

Appendix I - Drawing numbers

The following drawings and associated documentation have been submitted by the applicant in support of application reference 21/0510/F:

Plans

2064-WWA-ZZ-DR-L-0101 Rev PL 01; 2064-WWA-ZZ-XX-DR-L-0102 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0300 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0700 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0701 Rev PL01; L 10002/1 Rev A; PL01 Rev P1; PL03 rev P1; PL04 rev P1; PL05 Rev P1; P06 Rev B; PL08 Rev P1; PL12 Rev P1; PL13 Rev P1; PL09 Rev A; P11 Rev A; PL16 Rev A; PL17 Rev A; PL18 Rev A; PL02 Rev D; PL07 Rev C; PL10 Rev B; PL14 Rev E and PL15 Rev E.

Documents

Tree Survey, Arboricultural Implications Assessment and Outline Method Statement (Wynne- Williams associates Jan 2021); Draft Construction Method Statement (Pellings 29 Jan 2021); Floodrisk & Drainage Strategy (Resilience & Floodrisk 28 Jan 2021); Foul Sewage and Utilities Assessment (Pellings 29 Jan 2021); Landscape Architecture Design & Access Statement (Wynne- Williams associates 29 Jan 2021); Planning Statement (Robinson Escott Planning LLP Jan 2021); Preliminary UXO Risk Assessment (1st Line Defence 18 April 2019); Statement of Community Involvement (Jan 2021); Daylight and Sunlight Impact Assessment Report (Mach group 09/04/2021); Design and Access Statement (Pellings April 2021); Full Utility Search (Laser Surveys 26 December 2020); Preliminary Ecology Appraisal (Richard Graves Associates Jan 2021); Air Quality Assessment (phlorum April 2021); Preliminary Risk Assessment (RSK 10 Feb 2021); Draft Travel Plan (dha March 2021); Energy Strategy Rev 2 (Pope 13 July 2021) and Transport Statement (dha August 2021).

Appendix 2 – Conditions and Informatives

1. Expiration of Planning Permission

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

Reason: To comply with Section 91 of the Town & Country Planning Act 1990 (As Amended). A period of 3 years is considered to be a reasonable time limit in view of the extent and timescale of the proposal.

2. Approved Drawings

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

Plans

2064-WWA-ZZ-DR-L-0101 Rev PL 01; 2064-WWA-ZZ-XX-DR-L-0102 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0300 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0700 Rev PL01; 2064-WWA-ZZ-XX-DR-L-0701 Rev PL01; L 10002/I Rev A; PL01 Rev PI; PL03 rev PI; PL04 rev PI; PL05 Rev PI; P06 Rev B; PL08 Rev PI; PL12 Rev PI; PL13 Rev PI; PL09 Rev A; P11 Rev A; PL16 Rev A; PL17 Rev A; PL18 Rev A; PL02 Rev D; PL07 Rev C; PL10 Rev B; PL14 Rev E and PL15 Rev E.

Documents

Tree Survey, Arboricultural Implications Assessment and Outline Method Statement (Wynne- Williams associates Jan 2021); Draft Construction Method Statement (Pellings 29 Jan 2021); Floodrisk & Drainage Strategy (Resilience & Floodrisk 28 Jan 2021); Foul Sewage and Utilities Assessment (Pellings 29 Jan 2021); Landscape Architecture Design & Access Statement (Wynne- Williams associates 29 Jan 2021); Planning Statement (Robinson Escott Planning LLP Jan 2021); Preliminary UXO Risk Assessment (1st Line Defence 18 April 2019); Statement of Community Involvement (Jan 2021); Daylight and Sunlight Impact Assessment Report (Mach group 09/04/2021); Design and Access Statement (Pellings April 2021); Full Utility Search (Laser Surveys 26 December 2020); Preliminary Ecology Appraisal (Richard Graves Associates Jan 2021); Air Quality Assessment (phlorum April 2021); Preliminary Risk Assessment (RSK 10 Feb 2021); Draft Travel Plan (dha March 2021); Energy Strategy Rev 2 (Pope 13 July 2021) and Transport Statement (dha August 2021).

