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| <b>Item No:</b><br>7.1 & 7.2       | <b>Classification:</b><br>Open | <b>Date:</b><br>8 October 2024                                      | <b>Meeting Name:</b><br>Planning Committee (Major Applications) A |
| <b>Report title:</b>               |                                | <b>Addendum report</b><br>Late observations and further information |   |
| <b>Ward(s) or groups affected:</b> |                                | Old Kent Road & Rotherhithe   |   |
| <b>From:</b>                       |                                | Director of Planning and Growth                                     |   |

## PURPOSE

1. To advise members of clarifications, corrections, consultation responses and further information received in respect of the following items on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken into account in reaching the stated recommendation.

## RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

### **ITEM 7.1: 23/AP/0948 - 6-12 Verney Road, London, SE16 3DH**

4. The payment in lieu of providing affordable workspace on this site has been agreed at a figure of £2.57m
5. The total of cycle storage spaces that would be provided is 136 instead of 142 suggested in paragraph 176 of the report. 136 cycle spaces would comply with the requirements in the Southwark Plan.
6. The additional drawings should be referred to in condition 1 as approved plans:

18189 -THP - XX- XX- DR- A-(00)45 P02

18189 -THP - XX- XX- DR- A-(00)46 P01

18189 -THP - XX- XX- DR- A-(00)47 P02

### **ITEM 7.2: 23/AP/3487 - City Business Centre (St Olav's Court), Lower Road, London SE16 2XB**

## Correction

7. The table in paragraph 2, page 170 of the committee report contains errors in the figures for CO2 savings and should read as follows:

|                 | CO2 Savings beyond part L Bldg. Regs 2021          |
|-----------------|--|
| Residential     | Be Lean 4.8 18%<br>Be Clean 0<br>Be Green 45.6 59% |
| Non-residential | Be Lean 4.2 5%<br>Be Clean 0<br>Be Green 7.2 30%   |

### Conditions

8. It is recommended that the following additional conditions be imposed:
9. Before the commencement stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.
- a) Site specific Risk Assessments and Method Statements (RAMS) for any activities which TfL may deem to be a risk to London Underground (LU). Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
  - b) Details of any changes in loading to LU's infrastructure because of the works or temporary works.
  - c) Demonstrate that the LU vent shafts are protected from the flooding/drainage impact due to the construction activities.
  - d) Written confirmation will be required from Thames Water that any increased drainage or sewage from the site will not be discharged directly or indirectly into LU's drainage system.
  - e) Accommodate the location of the existing LU infrastructure.
  - f) Demonstrate that there will at no time be any potential security risk to LU's railway, property or structures.
  - g) Mitigate the effects of noise and vibration arising from the adjoining railway operations and maintenance within their structures and land.
  - h) Landscaping to be agreed in accordance with the London Underground landscaping standard.

10. Before the Demolition stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.
  - a) Site specific Risk Assessments and Method Statements (RAMS) for any activities scaffolding tall plant use and demolition plant.
  - b) A ground movement analysis will be required for demolition only.
  - c) Structure monitoring and track monitoring duration of construction works if required.
  - d) Full consultation with TfL Engineering Infrastructure Protection to agree demolition, and site remedial methodologies.
  - e) No support to be taken from LU's land or structures.
  
11. Before the sub-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.
  - a) Prior to commencement of each phase of the development, provide detailed design for foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent).
  - b) Site specific Risk Assessments and Method Statements (RAMS) for any activities (groundworks, piling) which TfL may deem to be a risk to LU. Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
  - c) Details of any changes in loading to LU's infrastructure because of the works or temporary works.
  - d) A ground movement assessment/Impact assessment will be required for substructure.
  - e) No support to be taken from LU's land or structures
  
12. Before the super-structure construction stage begins, no works shall be carried out until the following, in consultation with TfL Infrastructure Protection, have been submitted to and approved in writing by the local planning authority.
  - a) Provide detailed design for all superstructure works (temporary and permanent).
  - b) Provide details on the erection and use of tall plant (e.g. tower cranes, mobile cranes and piling rigs) and scaffolding prior to commencement of works.
  - c) Tower Crane base design (including certification), Risk Assessment and Method Statement for siting, erection, lifting arrangements, operational

procedure (including any radio communications), jacking up, derigging in addition to plans for elevation, loads, radius, slew restrictions and collapse radius. No cranes should be erected or dismantled until LU Engineer's approval has been obtained in writing.

