
RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Notting Hill Housing Trust	Reg. Number	14/AP/3844
Application Type	Outline Planning Permission	Case Number	TP/H1059
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 15 development plots comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

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

At: AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17

In accordance with application received on 13/10/2014

and Applicant's Drawing Nos. Planning Documents

Design & Access Statement: Masterplan Application v1 and Design & Access Statement Addendum v1, Design Code dated February 2015, Aylesbury Estate Development specification dated February 2015, Landscape Strategy: Masterplan Application v1 and Landscape Strategy Addendum v1, Arboricultural Impact Assessment prepared by Tamala Trees: Masterplan September 2014, Tree Strategy v1 and Tree Strategy addendum v1, Planning Statement dated February 2015, Affordable Housing Statement dated February 2015, Energy Assessment and District Heating Study – Version 2 dated February 2015, Transport Assessment and Addendum to Transport Assessment dated February 2015, Site Waste Management Strategy and Addendum to Site Wide Waste Management Strategy dated February 2015, Flood Risk Assessment v1, Sustainability Statement v1, Statement of Community Involvement, Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Non-technical summary and Addendum to Non-Technical Summary of the Environmental Statement dated February 2015.

Planning Drawings

NHH-AES M2 IP 01 Development Parcels and Subplots (dated February 2015)
NHH-AES M2 IP 02 Demolition Stages (dated February 2015)
NHH-AES M2 PP 01 Extent of Masterplan Planning Application (dated February 2015)
NHH-AES M2 PP 02 Access (dated February 2015)
NHH-AES M2 PP 03 Circulation (dated February 2015)
NHH-AES M2 PP 04 Development Parcel Extents (dated February 2015)
NHH-AES M2 PP 05 Publicly Accessible Open Space (dated February 2015)
NHH-AES M2 PP 06 Ground Floor Land Uses (dated February 2015)
NHH-AES M2 PP 07 Maximum Building Heights (dated February 2015)
NHH-AES M2 PP 08 Maximum Basement Area (dated February 2015)
NHH-AES M2 PP 09 Development Phasing (dated February 2015)
NHH-AES MPL M2 2900 Illustrative Masterplan (dated February 2015) Revision B
NHH-AES MPL M2 2901 Existing Trees Retained (received February 2015)

Design Code Strategy (Consolidated)
Development Specification (Consolidated)

Subject to the following sixty-five conditions:

Time limit for implementing this permission and the approved plans

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

NHH-AES M2 PP 01 Extent of Masterplan Planning Application (dated February 2015)
NHH-AES M2 PP 02 Access (dated 4 February 2015)
NHH-AES M2 PP 03 Circulation (dated 4 February 2015)
NHH-AES M2 PP 04 Development Parcel Extents (dated 4 February 2015)
NHH-AES M2 PP 05 Publicly Accessible Open Space (dated 4 February 2015)
NHH-AES M2 PP 06 Ground Floor Land Uses (dated 4 February 2015)
NHH-AES M2 PP 07 Maximum Building Heights (dated 4 February 2015)
NHH-AES M2 PP 08 Maximum Basement Area (dated 4 February 2015)
NHH-AES M2 PP 09 Development Phasing (dated 4 February 2015)
NHH-AES MPL M2 2900 Illustrative Masterplan (dated 4 February 2015) Revision B
NHH-AES MPL M2 2901 Existing Trees Retained (received 4 February 2015)

Design Code Strategy (Consolidated)
Development Specification (Consolidated)

Reason:

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

- 2 Definitions
- a) "Advance Infrastructure and Enabling works" means initial enabling and site set-up works required for a construction phase in accordance with details to be submitted to and approved by the Local Planning Authority (in consultation with Transport for London) which may include:
- site establishment and temporary welfare facilities and temporary site accommodation;
 - installation of construction plant;
 - utilities diversions and reinforcements insofar as necessary to enable the construction of the development to commence;
 - temporary drainage, power, and water supply for construction; and
 - Construction access and egress and/or site roads.
- b) "Demolition Phase" means the 7 phases of demolition set out in Table 5.3 of the Environmental Statement (October 2014) and identified on Drawing Reference NHH AES M2 IP02 - Demolition Stages (dated 4 February 2015).
- c) 'Construction Phase' means an individual phase of construction as identified by the Detailed Construction Phasing Plan required by Condition 4 which for the avoidance of doubt may comprise part of a development plot or land in one or more Development plots and the infrastructure associated with those Development Plots
- d) "Development Plot or Plot" means the Development Parcels (DP) identified on the Infrastructure Phasing Plan in the Section 106 Agreement together with any associated public realm or infrastructure.
- e) Development Plots comprise separate parts of the development (and therefore separate chargeable developments) for the Community Infrastructure Levy (CIL) Regulations 2010 (as amended), and in defining the individual development phases by which the outline permission can be implemented.
- f) "The Section 106 Agreement" means the agreement made under Section 106 of the Town and Country Planning Act 1990 between Southwark Council and Notting Hill Housing Trust (Home Ownership Limited) dated the same day in July 2015 as the planning permission reference 14-AP-3844, or such other agreement or agreements that might replace or supersede it.
- g) "Design Code Strategy" means a consolidated version of the Design Code (February 2015), Landscape Strategy and its Addendum (February 2015) which has been prepared for ease of reference but does not contain any additional material that was not already contained in the three separate documents.
- 3 Planning Permission Outline - Approval of details

