

RECOMMENDATION

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

This document is not a decision notice for this application.

Applicant	see below South London and Maudsley NHS Foundation Trust	Reg. Number	20/AP/1302
Application Type	Major application	Case Number	2511-C
Recommendation	GRANT permission		

Draft of Decision Notice

planning permission is GRANTED for the following development:

Demolition of existing buildings and construction of new centre for Children and Young People to include outpatients, inpatients, school, research and clinical floorspace, associated roof terraces, cycle parking, services compound and landscaping

Felix Post Unit And Old Age Psychiatry Building Maudsley Hospital Denmark Hill
London

In accordance with application received on 6 May 2020 and Applicant's Drawing Nos.:

Existing Plans

Proposed Plans

Plans - Proposed Trees to be retained and removed 008745-GRI-CYP-00-DR-L-X
received 13/10/2020

Plans - Proposed Ground Flor landscape Plan 008745-GRI-CYP-00-DR-L-XXX-0001
Rev P10 received 28/09/2020

Plans - Proposed Ground Floor Landscape Plan Roof Terraces: General Arrangement
008745-GRI-CYP-00-DR-L-XXX-0002 Rev P5 received 13/07/2013

Plans - Proposed Proposed External Services Terrace Lighting Layout - 008745-TBA-
CYP-ZZ-DR-E-630-0002 Rev P02 received 06/05/2020

Plans - Proposed Proposed External Services Site Wide Lighting Layout - 008745-
TBA-CYP-ZZ-DR-E-630-0001 Rev P02 received 06/05/2020

Plans - Proposed Cycle and Pedestrian Route to Denmark Hill - 008745-IBI-CYP-00-
PL-A-100-1001 Rev P1 received 17/09/2020

Plans - Proposed General Arrangement - First Floor Plan 008745-IBI-CYP-01-PL-A-
200-0001 Rev P15 received 13/07/2020

Plans - Proposed Swept Path Analysis 008745-WSP-CYP-00-DR-C-569-0707 Rev
P02 received 15/09/2020

Plans - Proposed Illustrative Rendered Landscape Plan 008745-GRI-CYP-00-DR-L-
XXX-0008 Rev P2 received 13/07/2020

Plans - Proposed General Arrangement - Ground Floor Plan 008745-IBI-CYP-GF-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Second Floor Plan 008745-IBI-CYP-02-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Third Floor Plan 008745-IBI-CYP-03-PL-A-200-0001 Rev P15 received 13/07/2020

Plans - Proposed General Arrangement - Fifth Floor Plan- 008745-IBI-CYP-05-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Sixth Floor Plan 008745-IBI-CYP-06-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Seventh Floor Plan 008745-IBI-CYP-07-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed General Arrangement - Eighth Floor Plan 008745-IBI-CYP-08-PL-A-200-0001 Rev P13 received 06/05/2020

Plans - Proposed G.A Section - A 008745-IBI-CYP-ZZ-SE-A-200-0001 Rev P6 received 12/05/2020

Plans - Proposed North Elevation 008745-IBI-CYP-ZZ-EL-A-251-1000 Rev P6 received 06/05/2020

Plans - Proposed G.A Section - B 008745-IBI-CYP-ZZ-SE-A-200-0002 Rev P7 received 13/07/2020

Plans - Proposed East Elevation 008745-IBI-CYP-ZZ-EL-A-251-1001 Rev P7 received 13/07/2020

Plans - Proposed South Elevation 008745-IBI-CYP-ZZ-EL-A-251-1002 Rev P7 received 13/07/2020

Plans - Proposed West Elevation 008745-IBI-CYP-ZZ-EL-A-251-1003 Rev P7 received 13/07/2020

Plans - Proposed 3D External Aerial View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P2 received 13/07/2020

Plans - Proposed 3D External Main Entrance View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P2 received 13/07/2020

Plans - Proposed Existing Workshops & DBH Energy Centre Proposal 007210-IBI-DBH-XX-DR-A-100-1001 Rev P2 received 19/05/2020