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.

3. Quantum of development:

- a) Residential Development - The total amount of residential development within Use Class C3 (Dwelling Houses) shall be no more than 17 units comprising the following mix:

	1 Bed	2 Bed	2 Bed	4 Bed	Total
London Affordable Rent	2	8	2 (W/A)	5	17

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.

4. Materials

No superstructure works shall commence until the following details are submitted in writing and approved by the local authority:

- a) technical section drawings of all type walls (scale 1:5, 1:10 and 1:20) showing all joints of different materials and features, including doors and windows with walls, sills, balconies and balustrades.
- b) Full schedule of materials and samples
- c) Boundary treatments
- d) 1x1 metre panels of all cladding and brickwork to be used on the external facades of the buildings

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

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the buildings and to comply with Policy D4 of the London Plan (2021) and Policies DH1 and DH(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014).

5. Energy Strategy (Residential)

- a) Within three-months of the practical completion of the residential development and prior to occupation and , the following information should be provided to the Local Planning Authority for written approval:
 - i. 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 are installed in accordance with Part (B) and certified under the Microgeneration Certification Scheme (MSC).

- ii. the resulting scheme, along with machinery/apparatus location, specification and operational details of renewable/low carbon technologies in accordance with Part (B) and condition [2.6] Centralised plant room.
 - iii. a management plan for the operation of the renewable/low carbon technologies in accordance with Part (B) and condition [2.6] Centralised plant room.
 - iv. a servicing plan including times, location, frequency, method of servicing of the renewable/low carbon technologies and condition [2.6] Centralised plant room.
 - v. Evidence that energy efficient appliances and other appropriate measures have been incorporated to reduce the energy demand and unregulated energy usage in accordance with Part (B).
 - vi. Energy Performance Certificates [EPC's], 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).
 - vii. SAP Thermal Bridging and SAP Overheating modelling output reports to confirm compliance with Accredited Construction Details (ACDs) (psi-value ≤ 0.15) and minimisation of overheating risk and Criterion 3 of the Building Regulations Part L 2013.
 - viii. If as built evidence required under (i) to (vi) result in a carbon shortfall, any remaining carbon dioxide emissions to meet the emissions in line with Part B should be addressed at prior to occupation through a carbon offsetting contribution to the Council's Carbon Offsetting Fund.
 - ix. demonstrate how the proposed units could link to an offsite heat network should one become available.
- b) Prior to the final completion of the development, the approved residential units shall incorporate and maintain measures to achieve an overall reduction in regulated CO₂ emissions of at least 95% beyond Building Regulations Part L 2013 through the following carbon emission savings as detailed in the approved Energy Strategy Rev 2 (Pope 13 July 2021):
- Measures to reduce the carbon dioxide emissions associated with other energy uses not covered by Building Regulations (un-regulated) including energy efficient appliances, shall be incorporated prior to occupation and maintained in the development in perpetuity.

The development shall be carried out in accordance with the approved details and maintained 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 S11, S12, S13, S14 of the London Plan 2021, 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).

6. Landscape and Ecological Management Plan

Prior to occupation of each dwelling, the approved development shall incorporate and maintain hard and soft landscape arrangements and ecological/ biodiversity and mitigation measures in line with the Landscape Architecture Design & Access Statement (Wynne- Williams associates 29 Jan 2021) and Preliminary Ecology Appraisal (Richard Graves Associates Jan 2021)

- a) Prior to any demolition or tree works and commencement of the development, a Landscape and Ecological Management plan 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 or even exceed the required Urban Greening Factor (UGF) score for the approved site. The Landscape and Ecological Management Plan shall include:
 - i. A report from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement including details of native habitat species;
 - ii. mitigation measures during demolition and construction (if additional measures identified than those approved under Part A);
 - iii. long-term design objectives;
 - iv. Tree planting details including the location, number and species;
 - v. Details of bird and bat boxes;
 - vi. Other species habitat improvements;
 - vii. management responsibilities;
 - viii. maintenance schedules for all landscaped areas;
- b) (if required) 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 approved under parts (A) to (C) have been installed in accordance with the details above and confirmation of installation by the suppliers should be submitted to and approved by the local planning authority prior to occupation of residential units.

