

Appendix I – Drawing numbers

Existing Plans:

Site-101 REV P3 (Location Plan Existing) dated 26.11.18
 EX-100 REV P2 (Existing Ground Floor Plan) dated 18.09.18
 EX-101 REV P2 (Existing First Floor Plan) dated 18.09.18
 EX-102 REV P2 (Existing Second Floor Plan) dated 18.09.18
 EX-103 REV P2 (Existing Second Floor Block Plan) dated 18.09.18
 EX-200 REV P2 (Existing Elevation SE) dated 18.09.18
 EX-201 REV P1 (Existing Elevation NW) dated 27.09.18
 EX-202 REV P2 (Existing Elevation NE) dated 27.09.18
 EX-203 REV P1 (Existing Elevation SW) dated 27.09.18
 EX-300 REV P2 (Existing Section SE) dated 28.09.18

Proposed Plans:

Site-102 REV P4 (Location Plan Proposed) dated 26.11.18
 P-001 REV P5 (Proposed Basement Plan) dated 26.11.18
 P-100 REV P3 (Proposed Ground Floor Plan) dated 23.11.18
 P-101 REV P3 (Proposed First Floor Plan) dated 26.11.18
 P-102 REV P3 (Proposed Second Floor Plan) dated 26.11.18
 P-103 REV P4 (Proposed Third Floor Plan) dated 26.11.18
 P-104 REV P4 (Proposed Fourth Floor Plan) dated 26.11.18
 P-105 REV P4 (Proposed Fifth Floor Plan) dated 26.11.18
 P-106 REV P4 (Proposed Sixth Floor Plan) dated 26.11.18
 P-107 REV P4 (Proposed Seventh Floor Plan) dated 16.07.19
 P-108 REV P4 (Proposed Eighth Floor Plan) dated 16.07.19
 P-109 REV P4 (Proposed Ninth Floor Plan) dated 16.07.19
 P-110 REV P4 (Proposed Typical Floor Plan Type A Level 10, 12, 14, 16, 20, 22, 24, 26) dated 26.11.18
 P-111 REV P2 (Proposed Typical Floor Plan Type B Level, 11, 13, 15, 17, 19, 21, 23, 25) dated 26.11.18
 P-112 REV P1 (Proposed Typical Floor Plans Rotation 1 of 2) dated 26.11.18
 P-113 REV P2 (Proposed Typical Floor Plans Rotation 2 of 2) dated 26.11.18
 P-114 REV P1 (Proposed Typical Floor Plans) dated 26.11.18
 P-115 REV P2 (Proposed Typical Floor Plans) dated 16.07.19
 P-124 REV P5 (Proposed Twenty Seventh Floor Plan) dated 26.11.18
 P-126 REV P5 (Proposed Rooftop Plan) dated 18.09.18
 P-127 REV P3 (Proposed Landscape Plan) dated 17.11.18
 P-151 REV P3 (Typical Unit Plan 1B2P) dated 26.11.18
 P-152 REV P3 (Typical Unit Plan 1B2P M4 (3)) dated 26.09.18
 P-161 REV P3 (Typical Unit Plan 2B4P Type A) dated 26.11.18
 P-162 REV P3 (Typical Unit Plan 2B4P – Type B) dated 26.11.18
 P-163 REV P3 (Typical Unit Plan 2B4P – Type C) dated 26.11.18

P-164 REV P3 (Typical Unit Plan 2B4P – M4(3)) dated 26.11.18
 P-171 REV P3 (Typical Unit Plan 3B5P – Type A [Lower Floor]) dated 26.11.18
 P-172 REV P3 (Typical Unit Plan 3B5P – Type B [Lower Flood]) dated 26.11.18
 P-173 REV P3 (Typical Unit Plan 3B5P [Upper Floor]) dated 26.11.18
 P-200 REV P3 (Proposed Site Elevation SE) dated 18.09.18
 P-201 REV P2 (Proposed Site Elevation NW) dated 27.09.18
 P-202 REV P3 (Proposed Site Elevation NE) dated 27.09.18
 P-203 REV P2 (Proposed Site Elevation SW) dated 27.09.18
 P-210 REV P5 (Proposed Elevation SE) dated 25.09.18
 P-215 REV P4 (Proposed Street Elevation SE) dated 18.09.18
 P-216 REV P4 (Proposed Street Elevation NW) dated 12.10.18
 P-217 REV P4 (Proposed Street Elevation NE) dated 18.09.18
 P-218 REV P4 (Proposed Street Elevation SW) dated 12.10.18
 P-219 REV P3 (Proposed Mid Elevation SE) dated 18.09.18
 P-220 REV P4 (Proposed Elevation SW Boundary Treatment) dated 12.10.18
 P-221 REV P3 (Proposed Creek Elevation NW) dated 04.02.19
 P-300 REV P4 (Proposed Site Section SE) dated 26.11.18
 P-301 REV P3 (Proposed Site Section SW) dated 27.09.18
 P-320 REV P3 (Proposed Detail Section SW) dated 24.10.18
 P-323 REV P3 (Proposed Detail Section SE) dated 14.12.18

Reports:

- Revised Design and Access Statement (DAS), prepared by Craftworks, dated August 2019;
- Revised Landscape Drawings, prepared by Bradley-Hole Schoenaich Landscape (BHSLA), dated August 2019;
- Revised Planning Statement, prepared by Savills Planning, dated August 2019;
- Revised Air Quality Assessment, prepared by Southdowns Environmental Consultants Ltd, dated August 2019;
- Revised Basement Impact Assessment (Surface Water and Groundwater), prepared by GeoSmart Information Ltd, dated August 2019;
- Revised Contaminated Land Assessment, prepared by GeoSmart Information Ltd, dated August 2019;
- Revised Creek Wall Engineering Report, prepared by Multilateral Structural Design, dated August 2019;
- Daylight & Sunlight Amenity (Neighbouring) Study & Shadow Analysis, prepared by Rapleys LLP, dated August 2019;
- Revised Daylight & Sunlight Amenity (Internal), prepared by Rapleys LLP, dated August 2019;
- Revised Delivery and Servicing Plan, prepared by Transport Planning Practice, dated October 2019;