Plans - Proposed Combined Energy Centre 008745-IBI-CYP-XX-DR-A-100-2000 Rev P2 received 19/05/2020

Plans - Proposed Combined Energy Centre Visual 008745-IBI-CYP-XX-DR-A-100-2001 Rev P2 received 06/05/2020

Plans - Proposed Potential Route of Future District Energy Network 008745-GRI-CYP-00-DR-L-XXX-0024 Rev P02 received

Plans - Proposed 3D External Main Entrance View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P3 received 17/08/2020

Plans - Proposed Proposed External Levels Plan 008745-GRI-CYP-00-DR-L-XXX-0006 Rev P4 received 13/07/2020

Plans - Proposed General Arrangement - Fourth Floor Plan 008745-IBI-CYP-04-PL-A-200-0001 Rev P14 received 12/10/2020

Plans - Proposed 3D External Aerial View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P3 received 17/08/2020

Plans - Proposed 3D External Back Stair Core View 008745-IBI-CYP-XX-DR-A-200-0001 Rev P1 received 06/05/2020

Other Documents

Site location plan Plan 008745-IBI-CYP-00-DR-A-100-1000 Rev P2 received 06/05/2020

Transport assessment/statement Logistics and Traffic Management Plan Rev 04 received 17/09/2020

Transport assessment/statement GMP Logistics Slides Rev 00 received 19/08/2020

Document Mechanical Ventilation and Odour Control Report 008745-TBA-CYP-ZZ-RP-M-X received 06/05/2020

Noise impact assessment 15220-NIA-01 Rev A received 06/05/2020

Document Operational Waste Strategy received 06/05/2020

Planning statement received 06/05/2020

Document Project Control Plan received 06/05/2020

Document Project Environmental Plan EMP04 FM01 Rev3 - PEP Re received 17/09/2020

Document Site Waste management Plan EMP05 - SWMP Rev 00 - SL received 06/05/2020

Document Site Waste Management Plan - Additional Info EMP05 - SWMP Rev 00 - SL received 19/08/2020

Document SCI received 06/05/2020

Document Structural Appraisal Report 008745-WSP-CYP-XX-RP-S-X received 06/05/2020

Drainage Plan/Strategy Southwark SUDS Pro Forma received 24/08/2020

Travel plan received 06/05/2020

Document Sustainable Procurement Plan SPP - Rev 01 - SLaM CYP received 06/05/2020

Document Townscape _ Visual Impact Assessment 008745-IBI-CYP-XX-RP-L-7 received 13/08/2020

Transport assessment/statement received 06/05/2020

Document Timber cubic bike shelter data sheet received 17/09/2020

Document Maudsley car parking spaces plan received 17/09/2020

Document Urban Greening Factor 008745-GRI-CYP-00-RP-L-X received 24/08/2020

Arboricultural statement Arboricultural Impact Assessment Revision 4 received 06/10/2020

Air quality assessment Air Quality Assessment received 06/05/2020

Document Basement Impact Assessment 70052117-GEO-BIA-001 received 06/05/2020

Bat Survey Bat Survey and Breeding Bird Survey Report received 13/08/2020

Energy statement BREEAM Lighting Assessment received 06/05/2020

Document Luminare Schedule 008745-TBA-CYP-XX-SH-E-5 received 06/05/2020

Construction Method Statement Construction Management Plan 008745-IHP-CYP-ZZ-MD-W-X received 19/08/2020

Document Community Engagement Strategy received 06/05/2020

Daylight/Sunlight assessment Right of Light Consulting received 06/05/2020

Daylight/Sunlight assessment Addendum Right of Light Consulting received 02/05/2020

Design and access statement 008745-IBI-CYP-00-RP-A-XXX-0010 P01 received 01/06/2020

Document DRP #2 North South Link Response Doc 008745-IBI-CYP-00-RP-A-X received 30/09/2020

Document Design Review Panel #2 Response Doc 008745-IBI-CYP-00-RP-A-X received 17/08/2020