a) Details of the access, appearance, landscaping, layout and scale (hereinafter called "the Reserved Matters") in relation to the first Development Plot shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun either before the end of five years from the date of this permission or before the end of two years from the date of the final approval of the last Reserved Matters for the first Development Plot, or in the case of approval on different dates, the final approval of the last such matter to be approved. The development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

b) Submission of all Reserved Matters in respect of all other Development Plots, public realm, infrastructure works, including the Energy Centre (and connections to each development plot), pedestrian and cycle routes, and highway works shall submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA and Transport for London) within 18 years from the date of this permission and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

c) Development comprised within a Development Plot shall be begun before the end of two years from the date of the approval of the last Reserved Matters in respect of that Development Plot and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

d) Development outside of a Development Plot shall be begun before the end of two years from the date of the approval of the last Reserved Matters in respect of such development and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

Reason:

As required by Section 92 of the Town and Country Planning Act 1990 as amended and to ensure that the development is carried out in accordance with the programme assumptions underpinning the Environmental Impact Assessment process.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

4 Detailed Construction Phasing Plan

Before the submission of the first Reserved Matters Application, a Detailed Construction Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The Detailed Construction Phasing Plan shall include justification for the proposed Construction Phases, the order and timing of the proposed Construction Phases for all Development Plots, and details of all public realm, infrastructure works, including the District Heat Network (and connections thereto) and Energy Centre, pedestrian and cycle routes and cycle infrastructure, and highway works. The sequence of Construction Phasing shall be in accordance with the sequence of development set out in Table 5.3 of Chapter 5 of the Environmental Statement (and with reference to approved Parameter Plan 09 dated February 2015) or any subsequent Detailed Construction Phasing Plan that supersedes it that is approved by the Local Planning Authority in writing. The sequence of construction phases should not be carried out otherwise than in accordance with the approved Detailed Construction Phasing Plan.

Reason

To allow for the progressive phasing of the development hereby permitted and in the interests of proper planning.

5 Surface water/Drainage Strategy - details to be submitted

No development shall commence within a Construction Phase until a surface water drainage strategy has been submitted to and approved by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). The surface water drainage strategy shall provide for the implementation of a Sustainable Drainage System (SuDS) hierarchy and demonstrate that a reduction in surface water run-off rates of at least 50% above existing rate from the site during a 1% Annual Exceedance Probability (AEP) event will be achieved.

The drainage strategy shall include (but is not limited to):

Details of all existing drainage infrastructure setting out what is to be abandoned and what is to be retained.
Details of design standards and criteria, i.e. Southwark internal standards, MCHW, Sewers for Adoption etc.

Details of the proposed works.

Details of the proposed surface water drainage system.

Confirmation of all discharge rates, including details of any flow control. Thames Water's agreement of the discharge rates and copies of all relevant correspondence with Thames Water regarding connections to existing sewers.

Details of any flooding extents and flood paths. In the event of design exceedance, the flood flow route for appropriate return period flood events should be considered, and it should be demonstrated that the flooding will have no detriment to land or property as a result of overland flow caused by the development. It should also be demonstrated that the any flooding will not have any effects on overall safety with regards to residents, property and evacuation routes.

Details of the proposed foul water drainage system. This should include evidence that the capacity is available in any sewer the proposed system is connecting to.

Calculations to demonstrate that the proposed system is fit for purpose

Details of all sustainable drainage and attenuation measures, including freeboards

Details of any phasing or staggered construction. It should be demonstrated that foul water, surface water and combined systems are suitable at all times. This includes highlighting any infrastructure that is to be constructed for future rather than immediate use, and any temporary infrastructure.

The scheme shall be constructed to the approved details before the development plot/phase is completed and maintained permanently thereafter.

Reason

To minimise the potential for the site to contribute to surface water flooding and to improve and protect water quality, improve habitat and amenity and ensure future maintenance of the surface water drainage system in accordance with saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

6 Impact studies of water supply infrastructure

No development in connection within a Construction Phase shall not commence (save for any Advance Infrastructure and Enabling Works or demolition) until impact studies of the existing water supply infrastructure for that Construction Phase have been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water). The studies shall determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in accordance with the approved details.

