **SERVICING HOURS**

Notwithstanding the details contained in any delivery and servicing plans or documents approved as part of any condition attached to this decision notice, all deliveries or collections to the non-residential parts of the development hereby approved shall only be between the following hours, unless otherwise approved by the Local Planning Authority:

- 07:00 to 20:00 Monday to Saturday; and
- 10:00 to 18:00 on Sundays and Bank Holidays.

REASON:

To ensure that the occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance, and to reduce vehicle movements on the local road network during peak times, in accordance with: the National Planning Policy Framework 2023; Policy T7 (Deliveries, Servicing and Construction) of the London Plan 2021; and Policy P50 (Highways Impacts) of the Southwark Plan 2022.

50. **HOURS OF OPERATION: FLEXIBLE COMMERCIAL UNIT (IF OCCUPIED FOR ANY USE OTHER THAN OFFICE)**

In the event that the Building C commercial unit and/or the Building D commercial unit, for which consent is hereby granted for flexible Class E[a] to Class E[g] use, is occupied for any use other than Class E[g](i), the use of the premises shall not be carried on outside of the following hours:

- 07:00hrs to 23:00hrs on Mondays to Sundays (including Bank Holidays).

REASON:

Because Class E[a], [b], [c], [d], [e], [g](ii) and [g](iii) all have the potential to generate noise that could result in the occupiers of neighbouring premises suffering a loss of amenity during the night-time by reason of noise nuisance, and as such it is necessary to limit the hours of use for all these functions to day-time only, in accordance with: the National Planning Policy Framework 2023; Policy D14 (Noise) of the London Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

51. **HOURS OF OPERATION: COMMUNITY HUB**

The Community Hub at Level 00 of Building A, for which consent is hereby granted for Class F2[b] use, shall not be carried on outside of the following hours:

- 07:00hrs to 23:00hrs on Mondays to Saturdays; and
- 09:00hrs to 22:00hrs on Sundays (including Bank Holidays).

REASON:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of night-time noise nuisance, in accordance with: the National Planning Policy Framework 2023; Policy D14 (Noise) of the London

Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

52. **HOURS OF OPERATION: CAFÉ**

The Café at Level 00 of Building B, for which consent is hereby granted for Class E[b] use within the wider Sui Generis use of the parent building, shall not be carried on outside of the following hours:

- 07:00hrs to 23:00hrs on Mondays to Saturdays; and
- 09:00hrs to 22:00hrs on Sundays (including Bank Holidays).

REASON:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of night-time noise nuisance, in accordance with: the National Planning Policy Framework 2023; Policy D14 (Noise) of the London Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

53. **COMMERCIAL KITCHEN EXTRACT VENTILATION MAINTENANCE**

All components of any commercial kitchen extraction system shall be cleaned, serviced, maintained and replaced at sufficient intervals to prevent degradation in performance of the system's components affecting surrounding amenity, and fully in accordance with manufacturer's recommendations. Suitable documentary evidence shall be kept and made available to the Local Planning Authority upon request.

REASON:

To ensure that that any installed kitchen extraction system will not cause a loss of amenity by reason of odour or fume, in accordance with: The National Planning Policy Framework 2023; Policies D13 (Agent of Change) and SI 1 (Improving Air Quality) of the London Plan 2021; and Policies P56 (Protection of Amenity) and P65 (Improving Air Quality) of the Southwark Plan 2022.

54. **RESTRICTION: HIGHER SPECIFICATION FIT-OUT FOR ANY UNIT OCCUPIED FOR RESEARCH/DEVELOPMENT OR LIGHT INDUSTRIAL PURPOSES**

Prior to occupation of the Building C commercial unit and/or the Building D commercial unit for a Class E[g](ii) or Class E[g](iii) use, the building envelope sound insulation shall be adapted as necessary in order to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR40 when measured as an LAeq across any 5 minute period at any location 3 metres from the commercial facade.

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 research/development and light industrial premises, in accordance with: the National Planning Policy Framework 2023; Policy D14 (Noise) of the London Plan 2021; P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

55. **RESTRICTION: NO INSTATEMENT OF APPURTENANCES**

No meter boxes, flues, vents or pipes (other than rainwater pipes) or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the buildings, unless otherwise approved by the Local Planning Authority.

REASON:

To ensure such works do not detract from the appearance of the buildings in accordance with: the National Planning Policy Framework 2023; Policy D4 (Delivering Good Design) of the London Plan 2023; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

56. **RESTRICTION: NO INSTATEMENT OF ROOF PLANT AND OTHER ROOF STRUCTURES**

No roof plant, equipment or other structures, other than as shown on the drawings hereby approved or discharged under an 'approval of details' application pursuant to this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure hereby permitted.