- Revised Draft Outline Construction Logistics Plan, prepared by Transport Planning Practice, dated October 2019;
- Revised Ecology Report, prepared by Applied Ecology Ltd, dated August 2019;
- Revised Economics Statement, prepared by Savills, dated August 2019;
- Revised Energy and Sustainability Statement, prepared by Atelier Ten, dated November 2019;
- Revised Environmental Noise Survey & Assessment, prepared by RBA Acoustics Ltd, dated August 2019;
- Revised Fire Engineering Report, prepared by Optimise EU, dated August 2019;
- Revised Flood Risk Report, prepared by GeoSmart Information Ltd, dated August 2019;
- Revised (Flooding) Sequential and Exceptions Tests Report, prepared by GeoSmart Information Ltd, dated August 2019;
- Revised Health Impact Assessment, prepared by Savills, dated August 2019;
- Heritage, Townscape and Visual Impact Assessment (HTVIA), prepared by JLL Heritage, dated December 2018;
- HTIVA Addendum, prepared by JLL Heritage, dated July 2019;
- Revised Historic Environmental Assessment, prepared by Museum of London Archaeology, dated August 2019;
- Revised Lighting Assessment, prepared by Atelier Ten, dated August 2019;
- Revised River Wall and Flood Defence Engineering Assessment, prepared by Multilateral Structural Design, dated August 2019;
- Revised Statement of Community Involvement, prepared by Curtin&Co, dated August 2019;
- Revised SuDS Report, prepared by GeoSmart Information Ltd, dated August 2019;
- Revised Transport Assessment, prepared by Transport Planning Practice, dated October 2019;
- Revised Travel Plan (Draft), prepared by Transport Planning Practice, dated October 2019;
- Revised Economic Viability Appraisal Report prepared by U.L.L Property & STACE, dated July 2019;
- Technical note 094/TN/6a by Craftworks and Multilateral, dated November 2019, Appendix 1 ref 18097/RWS, Appendix 2, Appendix 3 ref: 70592.19RNI.
- River Wall Ground Movement Assessment 0747 by Multilateral Structural Design Ltd, dated 11 October 2019

Appendix 2 –Conditions and Informatives

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three (3) years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2. Approved Drawings

The development hereby permitted shall be carried out in accordance with the following approved plans.

Site-102 REV P4 (Location Plan Proposed) dated 26.11.18
 P-001 REV P5 (Proposed Basement Plan) dated 26.11.18
 P-100 REV P3 (Proposed Ground Floor Plan) dated 23.11.18
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Supporting Documents

Revised Design and Access Statement (DAS), prepared by Craftworks, dated August 2019;
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 River Wall Ground Movement Assessment 0747 by Multilateral Structural Design Ltd, dated 11 October 2019

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

3. Details of Materials

Prior to commencement of the above ground works, full details including samples of all facing materials and fenestration to be used on the buildings (including a 1:1 scale composite sample panel to be provided on site) and details of all other finishing materials including paving and all means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority and the scheme shall thereafter be implemented in accordance with the approval.

Reason: To ensure the Local Planning Authority is satisfied with the external appearance of the buildings and to ensure compliance with Policy 3.5 of the London Plan (2016) and Policy DH1 The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

4. Construction Method Statement

Prior to the commencement of the development, a construction method statement shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall include details of the following:

- Proposed contact details and method for dealing with complaints from neighbours
- Haulage route which avoids where possible nearby schools
- Likely noise levels to be generated from plant
- Details of any noise screening measures
- Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded
- Where works are likely to lead to vibration impacts on surrounding residential properties and in particular *Babbage Point*, proposals for monitoring vibration and procedures to be put in place if agreed vibration levels are exceeded.
- Likely dust levels to be generated and any screening measures to be employed
- Proposals for monitoring dust and controlling unacceptable releases
- Wheel washing facilities and facilities for discharging the water
- Details of the use of cranes in relation to the location, maximum operating height and duration
- Reference shall be made to:
 - The Councils' Construction Site Noise Code of Practice
http://www.royalgreenwich.gov.uk/downloads/417/pollution_control_-_construction_information_and_advice
 - The Mayor of London's 'The control of dust and emissions from construction and demolition' Best Practice Guidance
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp and
 - BRE four-part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Works of demolition and construction shall be carried out during normal working hours, i.e. 08:00 to 18:00 hours Monday to Friday, and 08:00 to 13:00 hours on Saturdays, with no noisy working audible at the site boundary being permitted on Sundays or Bank Holidays.

The details in the approved plan shall be adhered to throughout the construction period.

Reason: In the interests of the amenities of neighbouring properties and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan (2016) and Policies E(a) and E(b) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

5. Demolition/Construction Air Quality Impacts

Prior to the commencement of the development, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority for a management scheme to control and minimise emissions of air pollutants attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with the control of dust and emissions from Construction and Demolition Best Practice Guidance published by the Greater London Authority and the following details:

- Proposals for monitoring dust / particulates and procedures to be put in place where agreed dust / particulates levels are exceeded;
- A dust risk assessment shall be undertaken; to include dust suppression methods to be used including details of equipment during the different stages of the development;
- Site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation;
- Bonfire policy;
- A demolition asbestos survey;
- Proposals for monitoring dust and preventing or controlling unacceptable releases, including asbestos;
- Wheel washing facilities, location and facilities for discharging the water.
- Reference shall be made to: The Mayor of London's 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance
<https://www.london.gov.uk/file/18750/download?token=zV3ZKTpP>
- BRE four part Pollution Control Guide, Part I Pre-project planning and effective management; 'Controlling particles, vapour and noise pollution from construction sites'.

Reason: In order to safeguard the residential amenity of prospective occupiers and ensure compliance with Policies 5.3; and 7.14 Improving Air Quality of the London Plan (2016); and Policies H.5, E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies 2014

6. Construction Plant and Machinery (NRMM)

- a) Prior to the commencement of the development, details of all plant and machinery to be used at the demolition and construction phases have been submitted to, and approved in writing by, the Local Planning Authority. Evidence is required to meet Stage IIIA of EU Directive 97/68/ EC for both NO_x and PM. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560 kW has been registered at <http://nrmm.london/>. Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.
- b) The NRMM approved in part (a) above, must be used during the demolition and construction phases in accordance with the approved details.
- c) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To safeguard the amenities of neighbouring properties and the area generally and to ensure compliance with Policy 7.15 of the London Plan (2016) and Policy DH(k) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

7. Construction Logistics Plans

Prior to the commencement of the development, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Transport for London. The CLP shall include (but not be limited to) details of the access route for vehicles involved in construction of the expected number of construction vehicles generated by the site and the impact upon the highway / river network. The applicant shall seek prior approval from TfL before submitting the CLP pursuant to this condition. The development shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In the interests of the amenities of neighbouring properties and pedestrian and highway safety and to ensure compliance with Policies 7.14, 7.15 and 6.3 of the London Plan and Policies E(a), E(b) and IM(a) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

8. Construction Travel Plan

Prior to the commencement of the development, a detailed site specific Demolition / Construction Travel Plan incorporating measures to promote and maximise the use of sustainable travel (including public transport, walking and cycling) and monitoring arrangements for the construction of the development shall be submitted to, and approved by, the Local Planning Authority. The Travel Plan shall in all respects be implemented in accordance with the details approved pursuant to this condition.

Reason: In order to promote sustainable travel and ensure compliance with Policies 6.3 and 7.14 of the London Plan (2016) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

9. Cranes

Prior to the commencement of the development, a construction methodology statement and details of the use of cranes in relation to the location, maximum operating height and duration shall be submitted to and approved in writing by, the Local Planning Authority (in consultation with London City Airport). The development shall be implemented in strict accordance with the approved details.