Drainage 008745-WSP-CYP-XX-RP-C-581-0701-P01 received 06/05/2020

Ecology assessment/Nature conservation BREEAM (2018) New Construction Non-Domestic Ecological Assessment received 06/05/2020

Document Emergency Preparedness and Response Plan CMP11 FM01 / SLaM 17020 received 19/08/2020

Energy statement Response to GLA Energy memo comments 2020 008745-TBA-

CYP-ZZ-RP-M-X received 08/10/2020
Energy statement 008745-TBA-CYP-ZZ-RP-Z-XXX-0001-P03 received 06/05/2020
Document Engagement Energy Strategy received 06/05/2020
Document Fire Strategy Report TS191757-R01-ISSUE 02 received 19/08/2020
Flood risk assessment 008745-WSP-CYP-XX-RP-C-5 received 06/05/2020
Ground Investigation Report 16302/WSP/HGT/0000/RE/GE received 06/05/2020
Document Health _ Safety Plan 008745-IHP-CYP-ZZ-MD-W-X received 06/05/2020
Document Healthy Streets Assessment 008745-IBI-CYP-00-RP-A-X received 21/09/2020
Heritage statement Heritage Collective received 06/05/2020
Document Community Engagement Strategy Rev 00 - SLaM CYP Rev 2 received 19/08/2020
Landscaping and open space statement 008745-GRI-CYP-00-RP-L-X received 06/05/2020

Time limit for implementing this permission and the approved plans

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

Reason:

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

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

Reason:

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

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

3. 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

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

4. "Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of building recording of the buildings to be demolished, (the Felix Post Units and Workshops) and submit a report in writing to the Local Planning Authority. The report shall follow the guidance set out in the document "Understanding Historic Buildings. A Guide to Good Recording Practice" by Historic England 2016 to level 3 as a minimum. The document shall be submitted and agreed in writing by the Local Planning Authority, after which a copy shall be submitted by the applicant or their agents to the Southwark Local History Library and Archive"

Reason:

In order that the existing building, which is within the Camberwell Grove conservation area and forms part of the historic development of the Maudsley Hospital estate is recorded and the significance understood for future use in accordance with chapter 16 of the National Planning Policy Framework "Conserving and Enhancing the Historic Environment", Southwark's Core Strategy Policy 12 Design and Conservation, saved Southwark Plan Policies 3.15 Conservation of the Historic Environment and 3.16 Conservation Areas 2007

Permission is subject to the following Grade Condition(s)

5. Prior to the commencement of any above grade works 1:5 or 1:10 section detail drawings and 1:20 elevations complete with references back to the overall design and through shall be submitted to and approved in writing by the Local Planning Authority:
 - i) Typical window arrangement of the external facing material and construction, reveal, window including frames and glazing, and internal walling construction for the 1st, 2nd, 3rd and 4th and 5th floors.
 - ii) Section showing the external wall, balcony/railing or glazing, any frame and construction and depth of set back in relation to the terraces and external balcony, for each terrace including the rooftop area.
 - iii) section and elevation drawings of the screening around the plant area at 6th Floor
 - iv) section and elevation drawings for the 6th, 7th and 8th floor screening and glazing system.

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

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

6. HARD AND SOFT LANDSCAPING

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

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

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

7. No works (excluding demolition) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures.

The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the 'RIBA Stage 3 Drainage Strategy' prepared by WSP (ref: 008745-WSP-CYP-XX-RP-C-581-0701-P01, dated April 2020).

The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy 5.13 of the London Plan (2015).

8. Prior to the commencement of any above grade works full details of the location of one disabled parking space to be fitted with electric vehicle charging point shall be submitted to and approved in writing by the Local Planning Authority.

Before the first occupation of any part of the development hereby approved, the disabled car parking space approved shall be provided and be available for use by users of the premises. The facilities shall thereafter be retained and the disabled space used for no other purpose without the prior written consent of the Local Planning Authority.

