

PLANNING BOARD	Agenda Item: 5
2February 2021	Reference No: 19/4058/R

Applicant: Greenwich Millennium Village Ltd
Agent: Gerald Eve LLP

Site Address: Plots 501-503, Parcel 5, Greenwich Millennium Village Phases, 3-5 Peartree Way, Greenwich, SE10	Ward: Peninsula Application Type: Reserved Matters
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Addendum

1. Amendments to the Main Report

1.1 The following paragraphs set out amendments to the main report. Text that is *in italics* denotes additional text whereas text with a ~~strikethrough~~ denotes the removal of the text. Additional conditions are shown in *italics*.

2. Status of the New London Plan

1.2 On 17 December 2019, the Mayor published the Intend to Publish version of the London Plan and issued this to the Secretary of State. This was the plan which was considered with the main report and associated first addendum.

1.3 On 13th March 2020, the Secretary of State wrote to the Mayor setting out his consideration of the Mayor’s Intend to Publish London Plan and exercised his power to direct changes under Section 337 of the Greater London Authority Act 1999 (as amended).

1.4 The Mayor formally approved the new London Plan on the 21st December 2020. The approved version included the responses and modifications following the Secretary of State’s directions to the Intend to Publish plan.

1.5 Following the publication of the report, the Mayor has formally received confirmation from the Secretary of State that he is content for the London Plan to be published as confirmed in a letter dated 29 January 2021.

1.6 Given this, the “London Plan (2021)” now replaces any reference to the “Publication London Plan” within the main report as a material consideration for this planning application. Notwithstanding this, the “London Plan (2021)” has not changed any of the policies already considered relevant for this recommendation.

1.7 Section 3.0 (Summary): The following amendments are made:

Proposed Building		
Existing Uses	Existing Use (Classes) / Operator	N/A
	m ²	0
Proposed Use(s)	Proposed Use (Classes) / Operator	BI and Flexible AI-A4
	m ²	BI – 4,462m ² AI-A4 – 425m ²
Employment	Existing Number of Jobs	0
	Proposed Number of Jobs	TBC 288

1.8 The applicant has confirmed the breakdown of future employment based on HCA (2010) Employment Densities Guide 2nd Edition using the Net Internal Area is as follows:

Use	NIA (sqm)	Job density	No. of jobs
Retail (A1)	460sqm	19	24
Café (A3)	155sqm	18	9
Office (B1)	3,064sqm	12	255
TOTAL	3,679sqm		288

1.9 Section 8.1 Statutory Consultees: The following amendments are made:

Details of Representation	Summary of Comments	Officers comments
Port of London Authority	<p>Object to the application until it can be appropriately demonstrated that the acoustic measures necessary to safeguard the operation of the wharfs has been appropriately accounted for.</p> <p>Following the publication of the report, the PLA have confirmed that subject to the imposition</p>	<p>The PLA have requested a number of conditions be imposed. These have all been accepted by the applicant. The conditions are in the advance stages of drafting in consultation with the PLA although final confirmation that these are acceptable has not yet been received. This will be updated in an addendum report.</p>

	of the conditions relating to noise included in Appendix 2 of this report, the PLA have no objection to the proposal.	<i>The conditions have been accepted by the applicant and are included in Appendix 2 of this report.</i>
Firstplan (on behalf of Cemex/Tarmac/Aggregate Industries/ Daygroup)	Confirmed that the application is acceptable subject to the imposition of conditions and obligations.	<p>The conditions have been accepted by the applicant and are included in Appendix 2 of this report. The obligations are to be imposed by the Deed of Variation. The Heads of Terms for this can be found in Section 25 of this report.</p> <p><i>An amendment is proposed to the S106 for the masterplan as a result of 19/4075/R. This is not necessary to make 19/4058/R acceptable in planning terms.</i></p>

1.10 Appendix I – Submitted Drawings and Documents: The following amendments are made:

Submitted documents:

GMV Plot 503 - Affordable Creative, Work & Retail Hub (produced by GMVL, dated 22/12/2020); Commercial Strategy for Plot 503 2020 Review (produced by Knight Frank, dated 30/11/2020); Non-Residential Product (400 & 500 Series) Review (produced by Knight Frank, dated 13/11/2019); Stage 2 Fire Safety Principles (produced by WSP, dated 25/10/2020); Planning Fire Statement (produced by WSP, dated 02/10/2020); Update Phase 1 Habitat Survey and Ecological Assessment (produced by Ramboll, dated 22/11/2019); Schedule of Accommodation (2973-SA-1001 Rev P02); Planning Statement (produced by Gerald Eve dated November 2019); Sustainability Statement (produced by XCO2 dated November 2019); Energy Statement (produced by XCO2, dated November 2019); Daylight, Sunlight and Overshadowing (produced by XCO2, dated November 2019); BS5837 Arboricultural Impact Assessment (produced by Tamla Trees, dated November 2019, Reference

03171R); Landscape Design Report (produced by Turkington Martin, Reference TM411-R12); Statement of Community Involvement (produced by Kanda); EIA Compliance Letter (produced by Ramboll, dated 22/11/2020); Design and Access Statement (produced by Jestico and Whiles, dated November 2019); Construction Logistics Plan (produced by BuroHappold Engineering, dated 18/11/2019, Reference 0043824 Rev 01); Greenwich Millennium Village Parcel 5 (Building 503) Stage 3 acoustic design report (produced by Sandy Brown, dated 15/11/2019, Reference 19290- R01-B); ~~Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020) 19290-M001-B GMV 400 and 500 series Sandy Brown response to WBM, Safeguarded Wharf Operators, PLA and First Plan~~; Wind and Microclimate Analysis Report (produced by XCO2, dated November 2019) and Covering Letter dated 25/11/2019

- 1.11 **Appendix 2 – Conditions and Informatives:** The following amendments are made to the Conditions. Conditions 17-19 have been requested by the Sustainability Officer:

**Condition 4
Noise Mitigation**

The development hereby permitted shall be carried out in strict accordance with the following documents and any mitigation required therein:
Greenwich Millennium Village Parcel 5 (Building 503) Stage 3 acoustic design report (produced by Sandy Brown, dated 15/11/2019, Reference 19290-R01-B); ~~Noise Memo, Response to WBM, Safeguarded Wharf Operators, PLA and First Plan (produced by Sandy Brown, dated 11/09/2020) 19290-M001-B GMV 400 and 500 series Sandy Brown response to WBM, Safeguarded Wharf Operators, PLA and First Plan~~

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 13
Open Space and Landscaping**

Notwithstanding the details shown on Drawing 2973-DR-0020 Rev P01; 2973- DR-1000 Rev P02 or Landscape Design Report (produced by Turkington Martin, Reference TM411-R12) (or any other drawing or document hereby approved showing details of the open space and landscaping), full details of the open space and landscaping shall be submitted to and approved in writing by the Local Planning Authority prior to occupation. The details shall demonstrate that the design of the open space and landscaping has been optimised, taking account of all necessary health and

safety requirements. The open space and landscaping shall be implemented prior to occupation and maintained therein in accordance with the details approved.

Reason: 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 16
Solar Panels

Prior to first occupation of the building hereby approved (Plot 503), the additional PV panels required to reach a minimum of ~~22.8%~~ 22.3% reduction in CO₂ from renewable sources as identified in Energy Statement produced by XCO₂ (Dated November 2019) shall be installed and be operational.