Reason: In order to safeguard the general amenities of the local area, in the interests of aviation safety and to ensure compliance with Policy 7.13 of the London Plan (2016).

10. Archaeology (Written Scheme of Investigation)

No demolition or development shall take place until; a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land

that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF, Policy 7.8 of the London Plan and Policy DH(m) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

11. Noise from fixed Plant & Equipment

Prior to occupation of the development, an acoustic report shall be submitted to and approved in writing by the Local Planning Authority. The acoustic report shall include details of the following:

- Survey of existing background/ambient sound level,
- Manufacturers noise specification (Sound power/Sound pressure level, octave band spectral levels) of proposed plant,
- The proposed operational hours of the plant,
- Proposed mitigation measures to ensure the existing background sound level will not increase when measured at one metre from the façade of the nearest noise sensitive premises. In order to achieve this, the plant shall be designed/selected, or the noise from the plant should be attenuated, so that it is 10dB below the existing background level (LA90 15min). The measurements and assessment shall be made in accordance to the latest British Standard 4142, and shall be submitted to and approved by the Local Planning Authority.
- Supplementary Noise Assessment which is inclusive of 24hour Noise Survey of Road Traffic and Impact Assessment of surrounding External Plant

The approved measures shall be implemented and permanently maintained thereafter.

Reason: In order to ensure a satisfactory appearance to the development to safeguard the amenities of neighbouring properties and the area generally, to prevent 'ambient noise creep' and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

12. Mixed Use - Non-residential/Residential Sound Insulation

Prior to commencement of the above ground works, a detailed scheme of noise insulation measures for all divisions (walls and/or floors) separating non-residential/residential areas has been submitted to and been approved in writing by the Local Planning Authority. The scheme of noise insulation measures shall be prepared by a suitably qualified consultant/engineer and shall demonstrate that the proposed sound insulation will achieve a level of protection which is at least +5dB above the Approved Document E standard (Dwelling houses and flats) for airborne sound insulation and -5dB for impact sound insulation. The approved scheme shall be implemented prior to the commencement of the use and be permanently retained thereafter.

Reason: In order to safeguard the amenities of occupants of the residential properties and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014)

13. Mechanical Ventilation for any Café (Use Class A3) and Workshops (B1a)

Prior to the occupation the Café (Use Class A3) and Makers Workshops (B1a) purposes, full details of any mechanical ventilation or other plant associated with the use shall be submitted to and approved in writing, by the Local Planning Authority. Such details shall include, but not be limited to the full specifications of all filtration, deodorising systems, noise output and termination points. Particular attention shall be given to the potential high-level discharge of kitchen extract air and the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved ventilation equipment and other plant shall be installed and commissioned prior to occupation of the development and shall be permanently maintained in proper working order thereafter.

Reason: In order to safeguard the amenities of neighbouring properties and the area generally, to prevent 'ambient noise creep' and to ensure compliance with Policy 7.15 of the London Plan (2016) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

14. Sound Attenuation - Environmental / Transport Noise

Prior to the commencement of the development, details of the mitigation measures (inclusive of external wall construction, glazing, and ventilation) as recommended in Technical Noise Assessment report for the site shall be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the development to safeguard the amenities of neighbouring properties and the area generally, to prevent 'ambient noise creep' and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

15. Noise Requirements (attenuated vents when closed)

The scheme shall be implemented in strict accordance with the following noise criteria when attenuated vents are closed

- Criterion 1 is the maximum noise level in habitable rooms at night: i.e. LAeq, 8 hour 30dB [WHO BS8233:2014] – includes all external noise sources (i.e. night-time traffic / environmental sources)
- Criterion 2 is the maximum noise level in bedrooms during the day: i.e. LAeq, 16 hour 35dB [BS8233:2014] – includes all external noise sources (i.e. daytime traffic / environmental sources).
- Criterion 3 is the individual noise events shall not normally exceed 45dB LAFmax in bedrooms at night [BS8233:2014]

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

16. Noise Requirements (attenuated vents when open)

The scheme shall be implemented in strict accordance with the following noise criteria when attenuated vents are open

- The maximum noise level in bedrooms during the day 45dB LAeq, 16 hour – includes all external noise sources (i.e. Criterion 1 plus daytime traffic / environmental sources).

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

17. Internal Noise Level Detail (attenuated vents when closed)

Prior to the commencement of the development, full details demonstrating that above criteria of Condition 16 are met and also that the internal noise level for all non-habitable rooms within the development meets LAeq, 16 hour 35(dB) during the day and LAeq, 8 hour 30(dB) during the night when attenuated vents are closed, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the PLA and Wharf operator's).

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

18. Internal Noise Level Detail

Prior to first occupation of any of the residential units, a scheme for testing the internal noise environment of the residential units, to demonstrate compliance with the standards required by Conditions 16 and 17 have been met, shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the PLA and Wharf operators).

Reason: To safeguard the amenities of future residents, neighbouring properties and the area generally and ensure compliance with Policy 7.15 of the London Plan (2016) and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

19. Refuse and Recycling

Prior to occupation of the development, at least 38 bins, including 16 standard waste, 16 recycling, 1 organic recycling, 1 WEEE and 1 textile for the residential use and 3 bins shall be provided for the non-residential use in accordance with plan ref: P-001 REV P5 (Proposed Basement Plan) dated 26.11.18 and Section 7.15 of the Revised Design and Access Statement.

The storage and recycling facilities shall in all respects be constructed in accordance with the approved plans and maintained for the lifetime of the development.

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure compliance with Policy 5.16 of the London Plan (2016) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

20. Land Condition (Preliminary Risk Assessment)

Prior to the commencement of development 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 in consultation with the Environment Agency:

1. A preliminary risk assessment which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors;
 - potentially unacceptable risks arising from contamination at the site.

Should the preliminary risk assessment identify the need for further investigation:

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) 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.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) 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 written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: Potential sources of contamination associated with historical uses of the site should be further investigated to ensure that there is not an unacceptable risk to health and controlled waters in line with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

21. Land Contamination (Verification)

Prior to occupation of development, 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 and in consultation with the Environment Agency.

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 any 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, and for the reporting of this to the Local Planning Authority.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any work has been carried out effectively and the environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan (2016) Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

22. Unsuspected Contamination

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) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: to ensure that environmental and health risks have been satisfactorily managed so that the site is deemed suitable for use; in accordance with the aims of the National Planning Policy Framework (NPPF); and with Policies (E) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014); and the Mayor's London Plan Policies 5.21 Contaminated Land and 5.22 Hazardous substances.