REASON:

To ensure no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area, in accordance with: the National Planning Policy Framework 2023; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

57. **RESTRICTION: NO INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT**

Notwithstanding the provisions of Schedule 2, Part 16 of the Town & Country Planning (General Permitted Development) (England) Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted, unless otherwise approved by the Local Planning Authority.

REASON:

To ensure no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 2023; Policy D4 (Delivering Good Design) of the London Plan 2021; and Policies P13 (Design of Places), P14 (Design Quality) and P56 (Protection of Amenity) of the Southwark Plan 2022.

58. **BASEMENT IMPACT ASSESSMENT COMPLIANCE**

The development hereby approved shall be carried out in accordance with the recommendations and conclusions contained in the approved Basement Impact Assessment, which comprises the following document(s):

- 'Basement Impact Assessment' - Ref 106748-PEF-ZZ-XX-RP-GG-0003 - Rev P02 - Dated 02.06.2023 - Produced by Pell Frischmann

REASON:

To ensure the basement is designed safely in reference to ground movement, flood risk, sustainable urban drainage and archaeology, in accordance with: the National Planning Policy Framework 2023; Policy D10 (Basement Development) of the London Plan 2021; Policies P14 (Design Quality), P23 (Archaeology) and P68 (Reducing Flood Risk).

59. **FIRE SAFETY STRATEGY COMPLIANCE**

The development hereby approved shall not be carried out other than in accordance with the approved Fire Safety Strategy, which comprises the following documents:

- 'STAGE 2 FIRE STRATEGY' - Ref 10314.000 - Rev 3 - Dated 01.11.2023 - Produced by Introba Consulting Ltd;
- 'Fire statement form' [Gateway One form] - Dated 30.06.2023 - Produced by Introba Consulting Ltd.

REASON:

To minimise the risk to life and minimise building damage in the event of a fire, in accordance with: the National Planning Policy Framework 2023; and Policies D11 (Safety, Security and Resilience to Emergency) and D12 (Fire Safety) of the London Plan 2021.

60. **ECOLOGICAL APPRAISAL COMPLIANCE**

The development hereby approved shall not be carried out other than in accordance with the recommendations of the approved Preliminary Ecological Appraisal, which comprises the following document:

- 'Update Preliminary Ecological Appraisal' - Ref 8912 - Version 3.0 – Dated 20.06.2023 – Produced by Temple

REASON:

To ensure the protection of wildlife and habitats, and to secure opportunities for the enhancement of the nature conservation value of the site, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) and G7 (Trees and Woodlands) of the London Plan 2021; and Policies SP6 (Climate Emergency), P59 (Green Infrastructure) and P60 (Biodiversity) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions:

61. PLAY EQUIPMENT DETAILS

At least 6 months prior to the occupation of any residential unit, details of the play equipment to be installed shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation of the residential units, the play equipment shall be provided in accordance with the approved details.

Reason:

In order that the Council may be satisfied with the details of the play equipment, in accordance with: The National Planning Policy Framework 2021; Policy S4 (Play and Informal Recreation) of the London Plan 2021; and Policies SP2 (Southwark Together), P13 (Design of Places) and P15 (Residential Design) of the Southwark Plan 2022.

62. SITE CONTAMINATION

a) In the event that contamination is found that presents a risk to future users or controlled waters or other receptors, a detailed 'Remediation and/or Mitigation Strategy' including:

- all proposed actions to be taken to bring the site to a condition suitable for the intended use together with any monitoring or maintenance requirements; and

- confirmation that, as a minimum, the site shall not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation; shall be submitted to and approved in writing by the Local Planning Authority.

The approved remediation scheme (if one is required) shall be carried out and implemented as part of the development.

b) Following the completion of the works and measures identified in the approved 'Remediation and/or Mitigation Strategy', a 'Verification Report' providing evidence that all required remediation works have been completed (together with any future monitoring or maintenance requirements), shall be submitted to and approved in writing by the Local Planning Authority.

c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a 'Scheme of Investigation and Risk Assessment', a 'Remediation and/or Mitigation Strategy' and (if required) a 'Verification Report' shall be submitted to the Local Planning Authority for approval in writing.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors, in accordance with: the National Planning Policy Framework 2021; and Policy P64 (Contaminated Land and Hazardous Substances) of the Southwark Plan 2022.

63. **ARBORICULTURAL SCHEDULE OF SITE SUPERVISION AND MONITORING**

a) All Arboricultural Supervisory elements are to be undertaken in accordance with the approved Arboricultural Method Statement site supervision key stages (BS: 5837 (2012)) for this site, as evidenced through signed sheets and photographs.

b) No later than 28 days after the date of completion of the development hereby approved, the completed Schedule of Site Supervision and Monitoring of the arboricultural protection measures (as approved in the separate Tree Protection Measures condition listed on this Decision Notice) shall be submitted for approval in writing by the Local Planning Authority.

