

Appendix I – Submitted Drawings and Documents

Drawings

2950-DR-0100 P01 Plot 203 Existing Site Location Plan; 2950-DR-0101 P01 Plot 203 Existing Site Plan; 2950-DR-0200 P01 Plot 203 Proposed Site Location Plan; 2950-DR-0201 P01 Plot 203 Proposed Site Plan; 2950-DR-1000-P05 Plot 203 Ground Floor Plan; 2950-DR-1001-P03 Plot 203 First Floor Plan; 2950-DR-1002-P03 Plot 203 Second Floor Plan; 2950-DR-1003-P02 Plot 203 Third Floor Plan; 2950-DR-1004-P02 Plot 203 Fourth Floor Plan; 2950-DR-1005-P02 Plot 203 Fifth Floor Plan; 2950-DR-1006-P02 Plot 203 Sixth Floor Plan; 2950-DR-1007-P02 Plot 203 Seventh Floor Plan; 2950-DR-1008-P02 Plot 203 Eighth & Ninth Floors Plan; 2950-DR-1010-P02 Plot 203 Tenth Floor Plan; 2950-DR-1011-P02 Plot 203 Roof Plan; 2950-DR-3000-P03 Plot 203 North Elevation; 2950-DR-3001-P03 Plot 203 East Elevation; 2950-DR-3002-P03 Plot 203 South Elevation; 2950-DR-3003-P03 Plot 203 West Elevation; 2950-DR-3004-P03 Plot 203 Western Block Podium Elevation; 2950-DR-3005-P03 Plot 203 Northern Block Podium Elevation; 2950-DR-3006-P03 Plot 203 Southern Block Podium Elevation; 2950-DR-3007-P03 Plot 203 Eastern Block Podium Elevation; 2950-DR-3008-P01 Plot 203 West Seventh Floor South Elevation; 2950-DR-3008-P01 Plot 203 West Seventh Floor North Elevation; 2950-DR-3010-P01 Plots 202 203 301 Parkside Elevation; TM413 L00 Rendered General Arrangement Plan; TM413 L01 Materials GA Ground Floor; TM413 L02 Materials GA Podium; TM413 L03A Planting GA Ground Floor; TM413 L04B Planting GA Podium; TM413 L05A Roof Plan; TM413 L06 6th floor Terrace Plan; TM413SKP13 Podium Landscape Proposal 203; 02966P_TCP_01 GMV7B Plot 203 Tree Constraints Plan; 02966P_TCP_02 GMV7B Plot 203 Tree Constraints Plan; 02966P_TPP_02 GMV7B Plot 203 Tree Protection Plan; SE1624-ISS-203-00-DR-C-300-P03-S2_ Existing_Proposed Levels and Drainage Strategy; SE1624-ISS-203-00-DR-C-350-P01-S2_Vehicle Manoeuvres Car Parking; SE1624-ISS-203-00-DR-C-351-P01-S2_Vehicle Manoeuvres Fire Appliance; SE1624-ISS-203-00-DR-C-352-P02-S2_Vehicle Manoeuvres Delivery Van

Documents

Planning Statement Ref I2002/E/GMV7B/203_004 (SW Planning); EIA Screening Letter Ref. L1700003891_3_Plot 203 RMA_EIA Compliance and Screening (Ramboll); Accommodation Schedule – Reserved Matters Issue Ref. 2950 SA-1100-P02 GMV7B Plot 203 SoA (Jestico & Whiles); Design and Access Statement Ref 2950-RP-3300 DAS GMV7B Plot 203 (Jestico & Whiles); Landscape DAS Ref TM413 R03B – GMV7B Plot 203 (Turkington Martin); Arboricultural Implications Assessment Ref. 02966Rv4 GMV7B Plot 203 BS5837 AIA Oct 2019 (Tamla Trees); Ecological Overshadowing Assessment Ref R1700003891_2_Plot 203

