

Appendix I - Drawing numbers

The following drawings and associated documentation has been submitted by the applicant in support of application reference 20/3997/F:

Site Location Plan – PL01 Rev A

Block Plan – PL02

Existing Plans –PL03

Existing Site Section – PL05

Proposed plans – PL04

Proposed north and west elevation – PL06

Proposed south and east elevation – PL07

Proposed section PL08

Design and Access Statement prepared by Pellings (December 2020)

Planning Statement prepared by Pellings (22/12/2020)

A Daylight and Sunlight Assessment Report in accordance with the 'BRE guide' was prepared by Stroma (17/2/2021).

Parking Note prepared by dha (December 2020)

Preliminary risk assessment (ref: 52260-R01 Rev 00) prepared by RSK (29 January 2021)

Preliminary Ecological Appraisal prepared by Richard Graves Associates (January 2021)

A Flood Risk Assessment and Drainage Strategy has been prepared by Rab Consultants (16/12/20)

Appendix 2 – Conditions and Informatives

I. Conditions and Reasons for Application Reference 20/3997/F:

01. 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.

02. Approved Drawings

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

Site Location Plan – PL01 Rev A

Block Plan – PL02

Existing Plans – PL03

Existing Site Section – PL05

Proposed plans – PL04

Proposed north and west elevation – PL06

Proposed south and east elevation – PL07

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Preliminary Ecological Appraisal prepared by Richard Graves Associates (January 2021)

A Flood Risk Assessment and Drainage Strategy has been prepared by Rab Consultants (16/12/20)

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

03. Details of Materials

- a. No above ground works shall commence on site until a detailed schedule and samples of all **external materials and finishes, windows and external doors, roof coverings, water pipes, cycle and bin store, boundary**

treatments and pavement to be used on the buildings have been submitted to and approved in writing by the local planning authority.

- b. This should include detailed section drawings of all type walls (scale 1:5 and 1:10), showing the joints of all adjoining materials and interface of doors and windows with sills, walls and pavements.
- c. 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 building(s) 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).

04. Removal of PD Rights (Extensions)

Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), no extensions or alterations to the building(s) hereby approved shall be carried out without the prior written permission of the local planning authority.

Reason: In order that, in view of the nature of the development hereby permitted, the local planning authority may have the opportunity of assessing the impact of any further development and to comply with policy D4 of the London Plan (2021) and policies DH(1) and DH(b) Core Strategy (July 2014).

05. Contaminated Land

Prior to commencement of the development approved by this planning permission, 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:

- a. A site investigation scheme, based on the recommendations of the Preliminary risk assessment (ref: 52260-R01 Rev 00) prepared by RSK dated 29 January 2021 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. The results of the site investigation and the detailed risk assessment referred to in (a) 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.
- c. 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 (b) are

complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall be carried out in accordance with the approved remediation strategy and verification plan.

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 (2019) and with Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

06. Verification Report

The development shall not be occupied until a verification report demonstrating completion of 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.

The verification 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. 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 (2019) and Policies E(a) and E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

07. 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 (2019); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

08. Unexploded Ordnance (UXO)

- a. Prior to the commencement of works a Detailed Risk Assessment and Intrusive UXO Survey, based on the Preliminary Risk Assessment (ref: 52260-R01 Rev 00) prepared by RSK dated 29 January 2021 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.

The identified mitigation must be carried out in accordance with the approved details.

- d. On completion of the above (b) a final Verification Report is required to demonstrate that the works set out in (b) 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 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 (2019); and with Policies E(e) of the Royal Borough of Greenwich Local Plan: Core Strategy with Detailed Policies (2014).

09. 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 full details of the following:

- *Specification of equipment with likely noise and vibration levels to be generated during demolition and construction works;*
- *Details of any proposed noise screening measures;*

- *Proposals for monitoring noise and procedures to be put in place where agreed noise levels are exceeded;*
- *Identification of the roles and responsibilities with regard to managing and reporting on the demolition and construction phase noise and vibration measures*

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

Reason: In order to safeguard the amenities, health and safety of neighbouring properties and occupiers and of the area generally, and to ensure compliance with Policies T4 and T7 of the London Plan (2021) and Policy E(a) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

10. Accessible and Adaptable Dwellings

All dwellings in the development hereby permitted shall comply with Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and be retained for the lifetime of the development.

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

11. Cycle and refuse stores

All cycle parking spaces and refuse stores as shown on block plan PL02 shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: To promote sustainable travel and to ensure compliance with Policy T5 'Cycle Parking' 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)

12. Water Efficiency

The development hereby permitted shall comply with Regulation 36(2)(b) of the Building Regulations 2010 (as amended by the Building Regulations (Amendment) Regulations 2015/767) and as set out in section G2 of the Building Regulations Approved Document (110 litres per person per day).

Reason: To comply with Policy SI 5 London Plan (2021) and Policy DHI of the Royal Greenwich Core Strategy and Detailed Policies 2014.