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 project or pre-appointed tree specialist.

Works shall comply to:

- 'BS: 5837 (2012) Trees in relation to demolition, design and construction';
- 'BS3998: (2010) Tree work - recommendations';
- 'BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf)';
- 'EAS 01:2021 (EN) - Tree Pruning Standard';
- 'EAS 02:2022 (EN) - Tree Cabling/Bracing Standard'; and
- 'EAS 03:2022 (EN) - Tree Planting Standard'.

REASON:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with: Chapters 8, 11, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies G1 (Green Infrastructure),

G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policies P13 (Design of Places), P56 (Protection of Amenity), P57 (Open Space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

64. **ARCHAEOLOGICAL REPORTING**

Within one year of the completion of any archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of a commitment to finance and resource these works to their completion.

REASON:

In order that the archaeological interest of the site is secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with: the National Planning Policy Framework 2023; and Policy P23 (Archaeology) of the Southwark Plan 2022.

65. **PLANT NOISE DESK-BASED AND AS-BUILT ACOUSTIC REPORTING**

a) 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'. Suitable acoustic treatments shall be used to ensure compliance with the above standard.

b) Prior to the plant being commissioned, a desk-based acoustic report validating the design's compliance with the standards described in part a) of this condition shall be submitted to the Local Planning Authority for approval in writing.

c) Within six months of first occupation of the development hereby approved, an as-built acoustic report providing the results of a validation test and demonstrating compliance with the standards described in part a) of this condition shall be submitted to and approved in writing by the Local Planning Authority.

Once the as-built acoustic report has been approved, the plant and any acoustic treatments shall be permanently maintained thereafter.

REASON:

To ensure that occupiers of neighbouring premises do not suffer a loss of

amenity by reason of noise nuisance, and that the local environment does not suffer from noise creep due to plant and machinery, in accordance with: the National Planning Policy Framework 2023; Policy D14 (Noise) of the London Plan 2022; and Policies P56 (Protection of Amenity) and P66 (Reducing Noise Pollution and Enhancing Soundscapes) of the Southwark Plan 2022.

66. **POST-CONSTRUCTION WHOLE LIFE-CYCLE CARBON REPORTING**

Upon the completion of the as-built design and upon commencement of RIBA Stage 6, but prior to the building being occupied (or handed over to a new owner, if applicable), the legal owner(s) of the development shall submit the Post-Construction Whole Life-Cycle Carbon Assessment (Post-Construction WLCA) to the GLA.

The Post-Construction WLCA shall be submitted to ZeroCarbonPlanning@london.gov.uk. The owner should use the post construction tab of the GLA's WLC assessment template and this should be completed accurately and in its entirety, in line with the criteria set out in the GLA's Whole Life-Cycle Carbon Assessments LPG.

The Post-Construction WLCA should provide an update of the information submitted at planning stage (RIBA Stage 2/3), including the WLC carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. The assessment should be submitted along with any supporting evidence as per the GLA's Whole Life-Cycle Carbon Assessments LPG and should be received no later than three months post as-built design completion, unless otherwise agreed.

REASON:

To ensure whole life-cycle carbon is calculated and reduced, and to demonstrate compliance with: the National Planning Policy Framework 2023; and Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan 2021; and Policy P70 (Energy) of the Southwark Plan 2022.

67. **POST-COMPLETION CIRCULAR ECONOMY REPORTING**

No later than three months following substantial completion of the development hereby consented:

a) a Post-Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the Planning Stage Circular Economy Statement shall be submitted to the GLA at CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statements LPG; and

b) confirmation of submission of the Post-Completion Circular Economy Report shall be submitted to the Local Planning Authority for approval in writing.

REASON:

To ensure the Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework 2023; and Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan 2021; and Policy P62 (Reducing Waste) of the Southwark Plan 2022.

Informatives

1. INFORMATIVE RELATING TO STOPPING-UP ORDER

As part of the adopted highway will need to be stopped up in order to enable this development to proceed, a highway stopping-up order will need to be applied for under the provisions of the Town and Country Planning Act 1990. The applicant is, therefore, advised to contact the Council's Highways Development Management Team at their earliest convenience HighwaysDM@Southwark.gov.uk.

2. INFORMATIVE FROM THAMES WATER REGARDING POTABLE WATER: MINIMUM PRESSURE AND FLOW RATE

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

3. INFORMATIVE FROM THAMES WATER REGARDING WASTE WATER: WORKING NEAR OR DIVERTING PIPES

Please read the Thames Water guide 'Working Near Our Assets' to ensure any works carried out will be in line with the necessary processes if working above or near Thames Water pipes or other structures. This can be accessed from: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water on: developer.services@thameswater.co.uk