APPENDICES

RMA (Ramboll); DSO Assessment – Neighbouring Sites Ref. 9378 GMV7B Plot 203 191111 (XCO2); DSO Assessment – Plot 203 Proposed Scheme DSO Ref. 9378 GMV7B Plot 203 191108 (XCO2); Energy Statement Ref. 9378 GMV7B Plot 203 200414 (XCO2); Sustainability Strategy Ref. 9378 GMV7B Plot 203 191114 (with Code and BREEAM Pre-Assessments) (XCO2); 9378_GMV_203_BREEAM Pre-Assessment_190920 (XCO2); Foul & Surface Water Drainage Strategy Plot 203 Ref ICS3355.07.002 ICS Rev A (Infrastruct); Noise Assessment (Internal and facade levels Acoustic Cond87 Report) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates); Noise Assessment (Facade sound insulation mark ups – balconies and windows) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates); GMV7B Plot 203 Socio-Economic Update and Existing Community Facilities Audit (Quod); GMV7B Plot 203 Community Space Survey Report (Kanda Consulting); GMV7B Plot 203 Assessment of Economic Viability and Affordable Housing Provision (BNPPRE); TM413 - R04 DAS Addendum (Turkington Martin); GMV Plot 203 - Letter to RBG re Supplementary Viability Information 22Jun20 (BNPPRE); 200401-R00-LO200321-WP2-Stage 4 Fire Strategy Report-DF-CIC (OFR Consultants Limited); Response to RBG Policy comments - Plot 203 Community space 200616 (Quod / Kanda); 194008R Plot 203 GMV345 RBG OT Comment 26.02.20 -02.06.20 (200608_J+W response); 22.06.20 RBG OT comments on revised drawings (J+W response); GMV Plot 203 Officer Queries and Responses 200302; GMV Plot 203 Officer Queries and Responses 200507; 2950_DR_9020_P01 Building coordinates and heights; 9378_GMV Plot 203_Supplementary Overshadowing Analysis_200304; TM126L30D - Site Wide Play Provision

Appendix 2 – Conditions and Informatives

Conditions

Condition 1

Compliance with the Outline Consent

This approval must be read in conjunction with the outline planning permission Ref No: 19/1545/MA and the conditions attached thereto.

Reason: In the interests of good planning.

Condition 2

Approved Plans

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

2950-DR-0100 P01 Plot 203 Existing Site Location Plan; 2950-DR-0101 P01 Plot 203 Existing Site Plan; 2950-DR-0200 P01 Plot 203 Proposed Site Location Plan; 2950-DR-0201 P01 Plot 203 Proposed Site Plan; 2950-DR-1000-P05 Plot 203 Ground Floor Plan; 2950-DR-1001-P03 Plot 203 First Floor Plan; 2950-DR-1002-P03 Plot 203 Second Floor Plan; 2950-DR-1003-P02 Plot 203 Third Floor Plan; 2950-DR-1004-P02 Plot 203 Fourth Floor Plan; 2950-DR-1005-P02 Plot 203 Fifth Floor Plan; 2950-DR-1006-P02 Plot 203 Sixth Floor Plan; 2950-DR-1007-P02 Plot 203 Seventh Floor Plan; 2950-DR-1008-P02 Plot 203 Eighth & Ninth Floors Plan; 2950-DR-1010-P02 Plot 203 Tenth Floor Plan; 2950-DR-1011-P02 Plot 203 Roof Plan; 2950-DR-3000-P03 Plot 203 North Elevation; 2950-DR-3001-P03 Plot 203 East Elevation; 2950-DR-3002-P03 Plot 203 South Elevation; 2950-DR-3003-P03 Plot 203 West Elevation; 2950-DR-3004-P03 Plot 203 Western Block Podium Elevation; 2950-DR-3005-P03 Plot 203 Northern Block Podium Elevation; 2950-DR-3006-P03 Plot 203 Southern Block Podium Elevation; 2950-DR-3007-P03 Plot 203 Eastern Block Podium Elevation; 2950-DR-3008-P01 Plot 203 West Seventh Floor South Elevation; 2950-DR-3008-P01 Plot 203 West Seventh Floor North Elevation; 2950-DR-3010-P01 Plots 202 203 301 Parkside Elevation; TM413 L00 Rendered General Arrangement Plan; TM413 L01 Materials GA Ground Floor; TM413 L02 Materials GA Podium; TM413 L03A Planting GA Ground Floor; TM413 L04B Planting GA Podium; TM413 L05A Roof Plan; TM413 L06 6th floor Terrace Plan; TM413SKPI3 Podium Landscape Proposal 203; 02966P_TCP_01 GMV7B Plot 203 Tree Constraints Plan; 02966P_TCP_02 GMV7B Plot 203 Tree Constraints Plan; 02966P_TPP_02 GMV7B Plot 203 Tree Protection Plan; SE1624-ISS-203-00-DR-C-300-P03-S2_ Existing_Proposed Levels and Drainage Strategy; SE1624-ISS-203-00-DR-C-350-P01-S2_Vehicle Manoeuvres Car Parking; SE1624-ISS-203-00-DR-C-351-P01-S2_Vehicle Manoeuvres Fire Appliance; SE1624-ISS-203-00-DR-C-352-P02-S2_Vehicle Manoeuvres Delivery Van; Accommodation Schedule – Reserved Matters Issue Ref. 2950 SA-1100-P02 GMV7B Plot 203 SoA