Reason

To ensure that sufficient capacity is made available to cope with new development and in order to avoid adverse environmental impacts on the community, and to ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand in accordance with Policy 5.14 Water quality and wastewater infrastructure and Policy 5.13 Sustainable drainage of the London Plan 2011 and Saved Policies 3.1 Environmental Effects, and 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

7 Drainage details to be submitted

No development in connection within a Construction Phase shall not commence until a drainage strategy detailing any proposed on and/or off site drainage works, has been submitted to and approved in writing by, the local planning authority (in consultation with Thames Water). No discharge of foul or surface water from the site into the public sewer system shall take place until the drainage works referred to in the strategy have been approved and completed, which may be given for those parts of the Construction Phase where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not adversely affect local sewer capacity or directly causes any flooding in accordance with saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

8 Site enclosure- details to be submitted

No development in connection within a Construction Phase shall commence until a scheme for temporary fencing and/or enclosure relating to that Construction phase has been submitted to and approved in writing by the Local Planning Authority. Any enclosure shall be erected in accordance with the approved details and thereafter shall be

retained for the duration of the building works.

Reason

To ensure that the impacts during construction on occupiers of neighbouring properties in terms of pollution and nuisance are minimised and in the interests of visual and residential amenity in accordance with Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

9 Construction Method Statement and Environmental Management Plan

No foundations or underground structures works within a Construction Phase shall commence (save for any Advance Infrastructure and enabling Works) until a Construction Method Statement and Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London), unless otherwise agreed in writing with the Local Planning Authority.

The Construction Method Statement and Environmental Management Plan shall include (but is not limited to):
A detailed design and method statement for all phases of construction including foundations, basement and other below ground level works including piling (temporary and permanent) for construction of that development;
Engineering measures to eliminate or mitigate identified environmental impacts having regard to the submitted Environmental Statement (2014) and addendum (February 2015); e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, having regard to the submitted Environmental Statement (2014) and addendum (February 2015) for all phases of construction;
Details of routes for construction vehicles, the types of vehicles expected, their frequency, their time of arrival and departure and temporary traffic measures which might be required during the course of construction phases
Details demonstrating accreditation of Contractors to the Fleet Operator Recognition Scheme
Details of the parking of vehicles of site operatives and vehicles
Details of loading and unloading of plant and materials and the storage of plant and materials used in constructing the development
Details of arrangements for direct responsive contact for nearby occupiers with the site management during construction (including signage on hoardings, newsletters, residents liaison meetings)
Best practice measures in accordance with 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', BS5228 'Noise & Vibration on Construction and Open Sites' and relevant CIRIA practice notes and BRE practice notes unless otherwise approved in writing

Reason

To safeguard the interests of residential amenity and to ensure to ensure occupiers in the neighbouring area do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012

10 Advance Infrastructure and Enabling Works - details to be submitted

No Advance Infrastructure and Enabling Works shall take place until details of the proposed Advance Infrastructure and Enabling Works have been submitted to and approved in writing by the Local Planning Authority (in consultation with Transport for London). The submitted details shall include plans (at an appropriate scale) which show the proposed works in context, both existing and proposed, and shall, where relevant, be in accordance with the approved Parameter Plans and the Design Code Strategy and shall not prejudice or undermine the subsequent approval of Reserved Matters and/or other matters to be subsequently approved in accordance with these Conditions for the purposes of carrying out the Development or any of its Construction Phases. The Advance Infrastructure and Enabling Works may (subject as aforementioned to their not prejudicing or undermining subsequent approvals) be carried out prior to the submission and/or approval of the Reserved Matters Applications and the works shall not be carried out otherwise than in accordance with the approved details.

Reason

In order to ensure that all the necessary infrastructure and enabling works are carried out to the satisfaction of the Local Planning Authority and to allow the early undertaking of these works to facilitate the construction of the Development.

11 Bat survey

A bat activity survey and bat roost survey will be required prior to the commencement of the demolition of any

buildings or tree works within Phases 2a, 2b, 2c, 3 or 4 (with reference to approved Parameter Plan 09 dated 4 February 2015) and shall be undertaken by a licensed bat worker. The surveys shall be submitted to and approved in writing by the Local Planning Authority before any demolition or tree work begins. These works shall be carried out in accordance with the recommendations contained in the approved survey.

Reason

To ensure compliance with the Habitats Regulations and Wildlife & Countryside Act 1981 (as amended) and in accordance with Strategic Policy 11 Open spaces and wildlife of the Core Strategy 2011 and saved Policy 3.28 Biodiversity of the Southwark Plan 2007.