The development shall be carried out in accordance with the approved details and maintained for the lifetime of 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 policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) of the London Plan (2021) , policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014, the Mayor’s Sustainable Design and Construction SPG (2014) and Greener Greenwich SPD (2014).

7. On-site renewable energy technologies – monitoring

Not to occupy the development until a monitoring agreement has been signed with the Local Planning Authority in order to monitor the effectiveness of the renewable energy technologies, including ASHPs and solar PV, and in order to comply with the prevailing monitoring requirements which will include the installation of an on-site automatic meter reading (AMR) device by the developer and provision of readings on an annual basis for a period of 5 years following installation and operation of the renewable energy technology

Reason: To contribute towards carbon dioxide emission reduction and to comply with Policy SI3 (B.11) (Renewable Energy) of the London Plan (2021) and policy E1 (Carbon Emissions) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

8. BRE Green Guide

Prior to commencement of superstructure works, details demonstrating that all building materials to be used on the development comply with the BRE Green Guide to Housing Specification categories A, B or C shall be submitted to and approved by the Local Planning Authority. If the relevant part of the development falls below the C category, proposed measures will be identified to seek to achieve the required categories.

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

Reason: To comply with Policy D3 of the London Plan (2021) and Policy IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

9. Bat Survey

- a. Prior to commencement of the development a bat survey of the site shall be submitted to the Local Planning Authority for written approval consisting of:
 - an internal inspection of the eastern warehouse (including the basement level) and the lock up shed and

- one Dusk Emergence or Dawn Re-entry Survey on the buildings with low bat potential (subject to the results of an inspection survey).
- b. Should a bat(s) be found to be roosting in any of the on-site buildings, a mitigation strategy including any further surveys, replacement roosts and monitoring scheme (to include a programme of implementation) shall be submitted to and approved by the local planning authority for written approval prior to commencement of the development.
- c. The development shall be carried out in accordance with the approved details and maintained for the lifetime of the development.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended), to increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policies G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) of the London Plan (2021) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

10. Breeding Birds

Clearance of trees and bushes shall be carried out within the breeding bird season (March to September), if this is not suitable then an assessment should be undertaken by an ecologist within 48 hours of works commencing, to confirm the presence/absence of nest sites. If nests sites are identified, works to that feature should be delayed until the nest site becomes inactive.

Reason: To ensure that no breeding birds are harmed on site in accordance with G1 (Green Infrastructure), G5 (Urban Greening), G6 (Biodiversity and Access to Nature) of the London Plan (2021) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

11. 'Be seen' energy monitoring

The development hereby approved shall be constructed to comply with the GLA 'Be Seen' energy monitoring requirements set out in points a, b, c and d below for at least five years:

- a. Within four weeks of planning permission being issued by the Local Planning Authority, accurate and verified estimates of the 'be seen' energy performance indicators, as outlined in Chapter 3 'Planning stage' of the GLA 'Be seen' energy monitoring guidance shall be submitted to the GLA's monitoring portal and Local Planning Authority for information.
- b. Once the as-built design has been completed (upon commencement of RIBA Stage 6) and prior to occupation of the residential development, updated accurate and verified estimates of the 'be seen' energy performance indicators

for each reportable unit of the development, as well as supporting evidence, as per the methodology outlined in Chapter 4 'As-built stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information. The owner should also confirm that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance document.