Reason: In the interests of good planning and to ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

Condition 3

Time Limit

The development to which this permission relates must be begun not later than the expiration of five (5) 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.

Condition 4

Noise Mitigation

The development hereby permitted shall be carried out in strict accordance with: Noise Assessment (Internal and facade levels Acoustic Cond87 Report) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates); and Noise Assessment (Facade sound insulation mark ups – balconies and windows) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates)

Reason - To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policies E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 5

Tree Protection

The development hereby permitted shall be carried out in strict accordance with: Arboricultural Implications Assessment Ref. 02966Rv4 GMV7B Plot 203 BS5837 AIA Oct 2019 (Tamlá Trees) and drawings 02966P_TCP_01 GMV7B Plot 203 Tree Constraints Plan, 02966P_TCP_02 GMV7B Plot 203 Tree Constraints Plan and 02966P_TPP_02 GMV7B Plot 203 Tree Protection Plan.

Reason - To improve the character and amenities of the area and ensure compliance with Policies 7.19 and 7.21 of the London Plan (2011) and Policy OS4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

Condition 6

Secure by Design Homes 2019

The development hereby permitted shall be carried out in accordance with 'Secured by Design Homes 2019'.

Reason: In order to ensure that the development is designed to provide for and improve personal safety and security in compliance with CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 7

Management of the Non-residential floorspace

1) The non-residential floorspace shall not be occupied until a management plan, to include the following details has been submitted to and approved in writing by, the Local Planning Authority:

- i. Details of the refuse and recycling provision, times of collection and details of the refuse collection / servicing strategy to avoid conflict with surrounding uses
- ii. Management responsibilities;
- iii. Operating Hours
 - 2) No music, amplified sound system or other form of loud noise (such as singing or chanting) shall be used or generated which is audible outside the premises or within adjoining buildings.
 - 3) The management plan as approved shall be implemented prior to occupation of the Development and shall thereafter be retained and maintained in accordance with the details approved under (1).

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 7.15 of the London Plan (2016) and Policies CHI and E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 8

Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting these Orders with or without modification), the management facility and community use hereby approved shall not be used for any other uses (including any other purpose in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: In order to safeguard the provision of necessary amenity spaces and to safeguard amenity of residents in compliance with Policy 7.15 of the London Plan (2016) and Policies, H5, CHI and E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

Condition 9

Details of the Community Use

Prior to above ground works, full details of the internal fit out of the management facility and the community space shall be submitted to and approved by the Local Planning Authority. The details shall include:

- i. a socio-economic and community facility audit update and an updated community consultation if more than two years pass from the date of the current report to commencement
- ii. how the community facility shall be used and fit out to address the outcomes of these reports.
- iii. how the management facility within the community facility have been designed to be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment

- iv. no more than 250 sqm shall be used for the management facility and no less than 500 sqm shall be used for the community facility.