12 **Tree planting**

No works within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling works) until details of a Site Wide Tree Strategy have been submitted to and approved in writing by the Local Planning Authority. The Strategy will include details of how the development will be designed and constructed to ensure that there is no net loss of trees on the application site unless otherwise agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved Site Wide Tree Strategy unless otherwise agree in writing by the Local Planning Authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and adaptation to climate change in accordance with Policy 2.18 Green Infrastructure, Policy 5.1 Climate Change Mitigation, Policy 5.10 Urban Greening, Policy 7.4 Local Character, and Policy 7.21 Trees and Woodlands of the London Plan 2011; Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and conservation, and Strategic Policy 13 High environmental standards; and Saved Policy 3.28 Biodiversity and Policy 3.2 Protection of amenity of the Southwark Plan 2007.

13 **Tree Protection - details to be submitted**

No Demolition Phase shall commence until details have been submitted to and approved in writing by the Local Planning Authority setting out how the retained trees shall be protected and managed in accordance with the recommendations contained in the Arboricultural Method Statement and the Site Wide Tree Strategy and with BS:5387 (2012) Trees in relation to design, demolition and construction. The approved protection measures shall be implemented prior to any works in connection with demolition and shall together with the approved management arrangements be retained for the duration of works on that Demolition Phase or such different period as may be agreed in writing by the Local Planning Authority.

No works in connection with a Construction Phase shall commence (saved for Advance Infrastructure and Enabling works) until details have been submitted to and approved in writing by the Local Planning Authority setting out how the retained trees within that Construction Phase shall be protected and managed in accordance with the recommendations in contained in the Arboricultural Method Statement and the Site Wide Tree Strategy and with BS:5387 (2012) Trees in relation to design, demolition and construction. The approved protection measures shall be implemented prior to any works in connection with that Construction Phase and shall together with the approved management arrangements be retained for the duration of works within that Construction Phase or such different period as may be agreed in writing by the Local Planning Authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and adaption to climate change in accordance with Policy 2.18 Green Infrastructure, Policy 5.1 Climate Change Mitigation, Policy 5.10 Urban Greening, Policy 7.4 Local Character, and Policy 7.21 Trees and Woodlands of the London Plan 2011; Strategic Policy 11 Open spaces and wildlife, and Policy 3.2 Protection of amenity of the Southwark Plan.

14 **Tree Protection - site supervision**

No works within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling) until details of an Arboricultural Method Statement describing the programme of site monitoring to be implemented have been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement shall provide details of a scheme for arboricultural supervision whenever construction activity is to take place within or adjacent to any root protection area (or crown spread, where this is greater) or of trees that are to be retained in accordance with BS:5387 (2012) Trees in relation to design, demolition and construction sections 6.1 and 6.3.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and will be designed for maximum benefit of screening, local biodiversity and adaptation to climate change in accordance with Policy 2.18 Green Infrastructure, Policy 5.1 Climate Change Mitigation, Policy 5.10 Urban Greening, Policy 7.4 Local Character, and Policy 7.21 Trees and Woodlands of the London Plan 2011; Strategic Policy 11 Open spaces and wildlife, Strategic Policy 12 Design and conservation, and Strategic Policy 13 High environmental standards; and Saved Policy 3.28 Biodiversity and Policy 3.2 Protection of amenity of the Southwark Plan 2007.

15 Archaeological evaluation

Before any work hereby authorised begins within Development Plot 14 , the applicant shall secure the implementation of a programme of archaeological evaluation works, including a geoarchaeological assessment, 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 applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

16 Watching Brief

Before any work hereby authorised begins within Development Plot 8, the applicant shall secure the implementation of a programme of archaeological works and an archaeological watching brief, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological watching brief are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

17 Archaeological mitigation

Before any work hereby authorised begins within Development Plot 14, or 15, excluding demolition, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

18 Archaeological Building Recording

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

19 No development within a demolition phase shall commence until a Demolition Environmental Management Plan has been submitted to and approved by the Local Planning Authority (in consultation with Transport for London),

The Demolition Environmental Management Plan shall include (but is not limited to):

A detailed specification of the methodology for demolition and site preparation works including consideration of all environmental impacts and the identified remedial measures;

Engineering measures to eliminate or mitigate identified environmental impacts in the environmental statement e.g. site perimeter hoardings, acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, having regard to the submitted Environmental Statement (2014) and addendum

(February 2015);

Details to demonstrate Implementation of the ICE Demolition Protocol and Considerate Contractor Scheme;
Details of routes for demolition vehicles, the types of vehicles expected, their frequency, their time of arrival and departure and temporary traffic measures which might be required during the course of demolition, advance infrastructure works and enabling works

Details demonstrating accreditation of Contractors to the Fleet Operator Recognition Scheme

Details of arrangements for direct responsive contact for nearby occupiers with the site management during demolition (including signage on hoardings, newsletters, residents liaison meetings)

Best practice measures in accordance with The Mayor of London's 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', BS5228 'Noise & Vibration on Construction and Open Sites' and relevant CIRIA practice notes and BRE practice notes unless otherwise approved in writing

include details of how the waste will be recycled and/or disposed of and managed during demolition including separation, storage, transportation and disposal.