- c. Upon completion of the first year of occupation following the end of the defects liability period (DLP) and for the following four years, accurate and verified annual in-use energy performance data as well as supporting evidence for all relevant indicators under each reportable unit of the development as per the methodology outlined in Chapter 5 'In-use stage' of the GLA 'Be seen' energy monitoring guidance shall be uploaded to the GLA's monitoring portal and submitted to the Local Planning Authority for information.
- d. In the event that the in-use evidence submitted shows that the as-built performance estimates have not been or are not being met, the legal Owner should use reasonable endeavours to investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'be seen' spreadsheet. Where measures are identified, which it would be reasonably practicable to implement, an action plan comprising such measures should be prepared and agreed with the Local Planning Authority. The measures approved by the Local Planning Authority should be implemented by the legal Owner as soon as reasonably practicable.

Reason: In order to ensure that actual operational energy performance is minimised and demonstrate compliance with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan (2021).

12. Water Efficiency

- a) Prior to occupation of the dwellings, the approved residential units 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.
- b) Prior to first occupation of the residential units within the development, evidence including final Water Efficiency calculations prepared by suitably qualified assessor and evidence of commissioning that the approved residential units have incorporated water saving and monitoring measures that will prevent the undue consumption of water in line with Part A shall have been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure the sustainable use of water, in accordance with the approved sustainability statement and policy SI5 of London Plan (2021) and Policy DHI Design of Royal Greenwich Local Plan: Core Strategy with Detailed Policies (July 2014) and Royal Borough of Greenwich Greener Greenwich SPD (2014).

13. Wheelchair Adaptable Dwellings

Prior to commencement of superstructure works the following details shall be submitted to and approved in writing by the Local Planning Authority

- a) Full details of the wheelchair adaptable dwellings that would comply with Building Regulations 2016 (as amended) requirement M4(3)(2)(b) 'wheelchair adaptable dwellings' and,
- b) Drawings illustrating that all dwellings in the development hereby permitted that are not provided in accordance with either Building Regulation requirement M4(3)(2)(a) or M4(3)(2)(b) comply with Building Regulations 2016 (as amended) requirement M4(2) 'accessible and adaptable dwellings'.
- c) The submitted details shall thereafter be implemented in strict accordance with the details approved under parts a and b and retained for the lifetime of the development.

Reason: To accord with Policies D5 and D7 of the London Plan (2021) and Policy H5 of the Royal Greenwich Core Strategy and Detailed Policies 2014.

14. Electric Vehicle Charging Points

- a) Prior to the occupation of the residential units, details of the electric vehicle charging points (EVCP) shall be submitted to, and approved in writing by, the Local Planning Authority.
- b) Up to 20% of the total number of car parking spaces shall have active charging provision. All other spaces should have passive provision to enable these to provide electric vehicle charging in the future.
- c) The submitted details shall thereafter be implemented in strict accordance with the details approved under (a), prior to the occupation of the development.

Reason: To minimise carbon dioxide emissions and to comply with policies T6.1 and SI 2 of the London Plan (2021) and Policies E(a), E(c) and IM4 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

15. Contamination

- a) No development shall take place until a remediation strategy that includes the following components 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:
- I. 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.
 - II. A site investigation scheme, based on (I) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - III. 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.
 - IV. 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.

The scheme shall be implemented as approved.

Reason: To ensure that the development meets with the aims of the NPPF with regard to protection of the water environment from any contamination resulting from historic site activities and to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

16. Contamination (Verification Report)

- a) 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.
- b) 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. The long-term monitoring and maintenance plan shall be implemented as approved.

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).

17. Reporting of Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from, the Local Planning Authority, for an amendment to the remediation strategy detailing how this unexpected contamination shall be dealt with.

The development shall be carried out in accordance with this amended strategy.