Evidence that the scheme of renewal energy provision has been installed and is achieving the required CO₂ reductions shall be submitted to and approved in writing by the local planning authority prior to first occupation of the building hereby approved at Plot 503. *The development shall be carried out in accordance with the approved details and shall be retained for the lifetime of the development.*

Reason: To ensure compliance with the requirements of the outline consent; to contribute towards carbon dioxide emission reduction and to comply with Policy 5.7 of the London Plan (2011) and Policy E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014)

Condition 17
Energy Strategy

A) *Within three-months of the practical completion of the Parcel 5 (Plots 501-503) of the development and prior to occupation, the following information should be provided to the Local Planning Authority for written approval:*

- i. Investigation of measures to reduce the heat demand and evidence that these have been incorporated;*
- ii. technical information of the EC that the relevant plots will connect to, comprising of 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, updated 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, if any, thermal storage, efficiency and carbon intensity of the heat network for the connection of all apartments into the centralised heating network;*
- iii. technical information in line with clauses 10.6 to 10.9 of the GLA's energy statement guidance (2020) and evidence including commissioning of*

- installation that the renewable/low carbon technologies to provide heat, hot water and green electricity are installed in accordance with Part (B) and, where applicable, certified under the Microgeneration Certification Scheme (MSC).
- iv. 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) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013 .
 - v. Detailed thermal bridging calculations to demonstrate compliance with Accredited Construction Details (ACDs) or to reduce psi values as far as technically feasible to the accredited construction performance.
- B) Prior to the final completion of all non-residential spaces in Parcel 5 (Plots 501-503) of the development, the approved non-residential spaces shall incorporate and maintain measures to achieve an overall reduction regulated CO2 emissions of at least 46.5% (equal to 59 tonnesCO2/yr), unless otherwise agreed with the Local Planning Authority, beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Statement Rev 02 for GMV Parcel 5 (Plot 501, 502 and 503) prepared by XCO2 (08 November 2019);
- i. energy demand reduction measures to achieve at least annual carbon dioxide emission savings of 30 tonnes, equivalent to 24%, in regulated carbon dioxide (CO2) emissions over the compliant BR Part L 2013 base case.
 - ii. Connection of Parcel 5 to Plot 504 EC of GMV site wide DHN for the provision of space heating and hot water to achieve at least annual carbon dioxide emission savings of 13 tonnes per year, equivalent to 14% in regulated carbon dioxide (CO2), beyond the Be Lean stage of the energy hierarchy.
 - iii. Installation of 29.45kWp solar Photovoltaic (PV) system to generate at least 20.19MWh/year of electricity and chiller/ASHP with CoPcool 4 to reduce the regulated CO2 emissions of 15.6 tonnes per year, equating to 19% in regulated carbon dioxide (CO2) emissions over the Be Clean case of the Energy Hierarchy.
 - iv. Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated), including smart meters and energy efficient appliances (where installed) should be incorporated prior to occupation and maintained in the development in perpetuity.
- C) The development shall be carried out in accordance with the details approved in Parts A and B of this condition and retained for the lifetime of the development.

Reason: To ensure that the 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).

Condition 18
Overheating and Cooling

Prior to the first use of the non-residential units within Parcel 5 (Plot 503) of the development, the approved non-residential spaces shall incorporate, 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 the approved Overheating Assessment - 9.381 – GMV 503 prepared by XCO2 (07 November /2019). The development shall be carried out in accordance with the details approved and retained for the lifetime of the development.

Reason: To ensure that the non-residential spaces within Parcel 5 (Plots 503) of 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 DH1 and E1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

Condition 19
Sustainable Design and Construction Standard

Prior to the first use of the non-residential units within Parcel 5 (Plot 501, 502 & 503) of the approved development, the approved non-residential building shall be carried out in accordance with the details in the approved Sustainability Statement Rev 04 for GMV Parcel 5 (Plot 501, 502 and 503) prepared by XCO2 (15 November 2019) and maintained thereafter for the lifetime of the development.

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 DH1 Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich, Greener Greenwich SPD (2014).

Report Author: Elizabeth Jump - Planning Officer (Major Developments)
Tel No. 020 8942 4388
Email: elizabeth.jump@royalgreenwich.gov.uk

Reporting to: Victoria Geoghegan - Assistant Director Planning and Building
Control (Directorate of Regeneration, Enterprise and Skills)
Tel No. 020 8921 4296
Email: victoria.geoghegan@royalgreenwich.gov.uk