Proposals for continuous particulate (dust) monitoring surveys (including monitoring locations, methodologies, frequency and method of results reporting)

Proposals for continuous noise monitoring (including monitoring locations, methodologies, frequency and method of results reporting) during the

All demolition work shall be undertaken in strict accordance with the approved plan and relevant codes of practice, subject to any amendments to the approved plan that are agreed in writing by the Local Planning Authority. Noise and dust monitoring shall be undertaken by appropriately qualified and experienced personnel using appropriate equipment that is in good working order. Monitoring of noise dust impacts will take place to ensure targets are met as required by the Section 106 Agreement.

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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012

20 Site contamination

Prior to the commencement of a construction phase approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to, and approved in writing by, the Local Planning Authority:

- 1) a site investigation scheme, based on the submitted geo-environmental and geotechnical preliminary risk assessment by WSP UK Ltd (dated 22 September 2014 with reference 50600304), to provide information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- 2) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- 3) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason

For the protection of controlled waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination and therefore to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High environmental standards' of the Core Strategy 2011.

21 Car parking - details to be submitted

Details of the car parking layout, including details of any associated manoeuvring area(s) for a Construction Phase shall be submitted to and approved by the Local Planning Authority before foundations or underground structures works within a Construction Phase commence and the development shall not be carried out otherwise than in accordance with any approval given.

Reason:

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

22 Cycle storage - visitors

Details of secure facilities to be provided for the on-street parking of cycles for visitors in connection with development within a Construction Phase shall be submitted to and approved in writing by the Local Planning Authority before above grade works is commenced for that Construction Phase and the relevant block in the Construction Phase shall not be occupied before any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written approval of the Local Planning Authority.

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 policy 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 - Sustainable transport of the Core Strategy 2011.

23 Cycle storage -details to be submitted

Details of the facilities to be provided for the secure storage of cycles for residents and non-residential uses for a Construction Phase shall be submitted to and approved by the Local Planning Authority before the development hereby approved is commenced above grade for that Construction Phase and shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the Local Planning Authority.

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 saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 - Sustainable transport of the Core Strategy 2011.

24 Design- section detail-drawings

1:5 / 1:10 section detail-drawings through:

- the facades;
- parapets;
- roof edges;
- heads, cills and jambs of all openings and balconies; and
- shopfronts and entrances.

to be used in the carrying out of each Construction Phase shall be submitted to and approved by the Local Planning Authority before any above grade works are carried out for that Construction Phase. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the visual amenity in accordance with Policies PL2 Design principles and PL4 Building heights of the Aylesbury Area Action Plan (2010), Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007 and Strategic Policy 12 - Design and conservation of the Core Strategy 2011.

25 Design - samples to be submitted

Samples of all external facing materials to be used in the carrying out of the development hereby permitted shall

be presented on site or at another location to be agreed with the Local Planning Authority before any above grade work in connection with that Construction Phase is carried out above grade. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with Policies PL2 Design principles and PL4 Building heights of the Aylesbury Area Action Plan (2010), Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007 and Strategic Policy 12 Design and conservation of the Core Strategy 2011.

26 Green /brown roofs- details to be submitted

Details of green and brown roofs (including a specification and maintenance plan) to be provided in a Construction Phase shall be submitted to and approved in writing before any above grade work in connection with the green and brown roofs for that Construction Phase is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that 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 policy 3.28 Biodiversity of the Southwark Plan 2007 and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

27 Plant Noise

The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, including those within the development. Prior to the commencement of the authorised use within a Construction Phase, a written acoustic report detailing the proposed scheme shall be submitted to and approved by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter in accordance with the approval given. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

28 Residential - Vertical sound transmission between potentially loud commercial/community uses and residential properties

The habitable rooms within the Construction Phase sharing a party ceiling/floor element with a B1 use, A1/A3/A4 use or D1/D2 use hereby permitted shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial or community premises does not exceed NR20.

A written report shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use with the relevant Construction Phase hereby permitted and the approved scheme shall be permanently maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

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 strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

29 Residential - Sound transmission between properties

The soundproofing between bedrooms and rooms designed for other purposes (living rooms / kitchens etc) of the dwellings shall be designed and constructed to ensure that there will be a minimum of 5dB improvement compared with the Building Regulations standard set out in Approved Document E.