23. Explosive Ordnance

- i) Prior to the commencement of development, a Preliminary Risk Assessment to identify the risks associated with unexploded ordnance (UXO) threat of the site shall be submitted to and approved, in writing, by the Local Planning Authority.
 - a. Any Preliminary Risk Assessment of UXO hazards must be undertaken in compliance with current guidance for managing UXO risks (e.g.C681).
 - b. The investigation shall include, but not be limited to
 - Home Office WWII Bomb Census Maps;
 - WWII and post-WWII aerial photography;
 - Official Abandoned Bomb Register;
 - LCC Bomb Damage maps;
 - Information gathered from the National Archives at Kew;
 - Historic UXO information.
- ii) Should the preliminary risk assessment identify the need for further investigation, the following shall be submitted to and approved, in writing, by the Local Planning Authority.
 - a. A Detailed Risk Assessment and Intrusive UXO Survey, based on (i) to characterise the site and; provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - b. Following the results and outcomes of the Preliminary and Detailed Risk Assessments, a Risk Mitigation Plan giving full details of the mitigation measures required and how they are to be undertaken. This requires the provision of both a Mitigation Implementation and Verification Plan.
 - c. Details attaining to Operational UXO Emergency Response Plan; and UXO Safety & Awareness Briefings – must also be provided.
 - d. The identified mitigation must be carried out in accordance with the approved details.
- iii) Once the works approved within part (ii) above have been completed, the below shall be submitted to and approved, in writing, by the Local Planning Authority.
 - a. A Verification Report to demonstrate that the works set out in (ii) have been completed, along with any requirements for longer-term monitoring of risks, maintenance and arrangements for contingency action.

Reason: To ensure that appropriate arrangements are in place in the event of the discovery of UXO and to ensure compliance with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

24. Impact Piling and Piling Method Statement

No impact piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling or other foundation designs to be undertaken and the methodology by which such piling or foundation designs will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, the programme for the works, sufficient information to demonstrate that there is no resultant unacceptable risk to groundwater) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water and the Environment Agency.

The piling shall be undertaken in strict accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. To minimise disturbance of any existing contamination and the protection of groundwater in the underlying Principal and Secondary Aquifers and to ensure compliance with Policy 5.21 and 5.22 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

25. Water Investigations

No properties shall be occupied until confirmation has been provided that either:

- a) all water network upgrades required to accommodate the additional flows from the development have been completed; or
- b) a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

26. Landscaping, public realm, play space and boundary treatments

Prior to commencement of the above ground works, details of a landscaping and public realm scheme for the public and private areas of the development shall be submitted to and approved in writing by the Local Planning Authority.

The details plan shall include the following:

- a) The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b) The location, species and sizes of proposed trees and tree pit design
- c) Details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas (including areas on the Creekside barge);
- d) Enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e) Street furniture, including type, materials and manufacturer's spec if appropriate;
- f) Any other landscaping features forming part of the scheme, including amenity spaces and green/brown roofs;
- g) A statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- h) Mitigation measures identified in Section 8.8 of the Revised Design and Access Statement, interaction with neighbouring sites and details of Creek Wall Ecological Enhancements (high and low tides) have been incorporated into the landscaping design.

The hard landscaping shall be completed before the premises are first occupied.

The soft landscaping shall be completed within 12 months, or by the end of the first planting season, after the completion of the development to the satisfaction of the Local Planning Authority.

Any trees, or plants which die within a period of 5 years from the completion of the development; are removed, or become seriously damaged, or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Greenwich Local Plan Policies H(e), E(f) and OS(f).

27. Green Roof and Walls

The approved planting (green infrastructure) designed as part of the schemes acceptability shall be maintained [in situ in perpetuity of the development] as approved. In demonstrating implementation and the established growth and ongoing maintenance of the approved planting to the satisfaction of the LPA, the applicant shall submit to the council and landscape management plan that sets out the supervisory and reporting arrangements and maintenance schedules of all landscaped areas (hard and soft):

(a) A 10-year management and maintenance plan for the approved landscape scheme, including the green roofing and walls, within the whole context of the approved scheme to include:

- an irrigation/watering time table for each type planting i.e. for climbers, trees, planted beds/boxes and grassed areas
- Substrate-based biodiverse roof on flat roof areas with undulating substrate depth varying between 100mm and 200mm. Including enhancement features to the biodiverse roof, such as log piles, sandy piles, stone circles and water trays.
- A schedule for seasonal maintenance of the landscaping with appropriate support systems and health checking of planting to ensure it is performing as intended
- A measure to demonstrate enhanced biodiversity of the SINC

(b) A photograph portfolio shall be submitted of the planting once implemented on completion of the development prior to the first occupation of any part of the scheme

(c) A photograph portfolio shall be submitted containing recent (within 3 weeks of the submission of an application for discharge) of the established planting within 2 years of the first occupation of any part of the development

(d) A photograph portfolio shall be submitted containing recent (within 3 weeks of the submission of an application for discharge) of the established planting within 5 years of the first occupation of any part of the development

(e) A photograph portfolio shall be submitted containing recent (within 3 weeks of the submission of an application for discharge) of the established planting within 7 years of the first occupation of any part of the development

(f) A photograph portfolio shall be submitted containing recent (within 3 weeks of the submission of an application for discharge) of the established planting within 9 years of the first occupation of any part of the development.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with London Plan Policies 7.3, 7.4, 7.5 and Greenwich Local Plan Policies H(e), E(f) and OS(f).

28. Bird/Bat Boxes

- a. In accordance with the submitted **Revised Ecology Report, prepared by Applied Ecology Ltd**, details of the number, location (including eastings and northings) and design of the bird/bat boxes to be provided as part of the development hereby approved shall be submitted to and approved in writing by the local planning authority prior to commencement of above ground works and shall be installed before occupation of the building and maintained in perpetuity.
- b. Following the approval of (a), evidence that the boxes have been installed in accordance with the details above should be submitted to and approved by the Local Planning Authority prior to first occupation.
- c. The bird/bat boxes shall be retained for the lifetime of the development in accordance the approved details above.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policy OS4 (Biodiversity) of the Core Strategy 2014.

29. Landscape and Ecological Management Plan

Prior to the commencement of the development, an ecological management plan, including mitigation measures during demolition and construction, long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure no net loss of biodiversity and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity and achieve the required Urban Greening Factor (UGF) score for the approved site.

The submitted report shall include:

- a) Details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement. The mitigation and enhancement should include the following:
- i. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
 - ii. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and recreational open spaces and/or meadow areas;
 - iii. Dense areas of shrubbery;
 - iv. Habitat areas identified in the Greenwich Biodiversity Action Plan;
 - v. Living roofs and walls as detailed in condition 30 above;
 - vi. Bird and bat sensitive lighting;
 - vii. Street trees; and
 - viii. Artificial nesting and roosting sites (including bird and bat boxes) as detailed in condition 31 above.
 - ix. detail extent and type of new planting (NB planting to be of native species);
 - x. details of maintenance regimes;
 - xi. details of ecological enhancement to the creek wall;
 - xii. details of treatment of site boundaries and/or buffers around water bodies;
 - xiii. details of management responsibilities

Where habitats are created as mitigation for development, management plans for the habitat shall also be provided detailing how the areas are to be managed in the longer term. Once approved the mitigation and management plans shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of wildlife and supporting habitat, to prevent the spread of invasive plants and to secure opportunities for the enhancement of the ecological value of the site in line with London Plan policies 5.11 (Green Roofs and Development Site Environs) and 7.19 (Biodiversity and Access to Nature) and Core Strategy policy OS4 (Biodiversity).