13. 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 per cent (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.

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.

14. On-site renewable energy technologies – monitoring

To monitor the effectiveness of the renewable energy technologies, including ASHPs and solar PV, 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 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 London Plan (2021) Policy EI (Carbon Emissions and Core Strategy policy EI (Carbon Emissions).

15. Secure implementation of the FRA

The development permitted by this planning permission shall only be carried out in accordance with the approved flood risk assessment (Flood Risk Assessment and

Drainage Strategy, ref. 2635B Version 1.0 prepared by Rab Consultants, dated 6/12/20) and the following mitigation measures detailed within it:

- The finished floor levels should be set to a minimum of 22.753mAOD OR 150mm above local ground level, whichever is greater.
- An infiltration test to BRE Digest 365 must be undertaken to confirm the infiltration rate at the site and the groundwater level. This report should be updated once the result is available.
- A suitably qualified geotechnical engineer should assess the proposed design.
- The site should manage runoff via the combination of Type B permeable pavement and raingardens, as described in section 5.4 and in the drawing of Appendix C of this report.
- The SuDS and drainage features should be maintained in line with Table 7, Table 8 and Table 9.
- The site should have an overflow to the existing private sewer system to mitigate an infrastructure failure.
- A detailed planting schedule for the raingardens should be provided during the detailed design stage.
- A detailed drainage design should be undertaken in the detailed design stage.
- All SuDS features must be installed in line with CIRIA C768 Guidance on the construction of SuDS report.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or any other period as may subsequently be agreed in writing by the local planning authority.

Reason: To mitigate against the consequences and probability of flooding and to ensure compliance with Policy S112 of the London Plan (2021) and Policies E2 and E3 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (Adopted July 2014).

16. Landscape and Ecological Management Plan

Prior to the occupation of the development hereby approved and notwithstanding approved document Preliminary Ecological Appraisal prepared by Richard Graves Associates (January 2021) full details from a suitably qualified ecologist specifying how the landscape features have been developed for biodiversity and ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority. Development proposals must ensure that there will be no net loss of biodiversity and, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. Details shall include;

- A landscape plan specifying proposed species, including a portion of native species (a target of 75% native to 25% non-native plant species should be utilised where possible);
- Details of replacement trees, and
- Details of Bird and bat boxes and bug hotels including number, location and design.

The development shall be carried out in accordance the approved Landscape and Ecological Management Plan.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with London Plan (2021) policy G6 (Biodiversity and Access to Nature) and policy OS4 (Biodiversity) of the Royal Greenwich Core Strategy and Detailed Policies 2014.

17. Timing of vegetation clearance (breeding birds)

In accordance with the submitted Preliminary Ecological Appraisal prepared by Richard Graves Associates (January 2021) all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation shall not be removed until the fledglings have left the nest.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

2. Informative(s) for Application Reference 20/3997/F:

1. Positive and proactive statement.

The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion.

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.

4. 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.

5. Code of Practice for Small Scale Building Sites

The applicant is advised of its requirement to comply with the Council's 'Code of Practice for Small Scale Building Sites' to ensure that disturbance by reason of noise, vibration, dust, smoke etc arising from small scale building works is kept to an acceptable level without the imposition of unnecessary or unduly onerous

restrictions on contractors. The code can be found at the following link:

[https://www.royalgreenwich.gov.uk/info/200205/pollution_and_noise/600/constructi
on_pollution](https://www.royalgreenwich.gov.uk/info/200205/pollution_and_noise/600/constructi
on_pollution)

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

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

Design

D3	Optimising site capacity through the design-led approach
D4	Delivering Good Design
D5	Inclusive Design
D6	Housing quality and standards
D7	Accessible Housing
D14	Noise

Housing

H1	Increasing Housing Supply
H2	Small Sites
H4	Delivering affordable housing
H10	Housing size mix

Green Infrastructure and Natural Environment

G6	Biodiversity and access to nature
G7	Trees and woodlands

Sustainable Infrastructure

SI 1	Improving air quality
SI 2	Minimising greenhouse gas emissions
SI 3	Energy infrastructure
SI 5	Water infrastructure
SI 12	Flood risk management

Transport

T4	Assessing and mitigating transport impacts
T5	Cycle Parking
T6	Car Parking
T6.1	Residential Parking
T6.5	Non-residential disabled persons parking
T7	Deliveries, servicing and construction

Funding the London Plan

DF1	Delivery of the Plan and Planning Obligations
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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
DH(b)	Protection of Amenity for Adjacent Occupiers

Open Space Policies

OS4	Biodiversity
OS(f)	Ecological Factors

Environment and Climate Change Policies

E1	Carbon Emissions
E2	Flood Risk
E3	Residual Flood Risk
E(a)	Pollution
E(c)	Air Pollution
E(e)	Contaminated Land
E(f)	Living Roofs and Walls

Infrastructure and Movement Policies

IMI	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)
- Greenwich Wheelchair Site Brief 2012