No dwelling within a Construction Phase shall be occupied until a test has been carried out and the results submitted to the Local Planning Authority for approval in respect of that Construction Phase to demonstrate that the above standards have been met. The approved scheme shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the adjacent premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

30 Residential - Internal noise levels

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

Bedrooms - 35dB LAeq T_d , 30 dB LAeq T^{*}, 45dB LAFmax T^{*}

Living rooms- 35dB LAeq T_d

Dining room - 40 dB LAeq T_d

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

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

A report shall be submitted in writing to and approved by the Local Planning Authority prior to the commencement of the use within the relevant Construction Phase hereby permitted and shall be permanently maintained thereafter in accordance with the approval given unless otherwise agreed in writing by the Local Planning Authority.

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 strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

31 Verification report

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

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use in accordance with saved Policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and Strategic Policy 13' High environmental standards' of the Core Strategy 2011.

32 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 street elevation[s] of the building[s].

Reason

To ensure such works do not detract from the appearance of the building (s) in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

33 BREEAM

a)All commercial units over 1,000 sqm (GEA) shall be designed and constructed to achieve a minimum BREEAM rating of 'Excellent' or in the case of Class D1 community uses over 1,000sqm (GEA) a minimum rating of Very

good' for those units unless otherwise agreed in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

b) Before first occupation of the commercial, community or retail floorspace in a Construction Phase where (a) is applicable, 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 for that Development Plot, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

34 Refuse Storage and Collection - domestic

Dwellings within a block provided within a Construction Phase shall not be occupied before the refuse and storage facilities approved for the relevant block have been provided and made available for use by occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Local Planning Authority

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste reduction of the Southwark Plan and Strategic Policy 13 - High environmental standards of the Core Strategy 2011.

35 Refuse Storage and Collection - commercial

The commercial units provided as part of a Construction Phase shall not be occupied before details of the arrangements for the storing of refuse, including recyclable material have been submitted to and approved by the Local Planning Authority. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Local Planning Authority

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste reduction of the Southwark Plan and Strategic Policy 13 - High environmental standards of the Core Strategy 2011.

36 Delivery of parking

Prior to occupation of each block within a Construction Phase, the on-site parking facilities approved for the Construction Phase shall be constructed for the sole use of occupiers of the relevant block and thereafter permanently retained and used for no other purpose without the written approval of the Local Planning Authority.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in Saved Policies 5.6, Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

37 Biodiversity and ecological mitigation measures

An Environmental Action Plan detailing proposed ecological mitigation measures for a Construction Phase shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the implementation of that Construction Phase. The measures shall accord with those described in the Environmental Statement (September 2014) and Addendum (February 2014) and include:

- provision of bat boxes
- provision of bird boxes
- Intensive native planting to support biodiverse flora and fauna

The measures so approved shall be carried out prior to the occupation of buildings within that Construction Phase and thereafter maintained.

Reason

To ensure the proposal protects and enhances biodiversity in accordance with Strategic Policy 11 - Open spaces and wildlife of The Core Strategy 2011 and Saved Policy 3.28 Biodiversity of The Southwark Plan 2007.

- 38 CHP Plant - General
Before the Combined Heat and Power (CHP) plant is commissioned for use, the developer will submit a report advising of the full particulars of the CHP plant, including (but not limited to) location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment for approval in writing by, the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with approval from the Local Planning Authority subject to any amendments agreed in writing.
- Reason
In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.
- 39 Service Management Plan
Before the first occupation of any B1 use, A1/A3/A4 use or community use hereby permitted within a Construction Phase a Service Management Plan detailing how all elements of that Construction Phase are to be serviced shall be submitted to and approved by the LPA. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is in use.
- Reason
To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.
- Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.
- 40 Development Plots
The Development Plots identified on the Infrastructure Phasing Plan in the Section 106 Agreement.
- Reason
For the avoidance of doubt and to identify the appropriate infrastructure that needs to be delivered with Construction Phases that may form part of a Development Plot or land in one or more Development Plots.
- 41 Phasing
The development hereby permitted shall be carried out in accordance with the sequence of phasing set out in Table 5.3 of Chapter 5 of the Environmental Statement (and with reference to approved Parameter Plan 09 dated February 2015) or any subsequent detailed plan that is approved in the writing by the Local Planning Authority.
- Reason
To ensure that the anticipated environmental effects resulting from the development phases reflects the assessment in the submitted Environmental Statement (2014) and addendum (February 2015) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 42 The development hereby permitted shall not commence until the development permitted by planning permission reference 14/AP/3843 has commenced.
- Reason
To ensure that the environmental effects resulting from the sequence of development phases reflects the Environmental Statement (2014) and addendum (February 2015) in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.
- 43 The development will comply with all surface water runoff requirements as defined by Thames Water; this also includes consideration of foul sewer discharge rates.
- Reason: To ensure that the development does not adversely affect local sewer capacity or directly causes any flooding in accordance with saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

- 44 No works within a Construction Phase shall commence (save for any Advance Infrastructure and Enabling Works or) until written approval of Reserved Matters comprising access, scale, appearance, layout, and landscaping for that Construction Phase has been obtained from the Local Planning Authority (in consultation Transport for London) . The development shall be undertaken in accordance with the approved details.