Reason: Groundwater quality needs to be protected. Any visibly contaminated or odorous material encountered on the site during the development work must be investigated. The Local Planning Authority must be informed immediately of the nature and degree of contamination present. This condition has also been imposed to ensure compliance with Policy E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

18. Demolition/Construction Method Statement

Prior to the commencement of the development, a Demolition/Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority for a management scheme to control and minimise emissions of pollutants from and 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. The scheme shall set out the secure measures, which can, and will, be put in place. The Method Statement shall include full details of the following:

- a. Site hoarding
- b. Haulage routes

- c. Wheel washing including location and equipment to be used
- d. Dust suppression methods to be used including details of equipment during the different stages of the development
- e. Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation
- f. 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
- g. Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;
- h. Details of any proposed noise screening measures;
- i. Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;
- j. Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures
- k. Surface water management measures
- l. Measures to maintain safe vehicular and pedestrian access to the Rockcliffe Manor Primary School.

The development shall be carried out in accordance the approved Demolition and Construction Method Statement.

Reason: In order to prevent nuisance and protect environmental health and safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, to prevent contaminated surface water runoff and pollution of groundwater and to ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policies E(a) and E(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

19. Hours of Demolition and Construction

The demolition, earth removal, piling work and any mechanical building operations required to implement the development shall only be carried out between the hours of:

- Monday to Friday - 8.00am to 6.00pm
- Saturdays- 8.00am to 1.00pm and
- Not at all on Sunday and Public and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policies T7 and SI 1 of the London Plan (2021)

and Policies E(a) and E(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (adopted July 2014).

20. Non Road Mobile Machinery

- a) Prior to the commencement of the development details of all plant and machinery to be used at the demolition and construction phases shall be 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 must be 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 used during the demolition and construction phases [as detailed above] must be carried out 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 protect local air quality and comply with Policies T7 and SI I of the London Plan (2021) and the GLA NRMM LEZ.

21. Secured by Design

Prior to the commencement of superstructure 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 policy DI I of the London Plan (2021) and policy DHI of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

22. Children's Play Areas

- a) Prior to the first occupation of the residential units, full details of the children's play areas (as shown on the drawings hereby approved as listed in condition 2), play equipment and safety measures proposed for the development shall be submitted to and approved in writing by, the Local Planning Authority.
- b) The play areas and play equipment shall be fully implemented in accordance with the approved details prior to the occupation of the development and shall be retained for the lifetime of the development.

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 Policy S4 of the London Plan (2021) and Policy H(e) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

23. Refuse and Recycling

The waste storage and recycling facilities shall in all respects be constructed in accordance with the approved details, shall be provided before first occupation of the residential units and shall thereafter be 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 SI 8 of the London Plan (2021) and Policies H5 and DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

24. Cycle Parking

The cycle parking facilities shall in all respects be constructed in accordance with the approved details, provided before first occupation of the residential units and shall thereafter be maintained for the lifetime of the development.

Reason: To promote sustainable travel and to ensure compliance with Policy T5 of the London Plan (2021) and IM4, IM(b) and IM(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

INFORMATIVES

Fire Safety

Access for fire appliances and adequate water supplies for firefighting purposes, shall be provided in accordance with as required by Part B5 of the current Building Regulations Approved Document.

Occupational Therapists

The applicant is advised to contact the Council's occupational therapist to inspect the accessible units and check compliance with M4(2). This should happen initially at first fix stage and at agreed intervals thereafter. The Councils occupational therapists can be contacted on 020 8921 2614.

Construction Works

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

BRE four part Pollution Control Guides 'Controlling particles and noise pollution from construction sites'.

Thames Water

Waste Comments

With the information provided, Thames Water has been unable to determine the wastewater infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that No development shall be occupied until confirmation has been provided that either capacity exists off site to serve the development or all wastewater network upgrades required to accommodate the additional flows from the development have been completed.

With the information provided Thames Water has been unable to determine the wastewater infrastructure needs of this application and as such, Thames Water request that no development shall be occupied until confirmation has been provided that either capacity exists off site to serve the development or all wastewater network upgrades required to accommodate the additional flows from the development have been completed.