The scheme shall then be implemented in accordance with the approved details prior to first use and maintained therein.

Reason: To accord with policy CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) as well as Statutory framework for the early years foundation stage (Published March 2017) and Ofsted Registration.

Condition 10

Noise - occupation of Plot 203

Plot 203 shall not be occupied until Plot 201, 202, 301, 302, 303 and 304 are complete, in accordance with the details submitted in Noise Assessment (Internal and facade levels Acoustic Cond87 Report) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates); and Noise Assessment (Facade sound insulation mark ups – balconies and windows) Ref. 19213-R01-B GMV7B Plot 203 (Sandy Brown Associates)

Reason 87: 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 Policy E(b) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 11

Wheelchair Adaptable Dwellings Marketing - M4(3)(2)(a)

- a. Prior to the commencement of the residential part of the development, full details of the accessible dwellings 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 six 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.

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).

Condition 12

Swale Details

Notwithstanding the details shown on Drawing TM413 L03A Planting GA Ground Floor and in the Landscape Design & Access Statement or any other drawing or document hereby approved showing species to be planted in the Swale, full details of the landscaping, species mix and any fencing shall be submitted to and approved by the Local Planning Authority prior to occupation. The details shall demonstrate

that the swale provides a suitable mix of species to optimise the ecological value of the swale and shall include native species. The details shall be informed by a suitably qualified Ecologist. The swale shall be implemented prior to occupation and maintained therein in accordance with the details approved.

Reason 16: In order to improve the character and amenities of the area and ensure compliance with Policy 7.19 of the London Plan (2016) and Policies DHI and CHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 13

District Heating Network

Prior to occupation of the residential units in Parcel 2 Block 203, the connection of the residential units shall be completed and the design of the non-residential units shall connect to the site wide district- heating network EC located in Block 504 at the south-eastern part of the GMV masterplan for Phases 3, 4 and 5, which shall thereafter be the sole source of heat to these properties.

Reason: In the interest of securing the centralised energy centre for the site and its sustainable connection to the development in accordance with policies 5.2 Minimise Carbon Dioxide Emissions, 5.3 Sustainable Design and Construction, 5.6 Decentralised Energy: Heating, Cooling and Power, 5.7 Renewable Energy and 5.9 Overheating and Cooling 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) or subsequent versions of the above related documents.

Condition 14

Overheating & Cooling

- a) Prior to the first occupation of the residential units within the development, the approved residential units shall incorporate and maintain mitigation measures that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with CIBSE TM49 & TM59 criteria, as stated within the approved Energy Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (11 November 2019);
- b) Prior to first use of the non- residential units within the development, the approved non-residential spaces shall incorporate and maintain mitigation measures that will assist with reducing the risk of overheating, follow the cooling hierarchy and comply with CIBSE TM49 & TM52/59 criteria, as stated within the approved Energy Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (11 November 2019);
- c) Within six months of occupation of the residential and non-residential units within Plot 203, Parcel 2 of GMV Masterplan, evidence that the approved units have incorporated measures to reduce the risk of overheating in line with Parts (a) and (b) shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure that the residential units in Parcel 2 Block 203 of the Greenwich Millennium Village Masterplan hereby approved are 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).

Condition 15

Sustainable Design and Construction Standard

- a) Prior to the first occupation of the residential units within the approved development, the approved dwellings shall incorporate sustainability measures as detailed in the approved Sustainability Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (11 November 2019);
- b) Prior to the first use of the non-residential units within the approved development, the approved non-residential units shall incorporate sustainability measures as detailed in the approved Sustainability Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (11 November 2019) or subsequent statement approved by the Council

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).