- d) Site specific Risk Assessments and Method Statements (RAMS) for any activities (craneage, scaffolding, use of tall plant) which TfL may deem to be a risk to LU. Individual RAMS should be issued a minimum of 6 weeks prior to the individual activity commencing.
- e) Details of any changes in loading to LU's infrastructure because of the works or temporary works.
- f) Ground movement assessment/impact assessment will be required.
- g) Structure monitoring and track monitoring duration of construction works if required.
- h) No support to be taken from LU's land or structures. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

13. The first floor finished floor level must be set no lower than the following metres above Ordnance Datum (m AOD), in line with the submitted Flood Risk Assessment: 7.000 m AOD for Block A and 6.675 m AOD for Block B.

This mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangement. The measure detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

To reduce the risk of flooding to the development and occupants in accordance with P68 Reducing Flood Risk of the Southwark Plan 2022

14. Prior to any above grade works, a wind mitigation strategy shall be submitted and approved by the local planning authority to mitigate the impacts of wind in the areas defined in section 2.2 of the Wind Comfort Report reference 10473-IRB-XX-XX-T-OS-5105, dated 27 October 2023.

Reason:

To provide suitable conditions in the public realm for in accordance with P14 of the Southwark Plan 2022

15. Before the commencement of above ground works, details of cycle parking facilities shall be submitted to the local planning authority for approval. Any

details approved shall be built out and available for users before the first occupation of the development and be maintained thereafter.

Reason: In order 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 of the London Plan 2021; Strategic Policy 6 'Climate emergency' and Policy P53 'Cycling' of the Southwark Plan 2022.

16. That condition 34 be amended as follows:

#### Blue Badge Parking

Provision of one Blue Badge Parking bay as identified on drawing 954-PL-001 P04 '~~18189-121B - PROPOSED SITE PLAN - VERNEY ROAD - REV B~~', shall be provided in accordance with BS8300 requirements prior to the Occupation of the Development and retained thereafter unless as otherwise agreed in writing by the Local Planning Authority.

#### **S106**

17. Additional discussions have taken place about mitigation and officers can report that the financial contribution to compensate for the loss of the trees mentioned in paragraphs 86 and 87 is £114,890.
18. The shortfall of play space to be delivered as a payment in lieu is 165sqm which amounts to a payment of £24,915.
19. The applicant has also agreed to the following matters being secured in the legal agreement:

#### Cycle Hire Contribution

3-years free Membership to nearby Car Club for affordable residential units  
Delivery and Servicing Management Plan Bond and Monitoring Fee  
Revocation of Parking Permits for all proposed properties and units

#### **Late representations**

20. Correspondence has been received from the objectors speaking at the meeting this evening and they have asked for the following photographs to be circulated to the committee.









































### **Conclusion of the Director of Planning and Growth**

21. Having taken into account the additional information provided by the applicant and the additional representations received, the council maintains its recommendation to grant permission as set out in the original committee reports.

### **REASON FOR URGENCY**

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

## REASON FOR LATENESS

23. The new information and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items on the agenda and members should be aware of the comments made.

## BACKGROUND DOCUMENTS

| Background Papers                     | Held At  | Contact  |
|---------------------------------------|--|--|
| The Development Management case files | Corporate Services, Finance and Governance,<br>160 Tooley Street,<br>London<br>SE1 2QH | Planning enquiries<br>Telephone: 020 7525 5403 |