Reason

As required by Section 92 of the Town and Country Planning Act 1990 and in the interests of proper planning.

- 45 Reserved matters details to be submitted
Each Reserved Matters Application shall be accompanied, as appropriate, by the following documents and/or information:
- (i) A reconciliation plan or statement showing how the proposed development plot complies with the approved site wide development controls (i.e. Parameter Plans / Development Specification / Design Code) and Site Wide Strategies and Plot specific strategies in relation to:
- number and mix of residential units
 - quantum and location of affordable housing and the affordable housing mix
 - land use floorspace figures and distribution
 - open space provision
 - car parking and motor cycle provision
 - details of parking numbers and ratios, and the location of disabled parking bays, car club spaces and electric vehicle charging points.
 - cycle parking provision
 - transport / highway works provision
 - utilities
- and in relation to the matter of access a Reserved Matters application shall include:
- (a) details (including specifications) of the access to and within the Development Plot for vehicles, cycles and pedestrians including details of any associated manoeuvring areas (with regard to Access for All standards)
- (b) details of any security measure that will be implemented to achieve 'Secure by Design' accreditation
- (c) details of how all elements of that Reserved matter application are to be serviced
- and in relation to the matter of layout a Reserved Matters application shall include (but not limited to):
- (d) details of the siting of the proposed building or buildings and any relevant above ground roads, highways parking, vehicle standing and servicing areas or landscaping associated with the Development Plot to which the reserved matter relates
- (e) details of any necessary temporary layout associated with boundary treatment and condition between the Development Plots
- (f) details of the basement layout, including parking areas, servicing areas, secure cycle storage for residential and non-residential areas and plant areas
- (g) details of the internal layout of buildings
- (h) details of the arrangements for adequate space and facilities for the sorting, storing and recycling of refuse
- and in relation to the matter of scale a Reserved Matters application shall include:
- (i) a statement (including accompanying design material, townscape views and detailed plans at an appropriate scale) to demonstrate that the scale of the development accords with the relevant thresholds and parameters set out in the approved Parameter Plans and Design Code Strategy.
- and in relation to the matter of appearance a Reserved Matters application shall include:
- (j) a statement together with detailed plans, drawings, sections, and elevations to explain full details of the proposed detailed design and materials to be used on all external elevations of the building(s) and how the appearance of the development accords with the relevant parameters set out in the approved Design Code and in relation to the matter of landscaping a Reserved Matters application shall include:
- (k) plans, drawings, sections, and specifications (including soil volumes, weight loading and maintenance plan in respect of raised courtyards) to explain full details of the hard and soft landscaping works, including finished floor levels, proposed drainage arrangements, children's play equipment, private and communal amenity areas, and planting (including green I brown roofs I living walls I vertical gardens and planters);
- (l) details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all external areas, both within and beyond the boundary of the development,
- (m) Plans and drawings showing a scheme for the ventilation (internal to the proposed building) and an appropriate outlet, for any floorspace capable of being used for Class A3 or A4 purposes in a Development Plot

(n) a statement (including accompanying design material) to demonstrate that the landscaping works accord with the Design Code

(o) tree planting details and specification of all other planting

(p) details of the programme for implementing and completing the planting.

Reason

In order that the Reserved Matters Applications can be properly considered and assessed against the approved Parameter Plans, Design Code and Development Specification and in the interests of proper planning.

46 Tree shrub - quality control

Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision, or arising from a condition imposed as part of this decision, that is found dead, dying, severely damaged or seriously diseased within five years of the completion of buildings works for a Development Plot OR five years of the carrying out of the landscaping scheme (whichever is the latter), shall be replaced in accordance with the principles of the approved Site Wide Tree Strategy.

Reason

To ensure the approved landscaping scheme is maintained for an adequate period of time following construction in accordance with saved Policy 3.12 Quality in design of the Southwark Plan 2007 and Strategic Policies 11 - Open spaces and wildlife and 12 - Design and conservation of the Core Strategy 2011.

47 Open Site Consolidation/Sealing

In the event that construction works have not commenced within six months of the completion of demolition works in connection with a development plot, the surface of the plot shall be covered, sealed, or seeded to ensure it is effectively consolidated. The treatment shall be maintained or repeated to ensure it remains effective until construction works commence and this requirement applies particularly to aggregate and soil storage bunds.

Reason

To ensure that the impacts of demolition on occupiers of neighbouring premises and the wider environment by reason of pollution and nuisance are minimised in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved policy 3.2 Protection of amenity of the Southwark Plan 2007.