The developer can request information to support the discharge of the above by visiting the Thames Water website at thameswater.co.uk/preplanning.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. 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-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

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

The London Plan (March 2021) – The following London Plan policies are of consideration:

Planning London’s Future – Good Growth

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need

Design and Heritage

- D1 London’s form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D11 Safety, security, and resilience to emergency
- D12 Fire Safety
- D13 Agent of change
- D14 Noise
- HCI Heritage conservation and growth

Housing

- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H5 Threshold approach to applications
- H6 Affordable housing tenure
- H7 Monitoring of Affordable Housing
- H10 Housing size mix

Social Infrastructure

- S1 Developing London’s social infrastructure
- S4 Play and informal recreation
- S5 Sports and recreation facilities

Green Infrastructure and Environment

- G1 Green infrastructure
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodland

Sustainable Infrastructure

- SI1 Improving air quality
- SI2 Minimising greenhouse gas emissions
- SI3 Energy infrastructure
- SI4 Managing heat risk
- SI5 Managing heat risk
- SI7 Reducing waste and supporting the circular economy
- SI12 Flood Risk Management
- SI13 Sustainable Drainage

Transport

- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential Parking
- T7 Deliveries, servicing, and construction

Funding the London Plan

- DFI Delivery of the Plan and Planning obligations

Monitoring

- M1 Monitoring

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

Design and Heritage Policies

DH1 Design
 DH3 Heritage Assets
 DH(b) Protection of Amenity for Adjacent Occupiers
 DH(m) Archaeology
 DH(i) Locally Listed Buildings

Open Space Policies

OS1 Open Space
 OS4 Biodiversity
 OS(c) Public Open Space Deficiency Areas
 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

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:

- Mayor of London's Housing SPG 2016 ('Mayor's Housing SPG')
- Mayor of London's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012 ('Mayor's Play and Informal Recreation SPG')
- Mayor of London's Homes for Londoners Affordable Housing and Viability SPG 2017 ('Mayor's Affordable Housing and Viability SPG')
- Mayor of London's Accessible London: Achieving an Inclusive Environment SPG (2014)

- Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG (2014)
- Mayor of London's Social Infrastructure SPG (2015)
- Mayor of London's Character and Context SPG (2014)
- Mayor of London's Sustainable Design and Construction SPG (2014)
- Mayor of London's Planning for Equality and Diversity in London SPG (2007)
- Mayor of London's Use of Planning Obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy SPG (2013)
- Mayor of London's Crossrail Funding Use of Planning Obligation and the Mayoral Community Infrastructure Levy SPG (2016)
- Air Quality Neutral GLA Planning Support Update (2014)
- Royal Borough of Greenwich Planning Obligations SPD (July 2015)
- Royal Borough of Greenwich Greener Greenwich SPD
- Royal Borough of Greenwich Strategic Flood Risk Assessment (2011)

I. Energy and Carbon Performance

- a. The development hereby permitted shall seek to achieve one hundred per cent (100%) reduction in regulated building carbon dioxide emissions over Part L 2013 of the building regulations and achieve no less than a thirty five percent (35%) reduction in building carbon dioxide emissions over Part L 2013 of the building regulations.
- b. Prior to the commencement of the development an energy statement shall be submitted to and approved in writing by the Local Planning Authority. This must detail how the development proposals, in accordance with the energy hierarchy, meet the required minimum 35% reduction target.
- c. Prior to first occupation of the building the developer shall submit evidence that the minimum 35% reduction over Part L 2013 of the building regulations has been achieved.

The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

Reason: To minimise future carbon dioxide emissions and mitigate climate change, and to comply with London Plan (2021) Policy SI 2 (Minimising greenhouse gas emissions) and Policy EI (Carbon Emissions) of the Royal Greenwich Core Strategy and Detailed Policies 2014.