Reason:

To ensure that satisfactory, safe and convenient disabled parking is provided and retained for the benefit of the users and occupiers of the development in order in accordance with: Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.7 (Parking Standards for the Mobility Impaired) of the Southwark Plan 2007.

9. Within three months of the completion of the archaeological building recording on site, an assessment report detailing the results of the work shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological interest of the site is secured with regard to the details of the reporting, publication and archiving to ensure the preservation of archaeological remains by record 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 2018.

10. BREEAM REPORT AND POST CONSTRUCTION REVIEW

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local

planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

11. Prior to above grade works commencing, material samples and sample-panels or sample-boards of all external facing materials to be used 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 otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, 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

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

Prior to occupation a satisfactory Secured by Design inspection must take place. The resulting Secured by Design certificate shall be submitted to and approved 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 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.14 (Designing out crime) of the Southwark Plan 2007.

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

13. DETAILS OF THE REFUSE STORAGE FACILITIES

Before the first occupation of the development hereby permitted begins, details of the arrangements for the storing of domestic and/or commercial

refuse (whichever is applicable) shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved refuse storage facilities shall be provided and made available for use by the occupiers of the development and the facilities shall thereafter be retained and shall not be used or the space 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/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Plan 2007.

14. Before the first occupation of any part of the development hereby approved, a Delivery and Servicing Management Plan (DSP) detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall incorporate meaningful measures to reduce freight traffic over time, and should demonstrate accordance with Transport for London's guidance. The Plan shall also set out measures to ensure that deliveries to the loading bay are managed to eliminate any conflict with pedestrians and other non-vehicle users. It shall also confirm that associated service vehicle operators will subscribe to a 'Gold' standard FORS.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

15. TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

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

Reason:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2019, Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

16. The development hereby approved shall be undertaken in full accordance with the Ecological Assessments submitted as part of this application.

No less than 12 Swift bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and all bricks shall be maintained thereafter.

Discharge of this condition will be granted on receiving the a post completion assessment to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Permission is subject to the following Compliance Condition(s)

17. RESTRICTION ON THE INSTALLATION OF ROOF PLANT

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

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

18. Before the first occupation of any part of the development hereby approved 104 cycle storage spaces comprising
- 24 long stay spaces including 2 disabled spaces
 - 80 short stay spaces including 2 larger format spaces
 - changing, shower and toilet facilities;
- shall be provided to the specification shown within the Cycle Parking Requirement Document submitted on 28th September 2020

Thereafter, the facilities shall be retained and the space used for no other purpose.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

19. The bedrooms within the development shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

35dB LAeq T†, 30 dB LAeq T*, 45dB LAFmax T *

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

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

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 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 2019.

20. 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 [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA.

Reason:

In order to ensure that any unexpected contamination identified during development ground works can be mitigated in accordance with Policy 5.21 of the London Plan 2016. The Environment Agency and the Environmental Protection Team should be consulted should in the discharge of this condition should any contamination be identified.

21. The submitted Construction Management Plan and the Project Environment Plan, in association with the guidance listed below, shall be fully adhered to during demolition and construction works. At least one of the continuous monitoring points shall be located with a line of sight to Lyndhurst Primary School.
- o Southwark Council's Technical Guide for Demolition & Construction 2017;
 - o Section 61 of Control of Pollution Act 1974;
 - o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';

- o 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';
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>

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 (2019).

22. 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.

Reason:

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2019, 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.

23. 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 Specific plant 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 fully in accordance with the methodology of BS4142:2014+A1:2019.

A validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard. Once 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 or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

Informatives

- 1 All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
- 2 Your attention is drawn to the attached note relating to demolition and the requirements of The Building Act.

3 Waste Comments

The applicant is advised that with regard to SURFACE WATER drainage, if the developer follows the sequential approach to the disposal of surface water Thames Water would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the applicant require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

The applicant is further advised that there are public sewers crossing or close to the development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Finally the applicant is advised that a Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

4 Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

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.