Condition 16

Ultra-Low gas boilers & CHP dry NO_x emission

Any gas boilers and CHP units (if provided) accommodated in the onsite plant room of Block 203 at Parcel 2 of GMV Masterplan to serve the energy requirements of the development, should use Ultra-Low NO_x boiler(s) with maximum NO_x Emissions that are compliant with or better than the NO_x (g/m²) benchmarks as set out at Appendices 5 and 7 of the Mayor's Sustainable Design and Construction SPG.

If gas boilers and CHP units are provided, then six months prior to occupation, evidence to demonstrate compliance with these emission limits shall be submitted to the Local Planning Authority for written approval.

Reason: In the interest of addressing climate change and to secure sustainable development in accordance with policies 5.1, 5.2, 5.3 of the London Plan 2015, policies DHI and EI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Mayor's Sustainable Design and Construction SPG, April 2014.

Condition 16

Energy Strategy (Residential)

- A. Within three-months of the practical completion of the residential development in Block 203 Parcel 2, the following information should be provided to the Local Planning Authority for written approval:
- i. detailed modelling output reports showing clearly the DER 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 (B).
- B. Prior to the final completion of the development, the approved development shall incorporate and maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 63.4% (equal to 99.1 tonnesCO₂/yr) beyond Building Regulations Part L 2013 in accordance with the modelling output reports set out in A (i) above.
- i. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) should be incorporated prior to occupation and maintained in the development in perpetuity as detailed in the approved Energy Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (14 April 2019) and Sustainability Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (11 November 2019).

The development shall be carried out strictly in accordance with the details so approved.

Reason: To ensure that all dwellings 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).

Condition 17

Energy Strategy (Non-Residential)

Prior to the first use of each non-residential element, the following evidence should be submitted to the Local Planning Authority for written approval to demonstrate that the approved non-domestic spaces have been designed to allow connection to the GMV site wide DHN EC and incorporated energy and sustainability measures that are in line or improve upon those stated and approved under the approved Energy Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (14 April 2020) to achieve an overall reduction in regulated CO₂ emissions of at least 3.5 tonnes per year, equivalent to 30.4% or higher beyond Building Regulations Part L 2013.

- a. Technical information and evidence that the renewable/low carbon technologies are installed and certified under the Microgeneration Certification Scheme (MSC)
- b. Energy Performance Certificates [EPC's], detailed modelling output reports showing clearly the 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 (B).

Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) shall be incorporated and maintained in the development in perpetuity as detailed in the approved Energy Statement Rev 03 for GMV Plot 203, Parcel 2 prepared by XCO2 (14 April 2020).

The development shall then be used strictly in accordance with the details so approved.

Reason: To ensure that the non-residential spaces 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)

Condition 18

Landscape and Ecological Management Plan

Notwithstanding the details provided in Sustainability Strategy Ref. 9378 GMV7B Plot 203 191114 (with Code and BREEAM Pre-Assessments) (XCO2) and Ecological Overshadowing Assessment Ref R1700003891_2_Plot 203 RMA (Ramboll) prior to the commencement of Block 202 Parcel 2 of the GMV Masterplan, an ecological and habitat 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 for the approved site.

The submitted report shall include:

Preliminary Ecological Appraisal demonstrating the details of all features of ecological value on the site and setting out measures for their protection during construction works. Any mitigation measures identified therein shall be implemented in accordance with the approved details.