30. Children's Play Areas

Prior to occupation of the development, full details of the children's play area, play equipment and safety measures proposed for the park and residential amenity area shall be submitted to, and approved in writing by, the Local Planning Authority. The play areas and play equipment shall be fully implemented in accordance with the approved details and shall be retained in perpetuity thereafter.

Reason: In order to ensure that sufficient on-site play facilities are provided for the future occupiers of the development and to ensure compliance with H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

31. Riparian lifesaving equipment

Prior to occupation of the development, full details of riparian lifesaving equipment (such as grab chains, access ladders and life buoys) to be installed along the river edge to a standard recommended in the 1991 Hayes Report shall be submitted to and approved in writing by, the Local Planning Authority prior to the first occupation of the development. The riparian lifesaving equipment shall be implemented in accordance with the approved details.

Reason: For the safety of residents and users of the area and compliance with and Policy CHI of the Core Strategy (2014).

32. Lighting and CCTV Strategy

Prior to occupation of the development, full details of lighting and external illumination and CCTV for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

The details shall include the following measures:

- An assessment of the impact of any such lighting on the surrounding residential environment and creek ecology (being bat friendly),
- Details of any automatic adjustments to ensure that there will be no light spill into the watercourse;
- Details of location and full specification of all lamps;
- All proposed light levels/spill and illumination;
- Details of all cameras (including view paths)
- Any support structures.

The development shall be carried out strictly in accordance with the details as approved and shall be maintained as such thereafter.

Reason: In order to safeguard the general amenities of the local area, safety of vessels navigating the Deptford Creek and to ensure compliance CHI and OS(g) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

33. Legible Signage

Prior to occupation of the development, full details of a scheme of Legible Signage (including their design and location) shall be submitted to, and approved

in writing by, the Local Planning Authority. The signage strategy shall be implemented in accordance with the approved details, prior to the use of the public areas.

Reason: In order to ensure that people are aware of the pedestrian and cycle routes (including CS4 and the Creekside Walk), location of the Railway, DLR, buses, river boat (i.e. Greenwich Pier) other services and facilities, whilst maintaining the character and amenities of the area and ensure compliance with DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

34. Wheelchair Adaptable Dwellings Marketing – M4(3)(2)(a)

- a. Prior to the commencement of the development, full details of accessible marketing strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The wheelchair adaptable dwellings shall be marketed as such for a period of eight months.
- b. On completion of the marketing period above, evidence of response to the marketing strategy shall be submitted to and approved by, the Local Planning Authority in consultation with the Council's Occupational Therapist. Any allocated wheelchair adaptable units must comply with the provisions of M4(3)(2)(a) wheelchair adaptable at final completion.
- c. If, after the end of the marketing period, the units are not to be occupied by wheelchair users, installation of a standard kitchen will be acceptable. A bath can also be installed over the installed level access shower.
- d. Following c, details should be provided which outline how these units could be re-converted to a fully accessible unit and on-going management of accessible provision.

Reason: To accord with policy 3.8 of the London Plan (March 2016) and policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

35. Wheelchair Accessible Dwellings – M4(3)(2)(b)

- a. Prior to the commencement of the development, full details of two M4(3)(2)(b) London Living Rented units that comply with Building Regulation requirement M4(3)(2)(b) 'wheelchair user dwellings'. These details shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

- b. The applicant shall not implement any part of the development hereby permitted until full details of these units have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist. The applicant must fit out the dwellings such as to gain Greenwich Housing Occupational Therapist approval.
- c. The development shall be carried out and retained for the lifetime of the development in accordance the approved details.

Reason: To accord with Policy 3.8 of the London Plan 2016 as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014

36. Accessible and Adaptable Dwellings – All Access M4(2)

Prior to the commencement of the development, drawings illustrating that units (All Units) in the development hereby permitted comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings', have been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Housing Occupational Therapist.

Reason: To accord with Policy 3.8 of the London Plan (2016) as amended and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

37. Sustainable Drainage

Prior to the commencement of the development, a Sustainable Urban Drainage (SUDS) scheme shall be submitted to, and approved by the Local Planning Authority. Such scheme shall include (but not be limited to) details of the calculations used and a maintenance plan of how the SUDS system will be maintained for the lifetime of the development to ensure the system performs as designed and will not increase flood risk. The scheme shall thereafter be implemented in accordance with the approval.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure compliance with Policy 5.13 of the London Plan (2016) and Policy E2 of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

38. Cycle Parking

Prior to occupation of the development, the provision of at least 229 long term spaces including spaces for adapted cycles for the residential part of the development, 12 long term for the non-residential part of the development and 8 short-term visitor spaces in accordance with **Revised Transport Assessment, prepared by Transport Planning Practice, Section 9.3.2 and 9.3.3 of the Revised Design and Access Statement, P-001 REV P5 (Proposed**

Basement Plan) dated 26.11.18, and P-100 REV P3 (Proposed Ground Floor Plan) dated 23.11.18 shall be carried out to the specifications and adopted standards of the London Plan and the Local Planning Authority and retained permanently.

Reason: To promote sustainable travel and to ensure compliance with Policy 6.13 of the London Plan (2016) and Policies IM4, IM(b) and IM(c) of The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

39. Delivery and Servicing Plan

Notwithstanding **Section 7.13 of the Revised Design and Access Statement and the Revised Delivery and Servicing Plan, prepared by Transport Planning Practice**, details of a delivery and servicing plan shall be submitted prior to occupation of the development and approved in writing by the Local Planning Authority. The plan shall cover the following:

- Deliveries and collections (both commercial and residential); including how deliveries will be scheduled to avoid several lorries arriving at the site simultaneously;
- Servicing trips (including maintenance); and measures to reduce the number of freight trips to the site (freight consolidation);
- Details of the location and management of the receipt and collection of deliveries for the residential properties
- Cleaning and waste removal; including arrangements for refuse collection;
- Monitoring and review of operations.

The delivery and servicing plan shall be implemented and the site shall be managed in accordance with the approved plan for the life of the development.

Reason: In order to safeguard residential amenity and pedestrian and traffic safety and ensure compliance with Policy 6.3 of the London Plan (2016) and IM3 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

40. Travel Plan

- a. Notwithstanding the Revised Travel Plan (Draft), prepared by Transport Planning Practice; no part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority in consultation with Transport for London. The development shall operate in full

accordance with all measures identified within the Travel Plan from first occupation.