48 Site Perimeter Hoarding

Any site perimeter hoardings approved in writing by the Local Planning Authority shall be constructed in accordance with any such approval and shall remain in place for the duration of the demolition phase and construction phase and subsequently replaced by permanent or other temporary boundary treatment as approved by the Local Planning Authority.

Reason

To ensure that the impacts of demolition on occupiers of neighbouring premises and the wider environment by reason of pollution and nuisance are minimised and to safeguard infrastructure on or in the vicinity of the site and the visual amenity of the area in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of amenity of the Southwark Plan 2007.

49

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

Reason

For the protection of controlled waters in accordance with saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

51 Water use

Residential dwellings shall be designed and constructed to achieve a portable water use target of 105L per person per day

Reason

To conserve water in accordance with Policy BH7 Sustainable design and construction of the Aylesbury Area Action Plan (2010), Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved policy 3.9 Water of the Southwark Plan 2007 and the Sustainable Design and Construction SPD (2009)

- 52 The 'Secure by design' measures approved for each Construction Phase of this planning permission shall be constructed and implemented prior to occupation and maintained thereafter for the lifetime of the development unless otherwise 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 Policy PL2 Design principles and PL3 Building block types and layout of the Aylesbury Area Action Plan (2010) and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

- 53 Car Parking

Car parking for the development hereby permitted shall not unless otherwise agreed in writing by the Local Planning Authority exceed 1098 parking spaces, excluding spaces allocated for car club uses

Reason

To ensure car parking provision and transport impacts are in accordance with the submitted Environmental Statement (2014) and addendum (2015) and Policy TP3 Parking Standards of the Aylesbury Area Action Plan (2010).

- 54 Flood Risk - Approved Plans

The development hereby permitted shall be carried out in full accordance with the recommendations of the approved Flood Risk Assessment prepared by WSP dated 23/9/14. This includes the provision of sustainable drainage features as detailed in section 8 of the assessment.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with saved Policy 3.9 Water of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 55 Communal amenity space

All residents within a Construction Phase shall have equal access to the proposed communal amenity areas associated with their building.

Reason

To ensure all tenures have equal access to the communal amenity areas in accordance with Appendix 6 of the Aylesbury Area Action Plan, Policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan and Strategic Policy 13 - High environmental standards of the Core Strategy 2011.

- 56 Telecommunications

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 2015 (as amended) no external telecommunications equipment or structures shall be placed on the roof or any other part of a building(s) on a Construction Phase without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with Policies 3.13 Urban Design of the Southwark Plan 2007 and Strategic Policy 12 - Design and conservation of the Core Strategy 2011.

- 57 Roof Plant

No roof plant, equipment or other structures, other than as approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] or shall be

permitted to extend outside of the roof plant enclosure[s] or any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies 3.2 'Protection of Amenity' and 3.13 'Urban Design' of the Southwark Plan 2007 and Strategic Policy 12 ζ Design and conservation of the Core Strategy 2011.

58 Internally Illuminated Signs

Any internally illuminated lighting fixtures on any facade of the development that faces towards habitable rooms shall not exceed a surface brightness of 350 candelas/m² between the hours of 21.00 ζ 07.00hrs.

Reason

In the interests of amenity and protection of nearby residents from potential light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007

59 External Lighting

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012) (as amended) unless otherwise approved in writing.

Reason

In the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

60 Refuse Storage

The details of the facilities for the sorting, storing and recycling of refuse shall be provided and made available for use by the occupiers before first occupation of the Construction Phase and shall thereafter be retained and the space and facilities designated for refuse storage shall not be used for any other purpose.

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 and pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

61 Underground Car-park Extract Ventilation

Any proposed underground car park area/s shall be fitted with an extract ventilation system that will achieve the standards set out in BS 7346-7:2013 'Components for smoke and heat control systems. Code of practice on functional recommendations and calculation methods for smoke and heat control systems for covered car parks' and Building Regulations Approved Document F, unless otherwise approved in writing by the Local Planning Authority.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

62 CHP Plant - Emissions Reporting

Once commissioned, the CHP plant stack emissions shall be monitored and analysed annually to ensure compliance with the emissions standard. The result reports shall be available and submitted to the LPA on request.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 63 Commercial Kitchen Extract Ventilation
The kitchen extract systems for any commercial kitchen within the development shall meet the standard required by DEFRA Guidance on 'The control of odour and noise from commercial kitchen exhaust systems' (2011) unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 64 CHP Plant - Emissions standard
The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction unless otherwise agreed in writing.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.

- 65 CHP Plant - Management Plan
The CHP plant shall have a valid and up to date management plan which details the parties responsible for the maintenance, monitoring and operation of the installed plant and details as to how they will communicate with and inform each other about issues relevant to the effective operation of the CHP. The management plan shall be available and submitted to the Local Planning Authority on request.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007.