1. Details to protect the established vegetation from any damage and overshadowing that could be caused during demolition, construction and development. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 'Tree Work - Recommendations'. The details should ensure that existing commuting/foraging routes currently utilised by bats and other wildlife are maintained.
2. 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:
 - a. Native and/or nectar producing and/or deciduous plant and tree species preferably of local provenance;
 - b. Diversity grassland areas such as lawns with low growing native herbs, unmown grass verges, wildflower mixes on amenity and
 - c. recreational open spaces and/or meadow areas;
 - d. Dense areas of shrubbery;
 - e. Habitat areas identified in the Greenwich Biodiversity Action Plan;
 - f. Living roofs and walls including extensive green roofs, brown roofs and intensive green roofs compliant with GRO Green Roof Code (2014 or subsequent version) and assessment of the effectiveness of the living roof/wall as a source control mechanism and interceptor for a Sustainable Urban Drainage System (SUDS);
 - g. Bird and bat sensitive lighting;
 - h. Street trees; and
 - i. Artificial nesting and roosting sites (including bird and bat boxes).

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.

C. Evidence that the ecological measures as approved have been installed in accordance with the details above should be submitted to and approved by the local planning authority prior to first use of the non-residential buildings within the development.

Reason: To ensure the protection of wildlife and supporting habitat and enhance the nature conservation value of the site and character of the area, 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), the Mayor's Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

Condition 19

Landscape and Ecological Management Plan

A biodiversity Brown and Green Roof Strategy shall be submitted to, and approved in writing by, the Local Planning Authority before the commencement of the development. The biodiverse roof strategy shall include as a minimum:

- I. Long term design objectives;
- II. Management responsibilities;
- III. Maintenance schedules;
- IV. A report from a suitably qualified ecologist specifying how the biodiverse roof strategy has been developed for biodiversity and ecological enhancement; and
- V. Details of all landscape features, including plans and cross-sections.
- VI. The Landscape and Ecological Management Plan shall be implemented prior to occupation and maintained as approved thereafter.

Reason: In order to ensure that the Council is satisfied with the proposed maintenance regime for the landscaped areas, to enhance the nature conservation value and biodiversity of the site, and to ensure compliance with Policy 7.19 of the London Plan (2016) and Policy OS(f) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

Condition 20

Fire strategy

Prior to the commencement of the development a fire statement shall be submitted which addresses in detail the requirements of draft policy D5 and D12 of the London Plan (Intent to Publish Version 2020)

The statement should be compiled by a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

Informatives

- I. Access and facilities for the fire service shall comply with the functional requirements of B5 of Approved Document B. The applicant should discuss further with the London Fire Brigade if there are any queries regarding this.

Appendix 3 – Planning Context

National Planning Policy Framework (NPPF – 2019)

Technical Housing Standards – Nationally Described Space Standard

(Department for Communities and Local Government – March 2015)

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

London's Places

2.13 Opportunity Areas and Intensification Areas

London's People

3.2 Improving Health and Addressing Health Inequalities

3.4 Optimising Housing Potential

3.5 Quality and Design of Housing Development

3.6 Children's 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 Economy

4.12 Improving opportunities for all

London's response to climate

5.2 Minimising carbon dioxide emissions

5.3 Sustainable design and construction

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

- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking

London's Living Places and Spaces

- 7.1 Lifetime Neighbourhoods
- 7.2 An inclusive design
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.12 Implementing the London View Management Framework
- 7.13 Safety security and resilience to emergency
- 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

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
- H(e) Children's Play Areas

Economic Activity and Employment Policies

- EA1 Economic Development
- EA(c) Skills and Training

Design and Heritage Policies

- DH1 Design
- DH2 Tall Buildings

DH(b)	Protection of Amenity for Adjacent Occupiers
DH(m)	Archaeology

Open Space Policies

OS4	Biodiversity
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

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

- Draft London Plan
- Royal Borough of Greenwich Planning Obligations SPG (February 2008)
- Mayors Housing SPG (March 2016)
- Mayors Affordable Housing and Viability SPG (August 2017)
- Sustainable Design and Construction – The London Plan SPG (April 2014)
- Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012)
- Mayor of London – Shaping Neighbourhoods: Character and Context SPG (June 2014)
- Accessible London: Achieving an Inclusive Environment SPG (October 2014)
- Mayor's London View Management Framework SPG (March 2012)

- Mayor of London - Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance 2017