- b. The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means (including walking, cycling, railway, DLR, buses and river boat) shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- c. Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 6.3, 6.11 and 6.13 of the London Plan (2016);

41. Car Parking Management Strategy

Prior to commencement of the above ground works, a Car Park and Vehicle Access Management Plan should be submitted to, and approved in writing by the Local Planning Authority, and must include at least the following details:

- a) Full layout specifications
- b) Controls of means of entry to the car park and contingency plan for lift failure;
- c) The proposed allocation of and arrangements for the management of ten (4) accessible parking bays serving the residential development;
- d) The provision of Electric Vehicle Charging Points (EVCP) including one (1) active and three (3) passive provision in accordance with draft London Plan;
- e) All safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas;

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure inclusive, safe and adequate parking is provided and retained in conjunction with the development in the interests of the general amenities of the locality, the flow of traffic and conditions of pedestrian and general highway safety within the site and on neighbouring highways, a sustainable development and where appropriate constrain local highway impact in accordance with

policies 6.3, 6.9 and 6.13 of the London Plan and Policies IM(c), IM3 and EI of the Greenwich Local Plan

42. Secured by Design

Prior to commencement of the above ground works, details of Secured by Design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall achieve Secured by Design 'Silver' standard as a minimum and aim to achieve the Secured by Design 'Gold' standard where feasible. The Secured by Design measures shall be implemented in accordance with the approved details, completed prior to the first occupation of the development and retained for the lifetime of the development.

Reason: To ensure that Secured by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016).

43. Management of Communal Areas

Prior to occupation of the development, a communal amenity space management strategy shall be submitted to and approved in writing by, the Local Planning Authority. The Management Plan shall set out:

- Hours of use and overall management of all spaces, in particular the playspace and other internal spaces;
- A list of activities to take place in these;
- The operators policies regarding the areas

The operation of the use shall be in strict accordance with the details approved under this condition.

Reason: In order to maintain the character and amenities of the area and to ensure compliance with Policies E(a) and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

44. Satellite Dishes

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no satellite dishes shall be installed on the elevations of the building.

Reason: To ensure the local Planning Authority is satisfied with the external appearance of the buildings and to ensure compliance with Policy 3.5 of the London Plan (2016) and Policy DH1 The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

45. Use of Communal Amenity Space

The whole of the communal amenity spaces as shown in **Section 8 of the Revised Design and Access Statement** shall be fully implemented prior to occupation and be retained for the lifetime of the development, for the benefit of only the occupiers of the building hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policies 7.3, 7.4, 7.5 of the London Plan (2016) and Greenwich Local Plan Policies H(e), E(f) and OS(f).

46. Installation Of External Privacy Screens And Obscure Glazing

Notwithstanding the details submitted, prior to the commencement of any above ground level works, details of all external privacy screens and obscure glazing by means of *Vision Control Film* shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a list of all units and windows which are to be fitted.

The approved details shall be installed before occupation of the relevant units and maintained in perpetuity.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and generally and to ensure compliance with policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

47. Non-Residential Units

The approved non-residential floor space shall be used only for Use Class A3 and Use Class B1a purposes and for no other purpose whether permitted under the Town and Country Planning (Use Classes) Order 2016 (as amended) and the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any orders revoking, re-enacting or modifying these Orders). The ground floor commercial units shall not be subdivided and shall be retained in accordance with the approved plans for a floor area of Use Class A3 (64 sqm) and Use Class B1a (791 sqm).

Reason: To ensure that the non-residential floor space is utilised for purposes that are compatible not only with the wider surrounding area, but also the uses within the proposed development and ensure compliance with Policy 7.15 of the London Plan (2016) and policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

48. Hours of Operation

Prior to the occupation of the non-residential uses (Use Class A3 and B1(a)) details of the hours of operation shall be submitted to, and approved by, the Local Planning Authority. The use shall thereafter be carried out in strict accordance with the approved details.

Reason: To safeguard the amenities of neighbouring properties, particularly residential properties and the area generally and to ensure compliance with Policy DH(b) The Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

49. Sound Attenuation – Balcony Screen

Prior to commencement of the above ground works, details of external balconies facing Brewery Wharf in order to secure the acoustic noise improvements of 3 dB as recommended in Technical Noise Assessment for the site shall be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance to the development to safeguard the amenities of neighbouring properties and the area generally, to prevent ‘ambient noise creep’ and to ensure compliance with Policies 3.5 and 7.15 of the London Plan (2016) and Policies DHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

50. Historic Information

Prior to occupation of the development, details of a information board to be situated within the site that makes reference to historic importance of Deptford Creekside within the public viewing platforms and within the Creekside area (including barge). The details shall be implemented and retained for the lifetime of the development.

Reason: To promote and assist in better revealing the historical significance of the nearby heritage of the Deptford Creekside in accordance with policy 7.8 of the London Plan 2016 and DH3 of the Greenwich Local Plan.

51. River Wall Intrusive Investigation

A technical report based on intrusive site investigation shall be submitted to the local planning authority and approved in writing before any excavations are carried out within 20 metres of the river wall. The technical report shall include the following:

- Groundwater level monitoring
- Ground position monitoring

- Details defining and geometry of the landward extent of the flood defence structure
- An assessment of the condition of the existing river wall based on landward trial investigations
- A ground movement analysis
- River wall stability calculations
- A method statement including how the development of the substructure scheme includes appropriate mitigation measures, as per the recommendation in the engineering assessment 0747, and a sequence of work
- The timing of implementation of the measures required to minimise the risk to the river wall.

The development then shall only proceed in accordance with the approved technical report.

Reason: To provide adequate evidence base to prevent a risk to the stability of the river wall, including during construction, and prevent an increased risk of flooding.

52. Crest Level of the Raised Flood Defence

The crest level of the raised flood defence shall be no lower than 6.2m AOD

Reason: To ensure that the flood defence can provide protection against rising water levels as a result of climate change in line with the Thames Estuary 2100 Plan for the lifetime of the development and comply with Policy 5.12 of the London Plan (March 2015) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

53. Horizontal Offset from riverwall

The development shall include a minimum of 6 metres horizontal offset between the most landward parts of the river wall, including the buried elements to the most riverward part of the built development including foundations and balcony projections.

Reason: To preserve an adequate unobstructed space for allow for future flood defence maintenance and improvement works, to prevent an increased risk of flooding and comply with Policy 5.12 of the London Plan (2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

54. Finished Floor Level of GF commercial

Finished floor levels (FFLs) of the ground floor commercial areas and entrances to basement areas of the development shall be set at 5 mAOD, and FFLs of the residential levels (including sleeping accommodation) at third floor and above shall be raised to at least 6.28 mAOD (0.6m above the breach scenario flood level of 5.68 m AOD).

Reason: To reduce the risk of flooding to the proposed development and future occupants and comply with Policy 5.12 of the London Plan (2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

55. Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment by GeoSmart Information Ltd, ref. 70592R6, dated 20 August 2019 including all mitigation measures as detailed.

All mitigation measures as detailed in section 8.0 of the relevant report shall be installed before occupation and maintained in perpetuity.

Reason: To reduce the risk of flooding to the proposed development and future occupants and comply with Policy 5.12 of the London Plan (2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

56. Working Method Statement

No development shall take place until a working method statement to cover all works affecting the Creek wall shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The method statement shall include:

- timing of works
- methods used for all works affecting the creek wall
- machinery (location and storage of plant, materials and fuel, access routes, access to creek wall, etc.)
- protection of areas of ecological sensitivity and importance
- site supervision

Reason: To prevent any adverse impact on the integrity of the creek wall or the ecology of the Creek during the construction phase and comply with Policy 5.12 of the London Plan (2016) and E2 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

57. Piling and Foundation design

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure piling works taking place in made ground or contaminated areas do not present a risk to groundwater within the underlying principal and secondary aquifers or to the Deptford Creek and comply with with Policy 5.21 of the London Plan (2016) and Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

58. BREEAM Non-Residential Standards

The non-residential spaces within the development should be registered with Building Research Establishment (BRE), achieve BREEAM Rating Excellent and make reasonable endeavours to achieve Outstanding (based on the latest related BREEAM Technical guidance or subsequent BREEAM version) in line with the approved Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019):

- i. Within 3 months of completion of the non-residential spaces within the development, copy of the summary score sheets, BREEAM Assessment and related Interim Design Certificates all verified by the BRE shall be submitted to the Local Planning Authority for written approval.
- ii. Within 3 months from the date of first use of the non-residential spaces within the development, BREEAM 'Post Construction Stage' Assessment and related Certification verified by the BRE should be submitted to the Local Planning Authority for written approval confirming the BREEAM standard and measures have been implemented.

Following any approval of a 'Post Construction Stage' assessment and certificate of the non-residential spaces, the approved measures and technologies to achieve the BREEAM Excellent or higher standard shall be retained in working order for the lifetime of the development.

Reason: In the interest of addressing climate change and securing sustainable development in accordance with policies: 5.1; 5.2; 5.3; and 5.9 of the London Plan (2016); and policies DH1 and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

59. Sustainable Design and Construction Standards

- A. Prior to the first occupation of the residential units within the development, the approved dwellings shall incorporate sustainability measures as detailed in the in the Sustainability Strategy section within the Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019);
- B. Prior to the first use of the non-residential spaces within the development, the approved spaces shall incorporate sustainability measures as detailed in the in the Sustainability Strategy section within the Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019);

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3, 5.6, 5.7 and 5.9 of the London Plan 2016, Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

60. Overheating & Cooling

Prior to commencement of the development, including both residential and non-residential units, the details of the dynamic thermal modelling, using the guidance provided in CIBSE TM59/TM52 & TM49 (current and future weather scenarios) and Cooling Hierarchy and demonstrating how the development performs against and even exceed the overheating criteria, shall be submitted to the Local Planning Authority for written approval. The details of any additional measures to be incorporated into the development to minimise the risk of overheating (without active cooling) shall also be submitted if the dynamic thermal modelling demonstrates that overheating would occur. The development shall thereafter be provided in accordance with the approved details. Compliance with Building Regulations Criterion 3 should be also demonstrated and the actual cooling demand (kW/m²) (if required) should be demonstrated to be significantly reduced compared to the notional. The development shall thereafter be provided in accordance with the approved details.

Reason: To ensure that each residential and non-residential unit within the development, hereby approved, is energy efficient and to reduce the risk of overheating in line with policy 5.9 of the London Plan 2016, and policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) or subsequent versions of the above related documents.

6I. Energy Strategy (residential + non-residential)

- A) *Notwithstanding the Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019) submitted in support of the application, prior to the commencement of development, and other than site preparation, remediation and / or the formation of accesses, an energy report, which includes full details and drawings of the energy measures that are to be incorporated into the development, separately for the residential and non-residential units, shall be submitted to, and approved in writing by the local planning authority.*

The submitted details shall outline the measures to be incorporated into the development, including both residential and non-residential spaces, to demonstrate compliance with the current zero carbon standard and minimum 35% CO2 emission reduction target for residential and non-residential buildings, respectively, (regulated carbon dioxide emissions based on both SAP2012 and SAP10 carbon emission factors) above Building Regulations Part L 2013. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be identified and related recommendations should be demonstrated in the energy report.

The energy servicing strategy shall be based on a low carbon centralised system providing heating, hot water and cooling separately to the residential and non-residential units including the incorporation of on-site renewables.

- B) *Within three-months of the practical completion of the residential and non-residential units within the development, the following information should be provided to the Local Planning Authority for written approval:*
- i. *technical information and evidence that the renewable/low carbon technologies are installed in accordance with Part (A) and certified under the Microgeneration Certification Scheme (MSC) and, if appropriate, complies with the Enhanced Capital Allowances (ECS) product criteria.*
 - ii. *Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the DER/ BER and TER from the “as built stage” to confirm compliance with the carbon dioxide savings achieved through energy efficiency measures and the energy servicing strategy approved under Part (A).*
- C) *To monitor the effectiveness of the low carbon and renewable energy technologies contributing to the residential and non-residential units, a monitoring agreement will be signed with the Local Planning Authority prior*

to first occupation, to comply with the prevailing monitoring requirements which will include the installation of on-site automatic meter reading (AMR) devices by the developer.

Reason: To ensure that the residential and non-residential units within the development hereby approved are energy efficient and to contribute to the avoidance of need for new fossil fuel or other primary energy generation capacity and to reduce emissions of greenhouse gases and to minimise the impact of building emissions on local air quality in the interests of health, in accordance with policies 3.2, 5.3, 5.5, 5.6 and 7.14 of the London Plan 2016, Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), Royal Borough of Greenwich, Greener Greenwich SPD (2014) and the Mayor's Sustainable Design and Construction SPG (2014).

62. Water Efficiency

- A. No development, including residential and non-residential spaces, shall commence until Water Efficiency calculations, prepared by a suitably qualified assessor, shall be submitted to and approved in writing by the local planning authority to demonstrate that the detailed design of the development is in compliance with B and C.
- B. Prior to occupation of each residential unit within the development, the approved dwellings shall incorporate and maintain water saving and monitoring measures that will meet water efficiency standards with a maximum water use target of 105 litres of water per person per day as stated in the approved Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019).
- C. Prior to occupation of each non-residential unit within the development, the approved non-residential unit shall incorporate and maintain water saving and monitoring measures that will reduce the water consumption as detailed in the approved Energy and Sustainability Statement Rev04 prepared by Atelier Ten (28th November 2019).

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy 5.15 of London Plan (2016).

63. Energy Centre / communal / district heating

- A. Six months of completion of the casting of the ground floor/podium slab of the development including residential and non-residential spaces, the following details should be submitted to the Local Planning Authority for written approval:

- i. Details of the plant room(s), including size, layout and location, size of boilers and thermal stores (if available);
 - ii. Details of the Air Source Heat Pumps (ASHPs) to serve the energy requirements of residential and non-residential units separately, including technical information such as operational data and operational performance, specifications, type and efficiency, costs, monthly demand profiles for heating and hot water demand, analysis used to determine size of ASHPs, specification and operation/management strategy; flue location, height and design (if required);
 - iii. Details of the pipe network (including the size and route, flow and return temperatures, total length of the heat network in metres (flow and return) distribution and transmission, diagram route, total plant heating capacity, total heat generated, total heat supplied to premises and how primary and secondary site heat network losses have been minimised) for the connection of all residential and/or non-residential elements into the communal heating network;
 - iv. Details of how the communal heat network will be designed to facilitate connection to an offsite heat network;
 - v. Details of schematic of the communal heat network showing all residential and non-residential units connected into it and non-residential units designed with connection points;
 - vi. Any gas boilers required to serve the energy requirements of the development, should be of Ultra-Low NO_x with maximum NO_x Emissions that are compliant with the NO_x (g/m²) benchmarks as set out at Appendix 5 of the Mayor's Sustainable Design and Construction SPG (April 2014);
 - vii. Details and evidence to demonstrate that the communal heating network shall be designed in accordance with Heat Networks: Code of Practice for the UK.
- B. Within six (6) months from the date the development, including both residential and non-residential units, is occupied, details and evidence of a post-commissioning assessment, completed by an independent assessor, for any ASHP system installed, certifying that it has been well designed in line with items (i) to (vii), runs efficiently, has reliability of supply, a reasonable customer tariff and appropriate management and maintenance arrangements are in place.

The allocated space(s) within the development shall be constructed in accordance with the approved details and operational prior to the first occupation of the development, including both residential and non-residential units, and shall thereafter serve the development.

Reason: To ensure that the allocated space for energy equipment within the development is designed in a manner that ensures that the development contributes to reducing the use of fossil fuel or other primary energy generation capacity, and to reduce emissions of greenhouse gases in accordance with policies 5.3, 5.5 and 5.6 of the London Plan 2016, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

64. Fire strategy

Prior to commencement of works above slab level the Fire Statement approved by the London Fire Brigade shall be submitted to and approved in writing by the Local Planning Authority. The statement should detail how the development proposal will function in terms of:

- 1) The building's construction: methods, products and materials used;
- 2) The means of escape for all building users: stair cores, escape for building users who are disabled or require level access, and the associated management plan approach;
- 3) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these; and
- 4) How provision will be made within the site to enable fire appliances to gain access to the building.

Reason: To ensure that development achieves the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in.

65. Commercial Marketing Strategy

Prior to completion of the commercial floor space a market plan for the commercial floor space shall be submitted to and approved in writing by the Local Planning Authority. The marketing of the commercial floor space shall be implemented in accordance with the approved details at least 6 months before the first occupation of the residential units.

Reason: To ensure that the commercial floor space is appropriately marketed so as to optimise the employment opportunities associated with the development and ensure compliance with Policies EA(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014)

Informatives

1. Thames Water

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 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-largesite/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

2. Community Infrastructure Levy

You are advised that the application granted may be subject to the Community Infrastructure Levy ('the CIL'). There are two CIL charges in Royal Greenwich - the Mayoral CIL, which was introduced 1 April 2012; and the local CIL, introduced 6 April 2015. The Council's Planning Obligations Team will review your permission and will confirm if a CIL liability arises. If liable, you will receive a CIL Liability notice that details the amount that will be due on the commencement of development. Prior to starting on site you must submit an Assumption of Liability form and Commencement Notice to the Council. More information on CIL and the necessary forms are available at:

http://www.royalgreenwich.gov.uk/info/1004/planning_policy/1182/community_infrastructure_levy_cil

3. Dust Minimisation

In preparing the scheme of dust minimisation, reference shall be made to the London Plan 'Control of Dust and Emissions' SPG. All mitigation measures listed in the Guide appropriate to the size, scale and nature of the development will need to be included in the dust minimisation scheme.

Appendix 3 – National, regional and local planning policies and Supplementary Planning Guidance / Documents.

I. The London Plan (March 2016) – The following London Plan policies are of consideration:

London's People

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Developments
- 3.6 Children and Young People's Play and Informal Recreation Facilities
- 3.7 Large Residential Developments
- 3.8 Housing Choice
- 3.9 Mixed and Balanced Communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual, private residential and mixed use schemes
- 3.13 Affordable Housing thresholds

London's response to climate

- 5.1 Climate change mitigation
- 5.2 Minimising Carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.4A Electricity and gas supply
- 5.6 Decentralised Energy in Development Proposals
- 5.7 Renewable energy
- 5.9 Overheating and Cooling
- 5.10 Urban Greening
- 5.11 Green roofs and development site environs
- 5.12 Flood Risk Management
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.17 Waste capacity
- 5.18 Construction, excavation, and demolition waste
- 5.21 Contaminated Land

London's Transport

- 6.1 Strategic approach
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.12 Road Network Capacity
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Lifetime Neighbourhoods
- 7.2 An Inclusive Environment
- 7.3 Designing out Crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.19 Biodiversity and Access to Nature

Implementation, Monitoring and Review

- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

2. **The Royal Greenwich Local Plan: Core Strategy with Detailed Policies (“Core Strategy” – 2014)** – The main Core Strategy policies relevant to this application are:

Housing Policies

- H1 New Housing
- H2 Housing Mix
- H3 Affordable Housing
- H5 Housing Design

Design and Heritage Policies

DH1	Design
DH3	Heritage Assets
DH(b)	Protection of Amenity for Adjacent Occupiers
DH(g)	Local Views
DH(h)	Conservation Areas i) Character and Setting
DH(i)	Areas of Special Character

Open Space Policies

OS1	Open Space
OS2	Metropolitan Open Land
OS3	South East London Green Chain
OS4	Biodiversity
OS(a)	Development in Metropolitan Open Land
OS(b)	Community Open Space
OS(d)	Sportsgrounds and Playing Fields
OS(f)	Ecological Factors

Environment and Climate Change Policies

E1	Carbon Emissions
E2	Flood Risk
E(a)	Pollution
E(c)	Air Pollution
E(e)	Contaminated Land
E(f)	Living Roofs and Walls

Cohesive and Healthy Communities Policies

CH1	Cohesive Communities
CH2	Healthy Communities

Infrastructure and Movement Policies

IM1	Infrastructure
IM4	Sustainable Travel
IM(a)	Impact on the Road Network
IM(b)	Walking and Cycling
IM(c)	Parking Standards

3. Supplementary Planning Guidance / Documents – the following planning guidance / documents are considered relevant:

- Mayors Housing SPG (March 2016)
- Affordable Housing and Viability SPG (August 2017)
- Technical Housing Standards – Nationally Described Space Standard (Department for Communities and Local Government – March 2015)
- Royal Greenwich Planning Obligation Guidance SPD (July 2015)